

KENNETH C. BALDWIN

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kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts
and New York

June 23, 2021

Via Electronic Mail

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

Re: **Notice of Exempt Modification – Facility Modification
213 Court Street, Middletown, Connecticut**

Dear Attorney Bachman:

Cellco Partnership d/b/a Verizon Wireless (“Cellco”) currently maintains an existing wireless telecommunications facility at the above-referenced property address (the “Property”). The facility consists of antennas and remote radio heads attached to the façade of the existing office building and related equipment inside the building. Cellco’s use of the building was approved by the Council in April 1990 (Docket No. 125). A copy of the Council’s Docket No. 125 Decision and Order is included in Attachment 1.

Cellco now intends to modify its facility by installing three (3) Samsung MT6407-77A antennas on the façade of the building, adjacent to its existing antennas; one new antenna per sector. A set of project plans showing Cellco’s proposed facility modifications and new antenna specifications are included in Attachment 2.

Please accept this letter as notification pursuant to R.C.S.A. § 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 Middletown’s Chief Elected Official and Land Use Officer.

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

Melanie A. Bachman, Esq.

June 23, 2021

Page 2

1. The proposed modifications will not result in an increase in the height of the existing building. Cellco's new antennas will be installed adjacent to its existing antennas on the façade of the building.

2. The proposed modifications will not involve any change to ground-mounted equipment and, therefore, 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 installation of Cellco's new antennas will not increase radio frequency (RF) emissions at the facility to a level at or above the Federal Communications Commission (FCC) safety standard. A Cumulative Power Density table for the modified facility is included in Attachment 3. The modified facility will be capable of providing Cellco's 5G wireless service.

5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.

6. According to the attached Structural Analysis ("SA") Report and Mount Assessment ("MA") Letter, the existing building and the existing antenna mounts can support Cellco's proposed modifications. Copies of the SA and MA are included in Attachment 4. Also included in Attachment 4 is a separate letter prepared by the consulting engineer responsible for the preparation of the SA and MA verifying that the antenna model described in the SA and MA, respectively, as a VZS01 Antenna, is the Samsung 64T64R model antenna.

A copy of the parcel map and Property owner information is included in Attachment 5. A Certificate of Mailing verifying that this filing was sent to municipal officials and the property owner is included in Attachment 6.

For the foregoing reasons, Cellco respectfully submits that the proposed modifications to the above-referenced telecommunications facility constitutes an exempt modification under R.C.S.A. § 16-50j-72(b)(2).

Melanie A. Bachman, Esq.
June 23, 2021
Page 3

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth C. Baldwin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kenneth C. Baldwin

Enclosures

Copy to:

Benjamin Florsheim, Middletown Mayor
Joseph Samolis, Director Planning, Conservation and Development
213 Court Street Realty Trust, Property Owner
Aleksey Tyurin

ATTACHMENT 1

DOCKET NO. 125 - An application of Metro Mobile CTS of Hartford, Inc., for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of cellular telephone antennas and associated equipment in the City of Middletown, Connecticut.

Connecticut
Siting
Council

April 9, 1990

DECISION AND ORDER

Pursuant to the foregoing Findings of Fact and Opinion, the Connecticut Siting Council finds that the effects associated with the construction, operation, and maintenance of a cellular telecommunications facility at the proposed site in Middletown, Connecticut, including effects on the natural environment; ecological balance; public health and safety; scenic, historic, and recreational values; forests and parks; air and water purity; and fish and wildlife are not significant either alone or cumulatively with other effects, are not in conflict with the policies of the State concerning such effects, and are not sufficient reason to deny the proposed Middletown site in this application, and therefore directs that a Certificate of Environmental Compatibility and Public Need, as provided by Section 16-50k of the Connecticut General Statutes (CGS), be issued to Metro Mobile CTS of Hartford County, Inc., for the construction, operation, and maintenance of a cellular telephone facility at the proposed site on 213 Court Street, Middletown, Connecticut.

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

1. The facility shall be constructed in accordance with applicable sections of the State of Connecticut Basic Building Code.
2. The Certificate Holder shall notify the Council if and when any equipment other than that listed in this application is added to this facility.
3. The receive/transmit panel antenna bases shall be mounted 177 feet above ground level (AGL) or 244 feet above mean sea level (AMSL). The omnidirectional antenna bases shall be mounted no higher than 207 feet AGL or 274 feet AMSL. The total height of the antennas shall not exceed 214 feet AGL or 281 feet AMSL.

4. If this facility does not initially provide, or permanently ceases to provide, cellular service following the completion of construction, this Decision and Order shall be void, and the antennas and all associated equipment in this application shall be dismantled and removed or reapplication for any new use shall be made to the Council and a Certificate granted before any such new use is made.
5. The Certificate Holder shall comply with any existing and future radio frequency (RF) standard promulgated by State or federal regulatory agencies. Upon the establishment of any new governmental RF standards, the facility granted in this Decision and Order shall be brought into compliance with such standards.
6. The Certificate Holder shall provide the Council with a report of recalculated power density if and when additional channels over the proposed 90 channels, higher wattage over the proposed 100 watts per channel, or if other circumstances in operation cause change in power density above the levels originally calculated in the application.
7. The Certificate Holder shall provide a final report to the Council upon completion of construction, including the final construction costs and date of commercial operation.
8. Unless otherwise approved by the Council, this Decision and Order shall be void if all construction authorized herein is not completed within three years of the effective date of this Decision and Order.

Pursuant to Section 16-50p, we hereby direct that a copy of the Findings of Fact, Opinion, and Decision and Order be served on each person listed below and notice of issuance be published in the Middletown Press and Hartford Courant.

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 State Agencies.

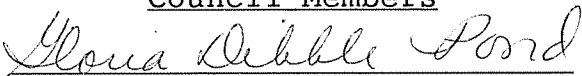


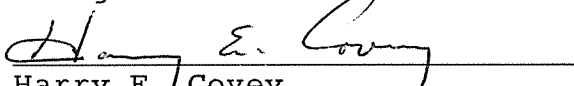
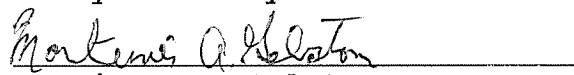
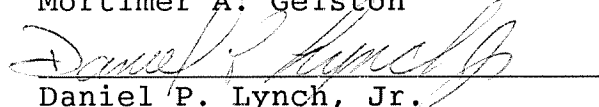
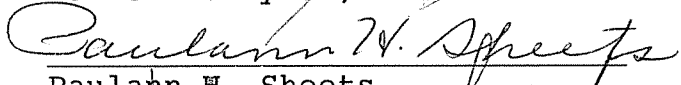
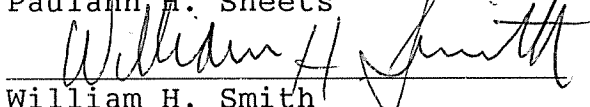

The parties or intervenors to this proceeding are:

(Party)	(Its Representative)
Metro Mobile CTS of Hartford, Inc. 100 Corporate Drive Windsor, CT 06095 Attn: Gary N. Shulman Vice President and Gen. Mgr.	Robinson & Cole One Commercial Plaza Hartford, CT 06103-3597 Attn: Earl W. Phillips, Jr., Esq. (203) 275-8200
(Intervenor)	(Its Representative)
SNET Cellular, Inc. 227 Church Street New Haven, CT 06506	Peter J. Tyrrell Senior Attorney SNET Cellular, Inc. 227 Church Street Room 1021 New Haven, CT 06506

CERTIFICATION

The undersigned members of the Connecticut Siting Council hereby certify that they have heard this case in Docket No. 125 - An application of Metro Mobile CTS of Hartford, Inc., for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of cellular telephone antennas and associated equipment in the city of Middletown, Connecticut, or read the record thereof, and that we voted as follows:

Dated at New Britain, Connecticut the 9th day of April, 1990.

<u>Council Members</u>	<u>Vote Cast</u>
 Gloria Dibble Pond Chairperson	Yes
 Commissioner Peter Boucher Designee: Robert A. Pulito	Yes
 Commissioner Leslie Carothers Designee: Brian Emerick	Yes
 Harry E. Covey	Yes
 Mortimer A. Gelston	Yes
 Daniel P. Lynch, Jr.	Yes
 Paulann H. Sheets	Abstain
 William H. Smith	Yes
 Colin C. Tait	Yes

ATTACHMENT 2



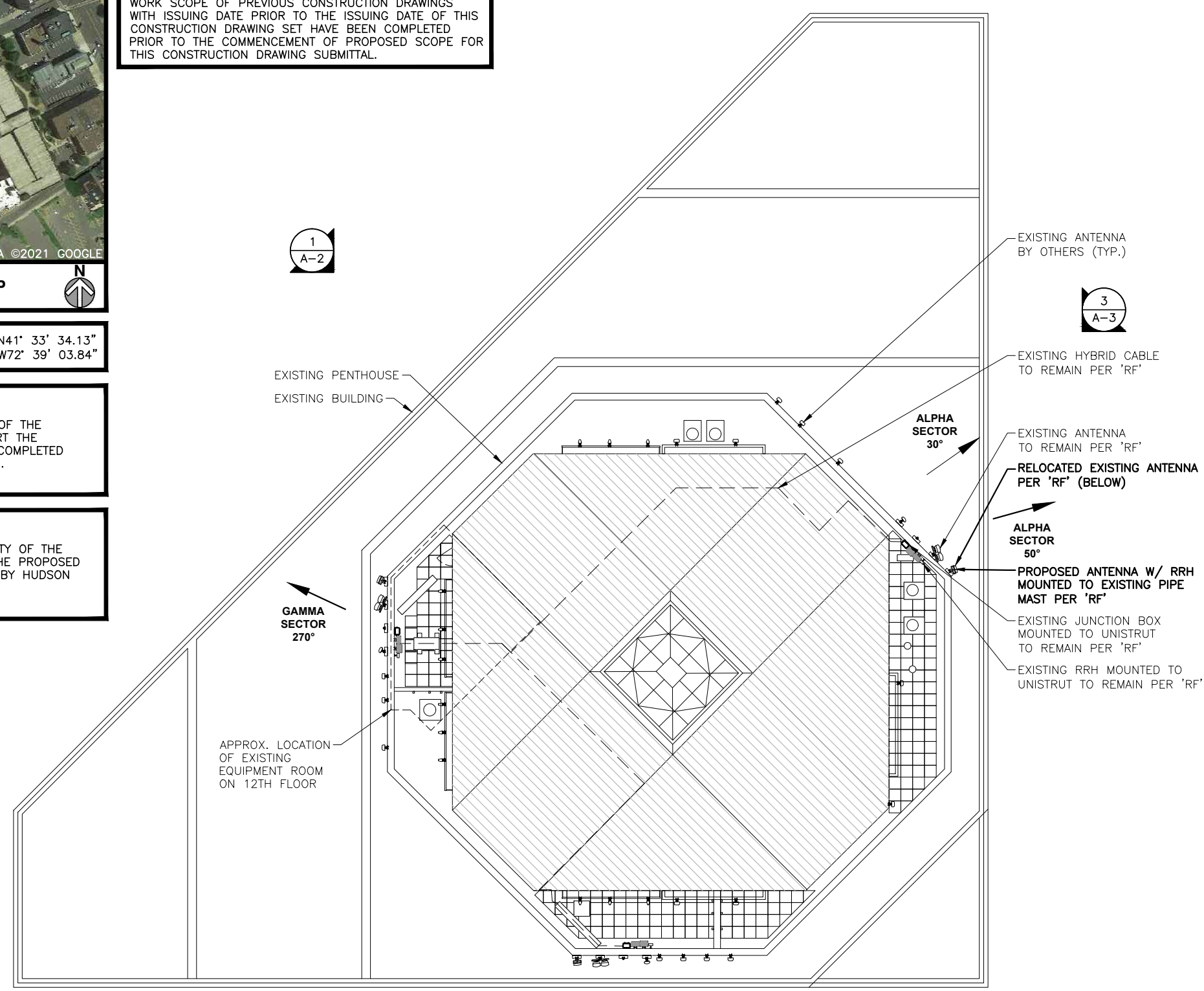
VICINITY MAP
SCALE: N.T.S.

APPROXIMATE COORDINATES: LATITUDE: N41° 33' 34.13" LONGITUDE: W72° 39' 03.84"

NOTE:
AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC. DATED: MARCH 17, 2021

NOTE:
AN ASSESSMENT OF THE CAPACITY OF THE EXISTING MOUNT TO SUPPORT THE PROPOSED LOADING HAS BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC. DATED: MARCH 16, 2021

NOTE:
HUDSON DESIGN GROUP, LLC. ASSUMES THE PROPOSED WORK SCOPE OF PREVIOUS CONSTRUCTION DRAWINGS WITH ISSUING DATE PRIOR TO THE ISSUING DATE OF THIS CONSTRUCTION DRAWING SET HAVE BEEN COMPLETED PRIOR TO THE COMMENCEMENT OF PROPOSED SCOPE FOR THIS CONSTRUCTION DRAWING SUBMITTAL.

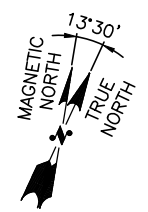


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A-2

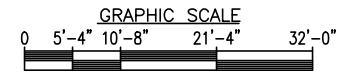
3
A-3

2
A-3

1
A-1



ROOFTOP PLAN
22x34 SCALE: 3/32"=1'-0"
11x17 SCALE: 3/64"=1'-0"



NOTE:
PROPOSED VZS01 ANTENNA SIZE AND WEIGHT ARE NOT TO EXCEED:
DIMENSIONS H35.12"xW16.06"xD5.51"
WEIGHT (INCLUDING INTEGRATED RRH) 87.1 LBS

FIELD INSPECTION DATE: 03-02-2021

SCOPE

- EXISTING (12) ANTENNAS TO REMAIN, INSTALL (3) ANTENNAS PER 'RF'.
- EXISTING (9) RRH'S TO REMAIN, INSTALL (3) RRH'S PER 'RF'.
- EXISTING (3) SIDE-BY-SIDE MOUNTS TO REMAIN PER 'RF'.
- EXISTING (3) JUNCTION BOXES TO REMAIN PER 'RF'.
- EXISTING (3) HYBRID CABLES TO REMAIN PER 'RF'.
- EXISTING (6) COAX CABLES TO REMAIN PER 'RF'.
- ALL REPLACEMENT ANTENNAS TO MATCH EXISTING CONDITION & HEIGHTS.
- RECONFIGURE/RELOCATE EXISTING ANTENNA MOUNTS AS NECESSARY TO ACCOMMODATE HORIZONTAL SEPARATION, PROPOSED AZIMUTHS, AND ANTENNAS CONFIGURATION.

NEW ANTENNA CONFIGURATION

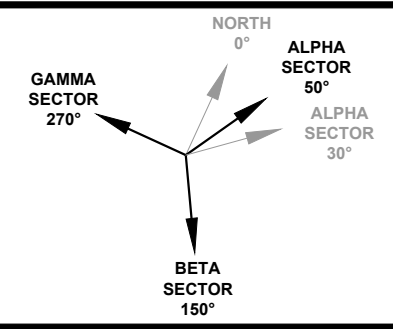
NOTE TO GENERAL CONTRACTOR:

'RF' DESIGN AND EQUIPMENT IS BASED UPON RFDS ISSUED BY VZW DATED: FEBRUARY 19, 2021 REVISION #0.
THE CONTRACTOR OF RECORD SHALL CONTACT VZW PRIOR TO ANY AND ALL ORDERING/PURCHASING/INSTALLATION OF EQUIPMENT TO VERIFY THAT THE 'RF' LISTED IN THE DRAWING SET IS CURRENT AND UP TO DATE.

NOTES

- NORTH SHOWN AS APPROXIMATE.
- SOME EXISTING & PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
- ANTENNAS WILL BE CAMOUFLAGED WITH 3M WRAP, AS NEEDED, PER VERIZON WIRELESS AND BUILDING OWNER'S APPROVAL.
- PRIOR TO COMMENCEMENT OF ANY WORK, PROPOSED ANTENNA INSTALLATION IS PURSUANT TO FINDINGS DICTATED IN STRUCTURAL ANALYSIS. STRUCTURAL ANALYSIS TO VERIFY CAPACITY OF EXISTING STRUCTURE TO ENSURE STRUCTURAL INTEGRITY FOLLOWING INSTALLATION OF PROPOSED ANTENNAS, COAX CABLES AND REQUIRED HARDWARE. COPY OF STRUCTURAL ANALYSIS TO BE SENT TO DESIGN ENGINEER.
- CONTRACTOR SHALL FIELD VERIFY SCOPE OF WORK, VERIZON WIRELESS ANTENNA MOUNT LOCATION AND ANTENNAS TO BE INSTALLED.
- CONTRACTOR SHALL NOTIFY ENGINEERS IF FIELD CONDITIONS DIFFER FROM DESIGN.
- RAD CENTERS MEASURED IN THE FIELD WITH LASER BY HDG. RAD CENTERS MAY NOT MATCH RF ANTENNA DESIGN SHEET.

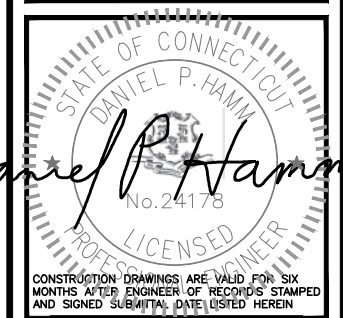
ANTENNA ORIENTATION



PREPARED FOR: CELLCO PARTNERSHIP D.B.A.



45 BEECHWOOD DRIVE N. ANDOVER, MA 01845 TEL: (978) 557-5553 FAX: (978) 336-5586



CHECKED BY: JX

APPROVED BY: DPH

REV.	DATE	DESCRIPTION	BY
1	05/21/21	ADDED ANTENNAS BY OTHERS	OS
0	03/22/21	FOR CONSTRUCTION	OS

SITE NAME:
MIDDLETOWN CT

SITE ADDRESS:
213 COURT STREET
MIDDLETOWN, CT 06457

SHEET TITLE
ROOFTOP PLAN

SHEET NUMBER
A-1

NOTE:
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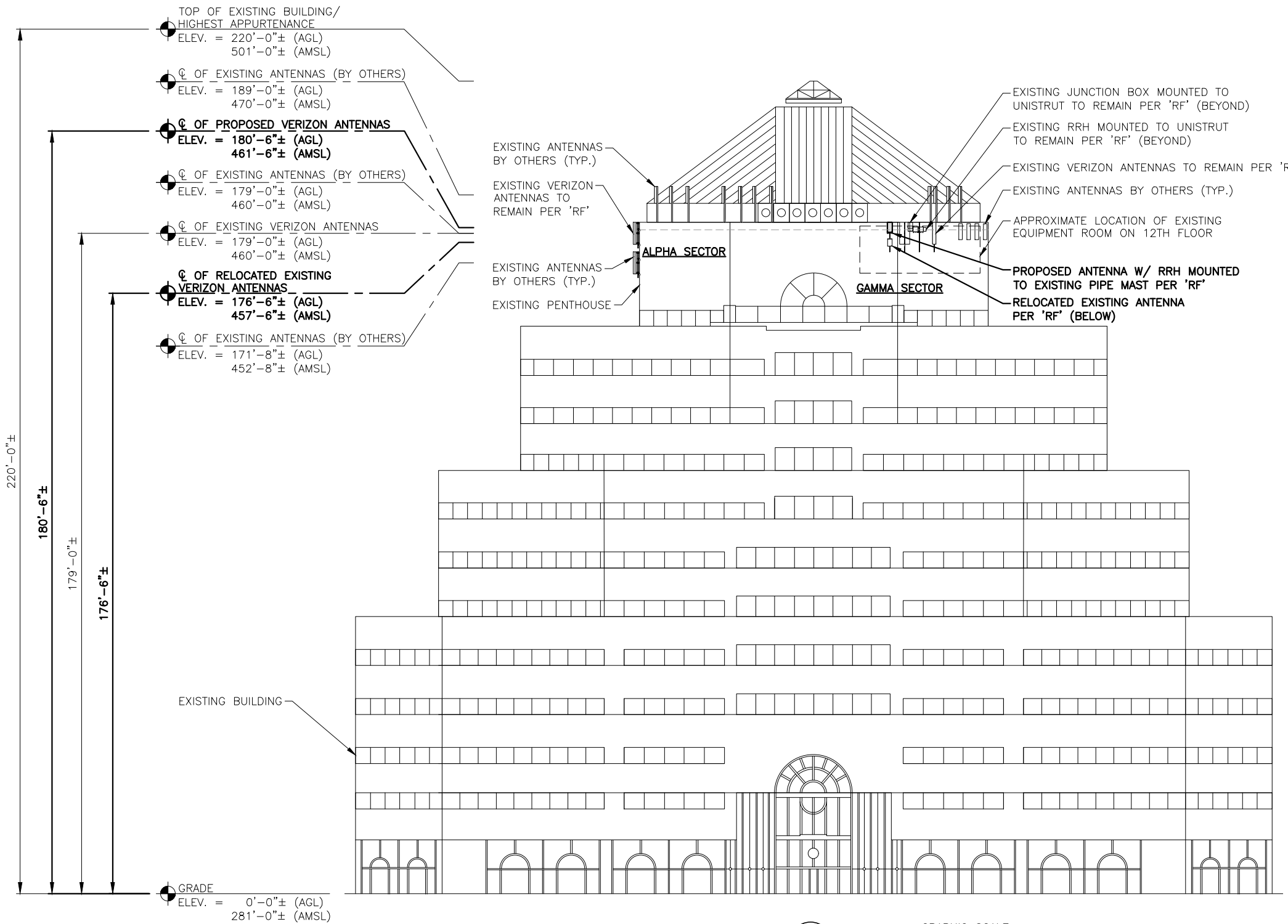
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NOTE:
 PROPOSED VZS01 ANTENNA SIZE AND WEIGHT ARE NOT TO EXCEED:
 DIMENSIONS H35.12"xW16.06"xD5.51"
 WEIGHT (INCLUDING INTEGRATED RRH) 87.1 LBS

PREPARED FOR: CELCO PARTNERSHIP D.B.A.



45 BEECHWOOD DRIVE N. ANDOVER, MA 01845 TEL: (978) 557-5553 FAX: (978) 336-5586



Daniel P. Hamm
 STATE OF CONNECTICUT
 DANIEL P. HAMM
 No. 24178
 LICENSED PROFESSIONAL ENGINEER
 CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMPED AND SIGNED SUBMITTAL DATE LISTED HEREIN

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	05/21/21	ADDED ANTENNAS BY OTHERS	OS
0	03/22/21	FOR CONSTRUCTION	OS

SITE NAME:
 MIDDLETOWN CT

SITE ADDRESS:
 213 COURT STREET
 MIDDLETOWN, CT 06457

SHEET TITLE
 ELEVATION

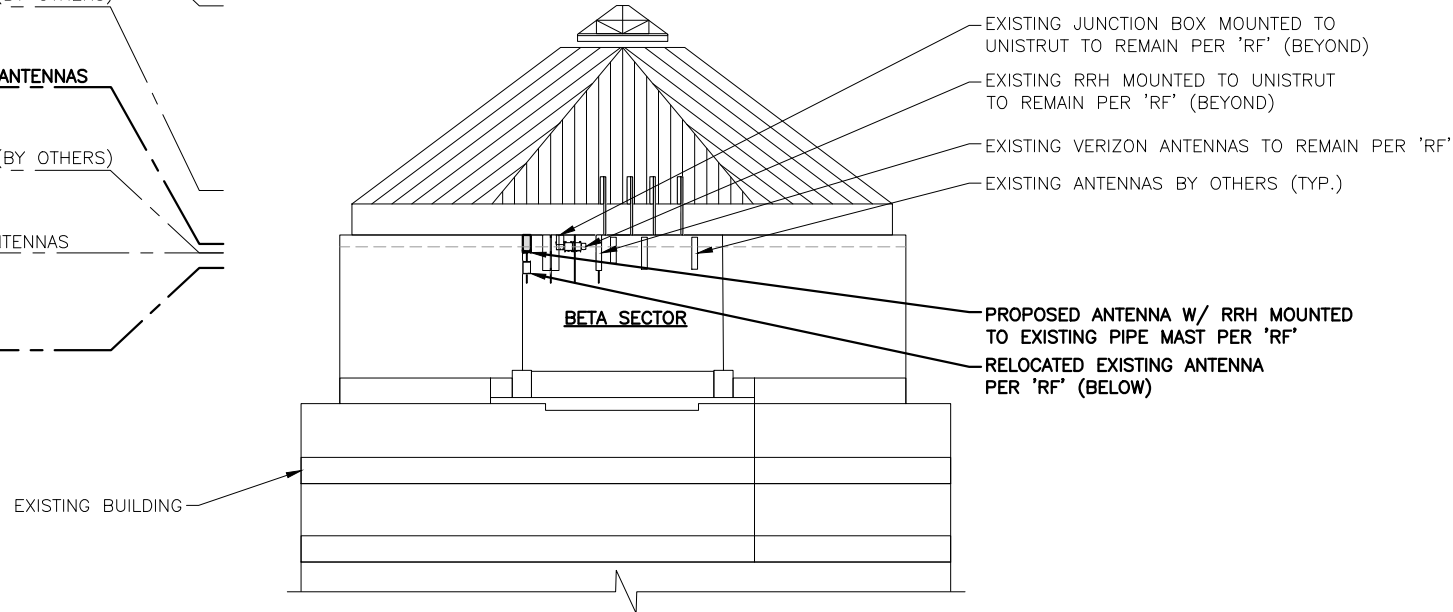
SHEET NUMBER
 A-2

ELEVATION
 22x34 SCALE: 1/16"=1'-0"
 11x17 SCALE: 1/32"=1'-0"

1
 A-2

GRAPHIC SCALE
 0 8 16 32 48 FEET

- TOP OF EXISTING BUILDING/
HIGHEST APPURTENANCE
ELEV. = 220'-0"± (AGL)
501'-0"± (AMSL)
- CL OF EXISTING ANTENNAS (BY OTHERS)
ELEV. = 189'-0"± (AGL)
470'-0"± (AMSL)
- CL OF PROPOSED VERIZON ANTENNAS
ELEV. = 180'-6"± (AGL)
461'-6"± (AMSL)
- CL OF EXISTING ANTENNAS (BY OTHERS)
ELEV. = 179'-0"± (AGL)
460'-0"± (AMSL)
- CL OF EXISTING VERIZON ANTENNAS
ELEV. = 179'-0"± (AGL)
460'-0"± (AMSL)
- CL OF RELOCATED EXISTING
VERIZON ANTENNAS
ELEV. = 176'-6"± (AGL)
457'-6"± (AMSL)

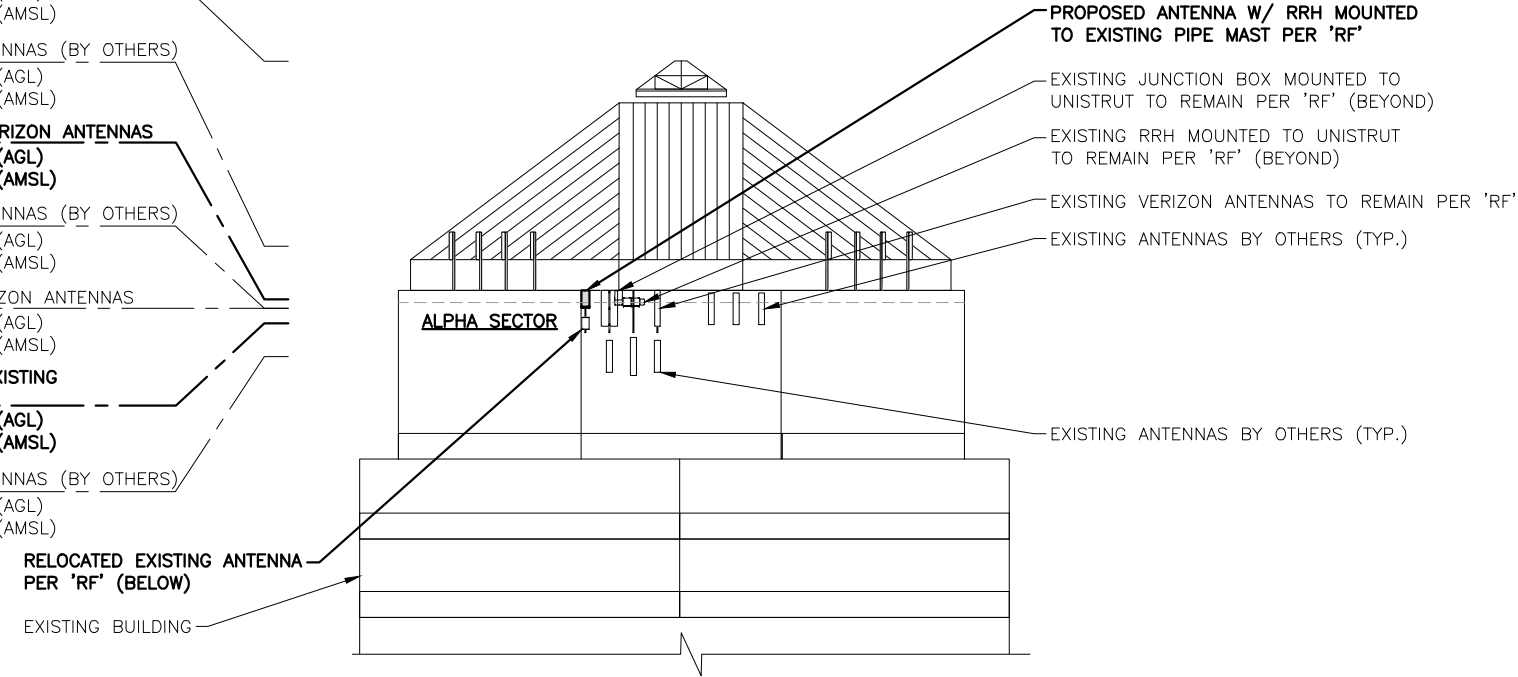


PARTIAL ELEVATION
22x34 SCALE: 1/16"=1'-0"
11x17 SCALE: 1/32"=1'-0"

GRAPHIC SCALE
0 8 16 32 48 FEET

1
A-3

- TOP OF EXISTING BUILDING/
HIGHEST APPURTENANCE
ELEV. = 220'-0"± (AGL)
501'-0"± (AMSL)
- CL OF EXISTING ANTENNAS (BY OTHERS)
ELEV. = 189'-0"± (AGL)
470'-0"± (AMSL)
- CL OF PROPOSED VERIZON ANTENNAS
ELEV. = 180'-6"± (AGL)
461'-6"± (AMSL)
- CL OF EXISTING ANTENNAS (BY OTHERS)
ELEV. = 179'-0"± (AGL)
460'-0"± (AMSL)
- CL OF EXISTING VERIZON ANTENNAS
ELEV. = 179'-0"± (AGL)
460'-0"± (AMSL)
- CL OF RELOCATED EXISTING
VERIZON ANTENNAS
ELEV. = 176'-6"± (AGL)
457'-6"± (AMSL)
- CL OF EXISTING ANTENNAS (BY OTHERS)
ELEV. = 171'-8"± (AGL)
452'-8"± (AMSL)



PARTIAL ELEVATION
22x34 SCALE: 1/16"=1'-0"
11x17 SCALE: 1/32"=1'-0"

GRAPHIC SCALE
0 8 16 32 48 FEET

2
A-3

NOTE:
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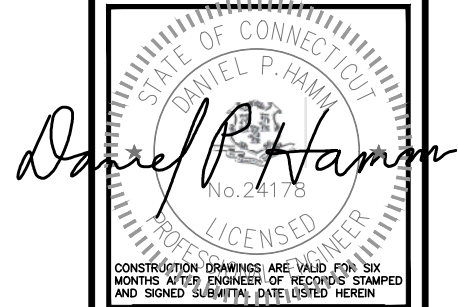
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WEIGHT (INCLUDING INTEGRATED RRH) 87.1 LBS

PREPARED FOR: CELCO PARTNERSHIP D.B.A.



45 BEECHWOOD DRIVE N. ANDOVER, MA 01845 TEL: (978) 557-5553 FAX: (978) 336-5586



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	05/21/21	ADDED ANTENNAS BY OTHERS	OS
0	03/22/21	FOR CONSTRUCTION	OS

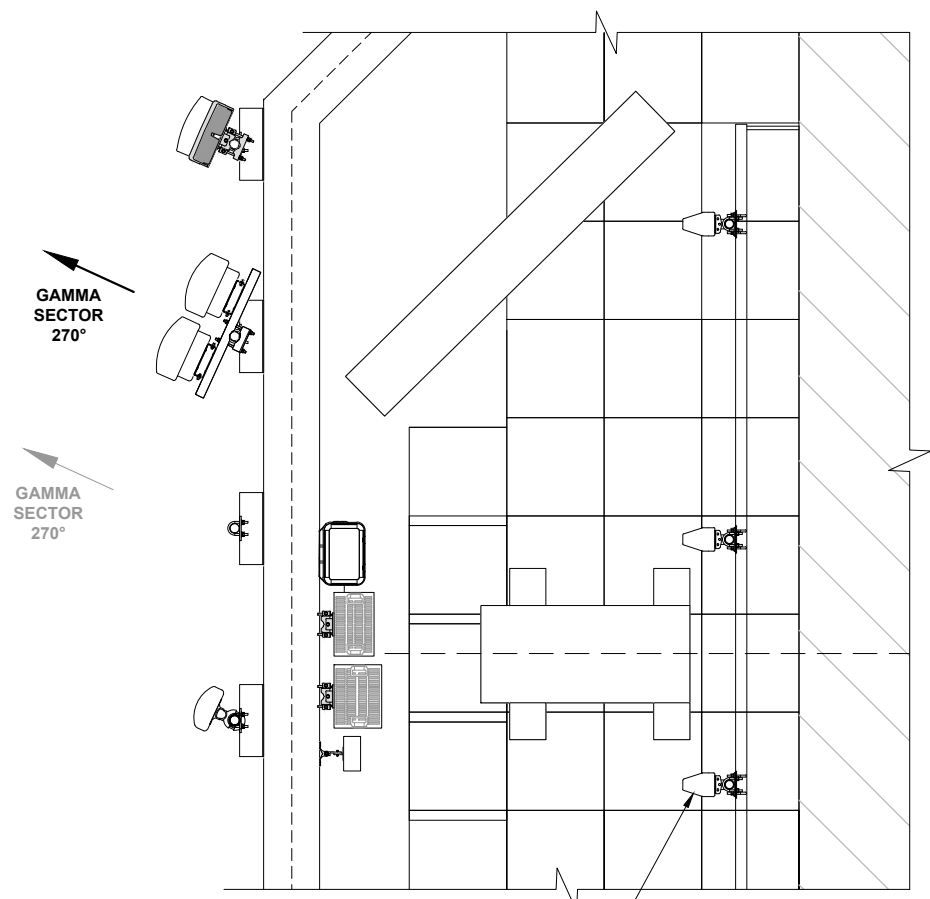
SITE NAME:
MIDDLETOWN CT

SITE ADDRESS:
213 COURT STREET
MIDDLETOWN, CT 06457

SHEET TITLE
PARTIAL ELEVATIONS

SHEET NUMBER
A-3

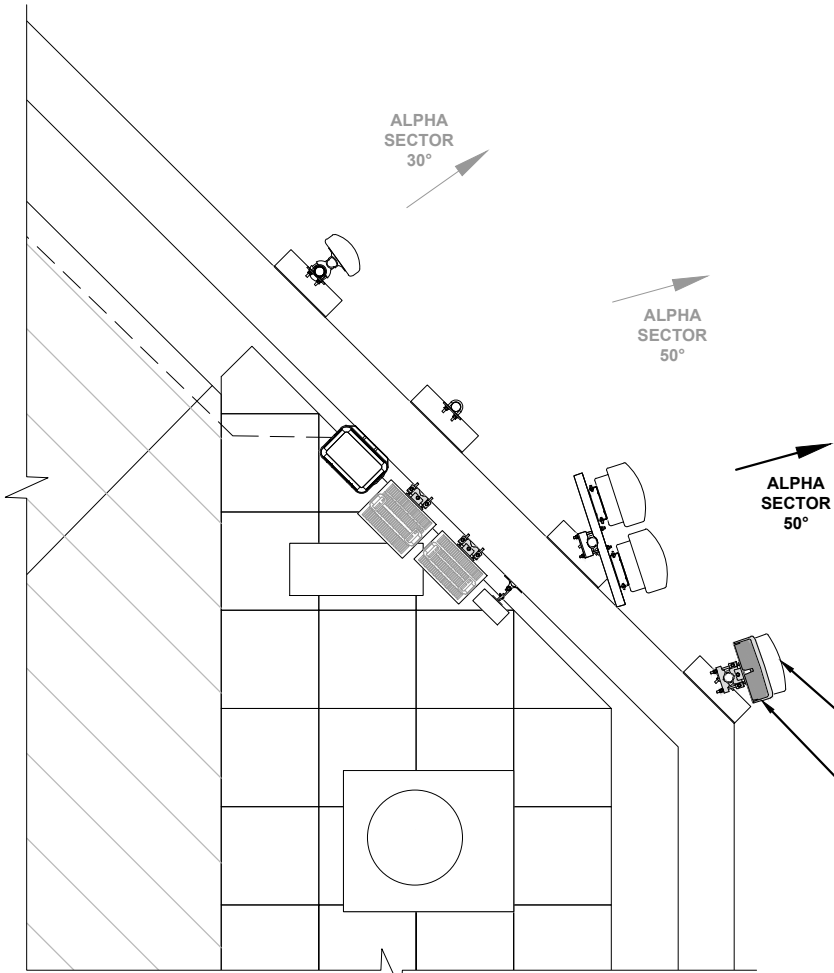
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GAMMA SECTOR 270°

GAMMA SECTOR 270°

EXISTING ANTENNAS BY OTHERS (TYP.)



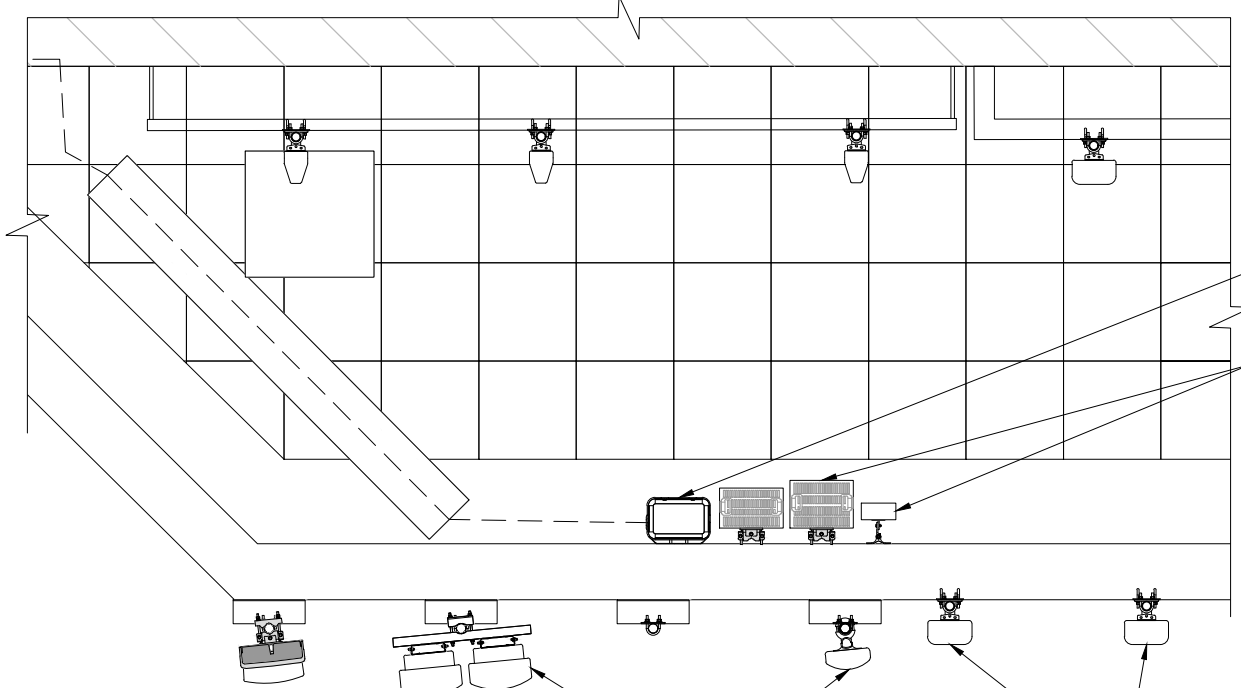
ALPHA SECTOR 30°

ALPHA SECTOR 50°

ALPHA SECTOR 50°

RELOCATED EXISTING ANTENNA PER 'RF' (BELOW)

PROPOSED ANTENNA W/ RRH MOUNTED TO EXISTING PIPE MAST PER 'RF'



BETA SECTOR 150°

BETA SECTOR 150°

EXISTING VERIZON ANTENNA TO REMAIN PER 'RF'

EXISTING ANTENNAS BY OTHERS (TYP.)

EXISTING JUNCTION BOX MOUNTED TO UNISTRUT TO REMAIN PER 'RF'

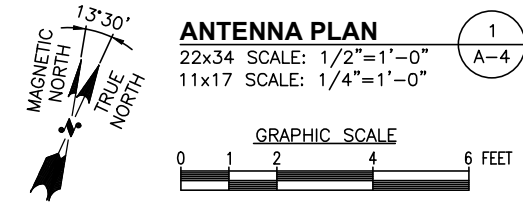
EXISTING RRH MOUNTED TO UNISTRUT TO REMAIN PER 'RF'

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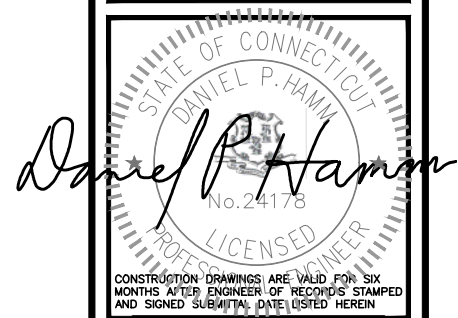
ANTENNA PLAN
22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"

1
A-4

PREPARED FOR: CELLCO PARTNERSHIP D.B.A.



45 BEECHWOOD DRIVE TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5586



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	05/21/21	ADDED ANTENNAS BY OTHERS	OS
0	03/22/21	FOR CONSTRUCTION	OS

SITE NAME:
MIDDLETOWN CT

SITE ADDRESS:
213 COURT STREET
MIDDLETOWN, CT 06457

SHEET TITLE
ANTENNA PLAN

SHEET NUMBER
A-4

STRUCTURAL NOTES:

- DESIGN REQUIREMENTS ARE PER STATE BUILDING CODE AND APPLICABLE SUPPLEMENTS, INTERNATIONAL BUILDING CODE, EIA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA, TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER OF RECORD.
- DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 (Fy=50 ksi), MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE INDICATED.
- STEEL PIPE SHALL CONFORM TO ASTM A500 "COLD-FORMED WELDED & SEAMLESS CARBON STEEL STRUCTURAL TUBING", GRADE B, OR ASTM A53 PIPE STEEL BLACK AND HOT-DIPPED ZINC-COATED WELDED AND SEAMLESS TYPE E OR S, GRADE B. PIPE SIZES INDICATED ARE NOMINAL. ACTUAL OUTSIDE DIAMETER IS LARGER.
- STRUCTURAL CONNECTION BOLTS SHALL BE HIGH STRENGTH BOLTS (BEARING TYPE) AND CONFORM TO ASTM A325 TYPE-X "HIGH STRENGTH BOLTS FOR STRUCTURAL JOINTS, INCLUDING SUITABLE NUTS AND PLAIN HARDENED WASHERS". ALL BOLTS SHALL BE 3/4" DIA UON.
- ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
- ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
- FIELD WELDS, DRILL HOLES, SAW CUTS AND ALL DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED WITH AN ORGANIC ZINC REPAIR PAINT COMPLYING WITH REQUIREMENTS OF ASTM A780. GALVANIZING REPAIR PAINT SHALL HAVE 65 PERCENT ZINC BY WEIGHT, ZIRP BY DUNCAN GALVANIZING, GALVA BRIGHT PREMIUM BY CROWN OR EQUAL. THICKNESS OF APPLIED GALVANIZING REPAIR PAINT SHALL BE NOT NOT LESS THAN 4 COATS (ALLOW TIME TO DRY BETWEEN COATS) WITH A RESULTING COATING THICKNESS REQUIRED BY ASTM A123 OR A153 AS APPLICABLE.
- CONTRACTOR SHALL COMPLY WITH AWS CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS, AND FOR METHODS USED IN CORRECTING WELDING. ALL WELDERS AND WELDING PROCESSES SHALL BE QUALIFIED IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURES". ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC AND D.I.I. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "STEEL CONSTRUCTION MANUAL". 14TH EDITION.
- INCORRECTLY FABRICATED, DAMAGED OR OTHERWISE MISFITTING OR NON-CONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE CONSTRUCTION MANAGER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE CONSTRUCTION MANAGER APPROVAL.
- UNISTRUT SHALL BE FORMED STEEL CHANNEL STRUT FRAMING AS MANUFACTURED BY UNISTRUT CORP., WAYNE, MI OR EQUAL. STRUT MEMBERS SHALL BE 1 5/8"x1 5/8"x12GA, UNLESS OTHERWISE NOTED, AND SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
- EPOXY ANCHOR ASSEMBLY SHALL CONSIST OF STAINLESS STEEL ANCHOR ROD WITH NUTS & WASHERS, AN INTERNALLY THREADED INSERT, A SCREEN TUBE AND A EPOXY ADHESIVE. THE ANCHORING SYSTEM SHALL BE THE HILTI-HIT HY-270 AND OR HY-200 SYSTEMS (AS SPECIFIED IN DWG.) OR ENGINEERS APPROVED EQUAL.
- EXPANSION BOLTS SHALL CONFORM TO FEDERAL SPECIFICATION FF-S-325, GROUP II, TYPE 4, CLASS I, HILTI KWIK BOLT III OR APPROVED EQUAL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- LUMBER SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. ALL LUMBER SHALL BE PRESSURE TREATED AND SHALL BE STRUCTURAL GRADE NO. 2 OR BETTER.
- WHERE ROOF PENETRATIONS ARE REQUIRED, THE CONTRACTOR SHALL CONTACT AND COORDINATE RELATED WORK WITH THE BUILDING OWNER AND THE EXISTING ROOF INSTALLER. WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO NOT VOID THE EXISTING ROOF WARRANTY. ROOF SHALL BE WATERTIGHT.
- ALL FIBERGLASS MEMBERS USED ARE AS MANUFACTURED BY STRONGWELL COMPANY OF BRISTOL, VA 24203. ALL DESIGN CRITERIA FOR THESE MEMBERS IS BASED ON INFORMATION PROVIDED IN THE DESIGN MANUAL. ALL REQUIREMENTS PUBLISHED IN SAID MANUAL MUST BE STRICTLY ADHERED TO.
- NO MATERIALS TO BE ORDERED AND NO WORK TO BE COMPLETED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED IN WRITING.
- SUBCONTRACTOR SHALL FIREPROOF ALL STEEL TO PRE-EXISTING CONDITIONS.

SPECIAL INSPECTIONS (REFERENCE IBC CHAPTER 17):

GENERAL: WHERE APPLICATION IS MADE FOR CONSTRUCTION, THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN THE INSPECTION CHECKLIST ABOVE.

THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND ENGINEERS OF RECORD INVOLVED IN THE DESIGN OF THE PROJECT ARE PERMITTED TO ACT AS THE APPROVED AGENCY AND THEIR PERSONNEL ARE PERMITTED TO ACT AS THE SPECIAL INSPECTOR FOR THE WORK DESIGNED BY THEM, PROVIDED THOSE PERSONNEL MEET THE QUALIFICATION REQUIREMENTS.

STATEMENT OF SPECIAL INSPECTIONS: THE APPLICANT SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH SECTION 107.1 AS A CONDITION FOR ISSUANCE. THIS STATEMENT SHALL BE IN ACCORDANCE WITH SECTION 1705.

REPORT REQUIREMENT: SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS SHALL BE SUBMITTED.

SPECIAL INSPECTION CHECKLIST

BEFORE CONSTRUCTION

CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
N/A	ENGINEER OF RECORD APPROVED SHOP DRAWINGS ¹
N/A	MATERIAL SPECIFICATIONS REPORT ²
N/A	FABRICATOR NDE INSPECTION
N/A	PACKING SLIPS ³

ADDITIONAL TESTING AND INSPECTIONS:

DURING CONSTRUCTION

CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
REQUIRED	STEEL INSPECTIONS
N/A	HIGH STRENGTH BOLT INSPECTIONS
N/A	HIGH WIND ZONE INSPECTIONS ⁴
N/A	FOUNDATION INSPECTIONS
N/A	CONCRETE COMP. STRENGTH, SLUMP TESTS AND PLACEMENT
N/A	POST INSTALLED ANCHOR VERIFICATION ⁵
N/A	GROUT VERIFICATION
N/A	CERTIFIED WELD INSPECTION
N/A	EARTHWORK: LIFT AND DENSITY
N/A	ON SITE COLD GALVANIZING VERIFICATION
N/A	GUY WIRE TENSION REPORT

ADDITIONAL TESTING AND INSPECTIONS:

AFTER CONSTRUCTION

CONSTRUCTION/INSTALLATION INSPECTIONS AND TESTING REQUIRED (COMPLETED BY ENGINEER OF RECORD)	REPORT ITEM
N/A	MODIFICATION INSPECTOR REDLINE OR RECORD DRAWINGS ⁶
N/A	POST INSTALLED ANCHOR PULL-OUT TESTING
REQUIRED	PHOTOGRAPHS

ADDITIONAL TESTING AND INSPECTIONS:

NOTES:

- REQUIRED FOR ANY NEW SHOP FABRICATED FRP OR STEEL.
- PROVIDED BY MANUFACTURER, REQUIRED IF HIGH STRENGTH BOLTS OR STEEL.
- PROVIDED BY GENERAL CONTRACTOR; PROOF OF MATERIALS.
- HIGH WIND ZONE INSPECTION CATB 120MPH OR CAT C,D 110MPH INSPECT FRAMING OF WALLS, ANCHORING, FASTENING SCHEDULE.
- ADHESIVE FOR REBAR AND ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. DESIGN ADHESIVE BOND STRENGTH HAS BEEN BASED ON ACI 355.4 TEMPERATURE CATEGORY B WITH INSTALLATIONS INTO DRY HOLES DRILLED USING A CARBIDE BIT INTO CRACKED CONCRETE THAT HAS CURED FOR AT LEAST 21 DAYS. ADHESIVE ANCHORS REQUIRING CERTIFIED INSTALLATIONS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER PER ACI 318-11 D.9.2.2. INSTALLATIONS REQUIRING CERTIFIED INSTALLERS SHALL BE INSPECTED PER ACI 318-11 D.8.2.4.
- AS REQUIRED; FOR ANY FIELD CHANGES TO THE ITEMS IN THIS TABLE.

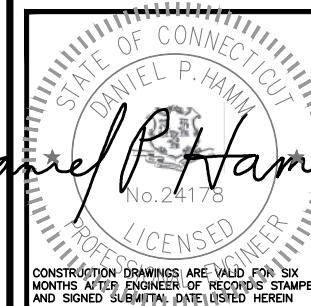
NOTES:

- ALL CONNECTIONS TO BE SHOP WELDED & FIELD BOLTED USING 3/4"Ø A325-X BOLTS, UNLESS OTHERWISE NOTIFIED.
- SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED BEFORE ORDERING MATERIAL.
- SHOP DRAWING ENGINEER REVIEW & APPROVAL REQUIRED PRIOR TO STEEL FABRICATION.
- VERIFICATION OF EXISTING ROOF CONSTRUCTION IS REQUIRED PRIOR TO THE INSTALLATION OF THE ROOF PLATFORM. ENGINEER OF RECORD IS TO APPROVE EXISTING CONDITIONS IN ORDER TO MOVE FORWARD.
- CENTERLINE OF PROPOSED STEEL PLATFORM SUPPORT COLUMNS TO BE CENTRALLY LOCATED OVER THE EXISTING BUILDING COLUMNS.
- EXISTING BRICK MASONRY COLUMNS/BEARING TO BE REPAIRED/REPLACED AT ALL PROPOSED PLATFORM SUPPORT POINTS. ENGINEER OF RECORD TO REVIEW AND APPROVE.

PREPARED FOR: CELLCO PARTNERSHIP D.B.A.



45 BEECHWOOD DRIVE N. ANDOVER, MA 01845 TEL: (978) 557-5553 FAX: (978) 336-5586



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	05/21/21	ADDED ANTENNAS BY OTHERS	OS
0	03/22/21	FOR CONSTRUCTION	OS

SITE NAME:
MIDDLETOWN CT

SITE ADDRESS:
213 COURT STREET
MIDDLETOWN, CT 06457

SHEET TITLE
STRUCTURAL NOTES
&
SPECIAL INSPECTIONS

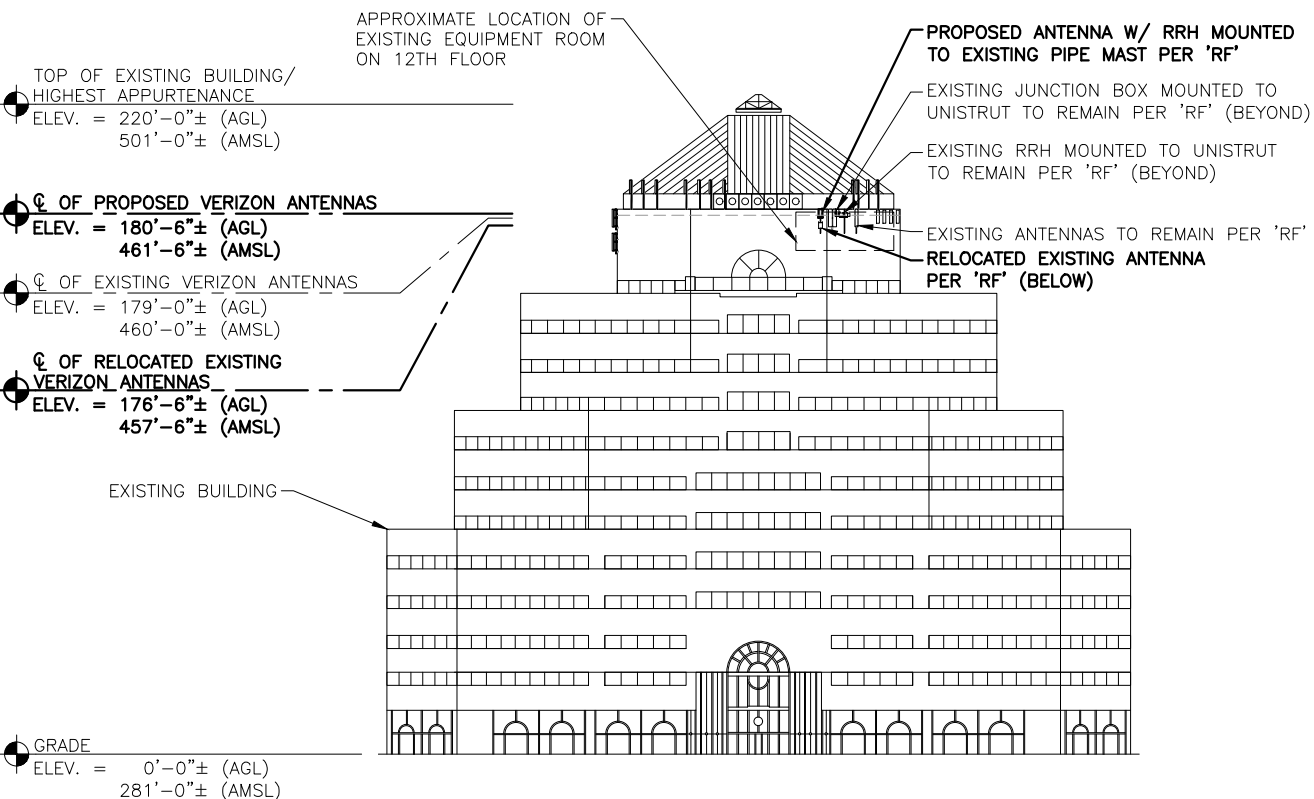
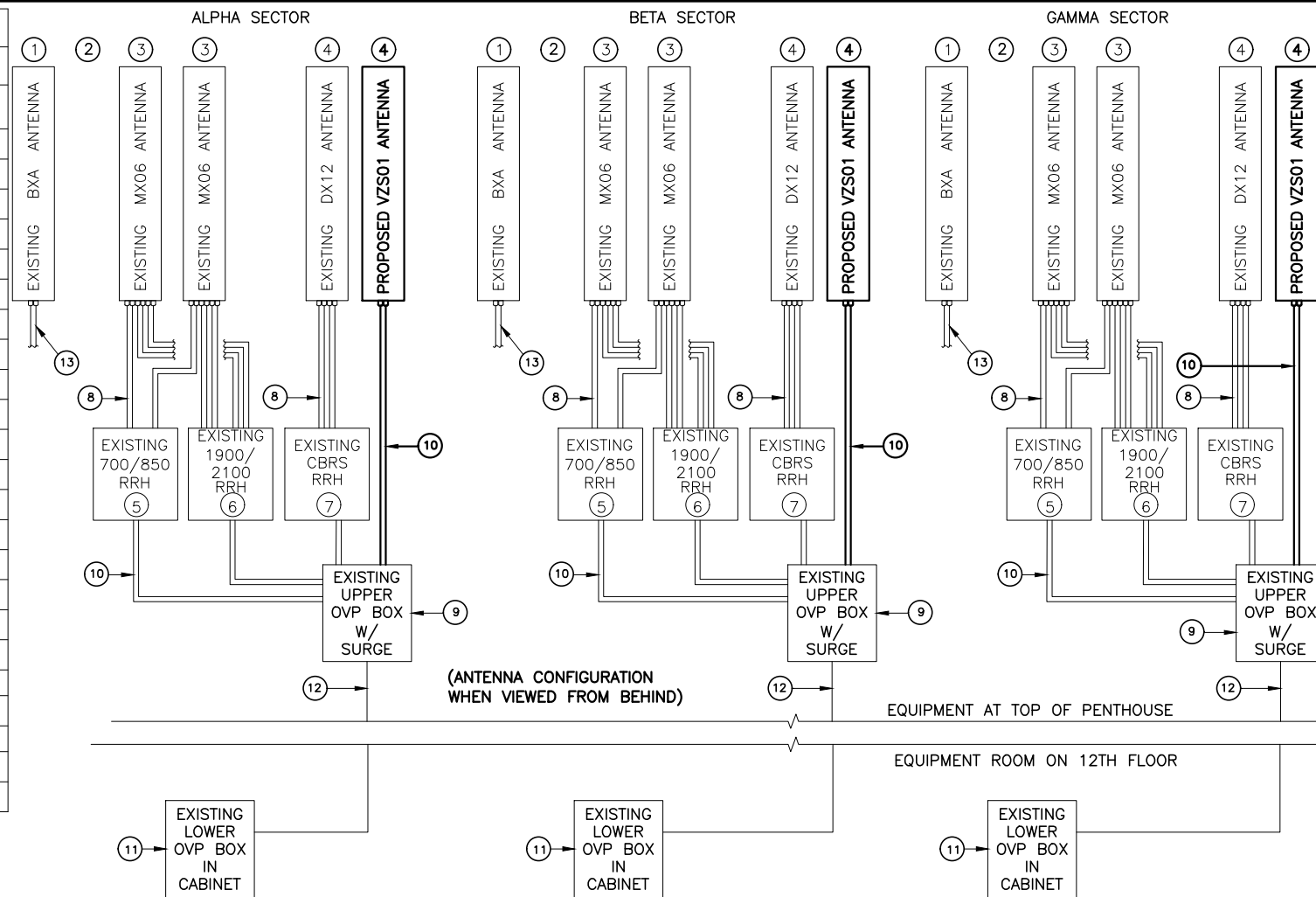
SHEET NUMBER
SN-1

BILL OF MATERIAL

SITE NAME: MIDDLETOWN CT

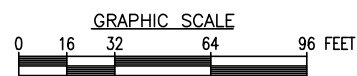
ITEM	DESCRIPTION	QTY	LENGTH	COMMENTS
①	EXISTING BXA-80063/6CF ANTENNA	3		MOUNTED TO EXISTING PIPE MAST
②				
③	EXISTING MX06FR0660-03 ANTENNA	6		MOUNTED TO EXISTING PIPE MAST
④	EXISTING DX12FR0260-20 ANTENNA	3		MOUNTED TO EXISTING PIPE MAST
④	PROPOSED VZS01 ANTENNA	3		MOUNTED TO EXISTING PIPE MAST
⑤	EXISTING SAMSUNG RRH B5/B13 RRH-BR04C	3		MOUNTED TO EXISTING UNISTRUT
⑥	EXISTING SAMSUNG RRH B2/B66A RRH-BR049	3		MOUNTED TO EXISTING UNISTRUT
⑦	EXISTING SAMSUNG CBRS RRH-RT4401-48A	3		MOUNTED TO EXISTING UNISTRUT
⑧	EXISTING 1/2" TOP COAX JUMPERS	48	-	ROUTE FROM RRH TO ANTENNA
⑨	EXISTING UPPER 6 OVP	3		MOUNTED TO EXISTING PIPE MAST
⑩	PROPOSED SAMSUNG FIBER JUMPER CABLES	3	9 FT.	ROUTE FROM OVP TO RRH
⑩	PROPOSED SAMSUNG POWER JUMPER CABLES	3	9 FT.	ROUTE FROM OVP TO RRH
⑩	EXISTING SAMSUNG FIBER JUMPER CABLES	9	-	ROUTE FROM OVP TO RRH
⑩	EXISTING SAMSUNG POWER JUMPER CABLES	9	-	ROUTE FROM OVP TO RRH
⑪	EXISTING LOWER OVP	3		RACK MOUNTED ON EQUIPMENT RACK
⑫	EXISTING 6x12 HYBRID CABLES	3	-	FROM EQUIPMENT ROOM TO ANTENNA SECTOR
⑬	EXISTING 1-5/8 COAX CABLES	6	-	FROM EQUIPMENT ROOM TO ANTENNA SECTOR

THE ABOVE RF-BOM SHEET IS BASED ON INFORMATION LISTED ON ANTENNA RECOMMENDATION SHEET DATED 02/19/2021



ELEVATION
22x34 SCALE: 1/32"=1'-0"
11x17 SCALE: 1/64"=1'-0"

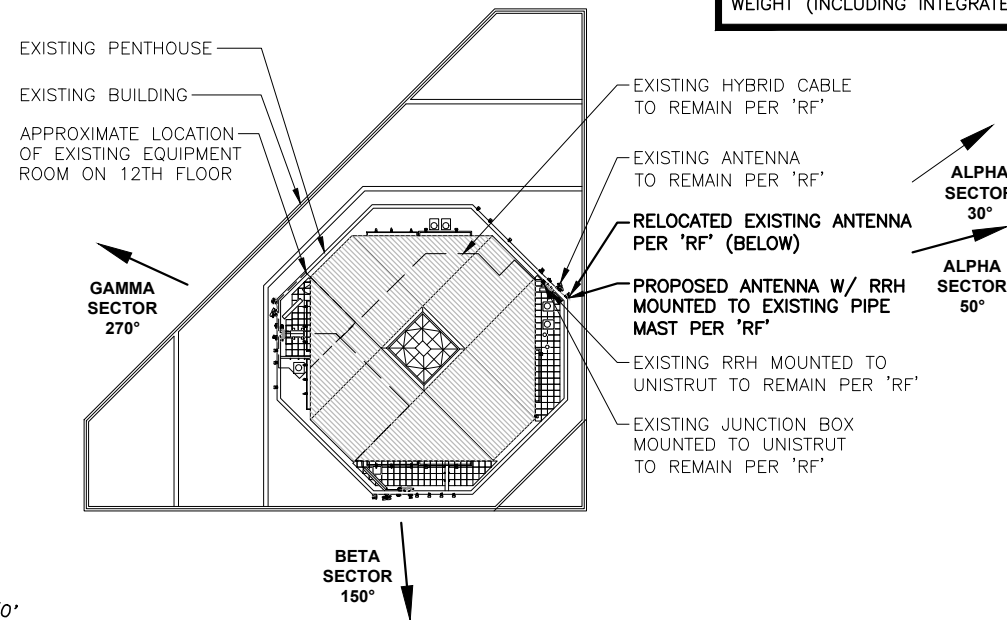
2
RF-1



RF CABLE PLUMBING DIAGRAM
SCALE: N.T.S.

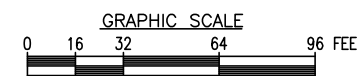
1
RF-1

NOTE:
PROPOSED VZS01 ANTENNA SIZE AND WEIGHT ARE NOT TO EXCEED:
DIMENSIONS H35.12"XW16.06"XD5.51"
WEIGHT (INCLUDING INTEGRATED RRH) 87.1 LBS



ROOFTOP PLAN
22x34 SCALE: 1/32"=1'-0"
11x17 SCALE: 1/64"=1'-0"

3
RF-1



PREPARED FOR: CELLCO PARTNERSHIP D.B.A.



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CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
1	05/21/21	ADDED ANTENNAS BY OTHERS	OS
0	03/22/21	BILL OF MATERIAL	OS

SITE NAME:
MIDDLETOWN CT

SITE ADDRESS:
213 COURT STREET
MIDDLETOWN, CT 06457

SHEET TITLE
RF PLUMBING
DIAGRAM & BILL OF
MATERIAL

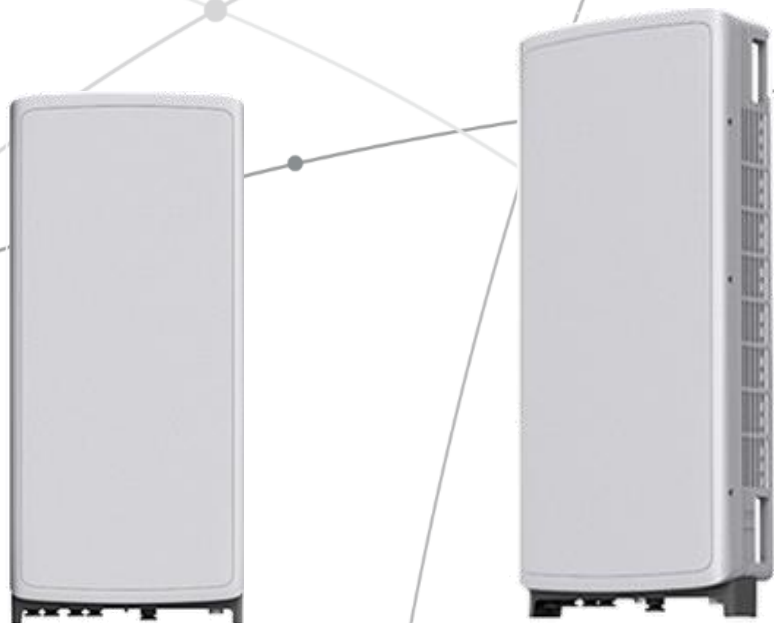
SHEET NUMBER
RF-1

SAMSUNG C-Band 64T64R Massive MIMO Radio

for High Capacity and Wide Coverage

Samsung C-Band 64T64R Massive MIMO Radio enables mobile operators to increase coverage range, boost data speeds and ultimately offer enriched 5G experiences to users in the U.S..

Model Code : MT6407-77A



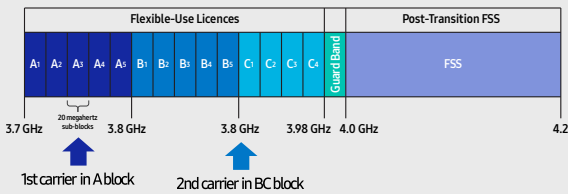
Points of Differentiation

Wide Bandwidth

With capability to support up to 2 CC carrier configuration, Samsung C-Band massive MIMO Radio supports 200 MHz bandwidth in the C-Band spectrum.

Samsung C-Band massive MIMO Radio covers the entire C-Band 280 MHz spectrum, so it can meet the operator's needs in current A block and future B/C blocks

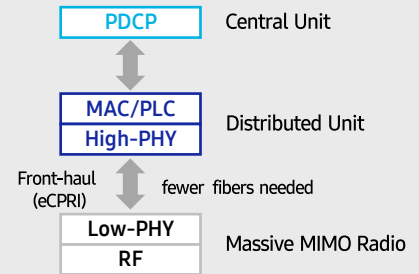
C-Band spectrum supported by Massive MIMO Radio



Future Proof Product

Samsung C-Band 64T64R Massive MIMO radio supports not only CPRI but also eCPRI as front-haul interface.

It enables operators can cut down on OPEX/CAPEX by reducing front-haul bandwidth through low layer split and using ethernet based higher efficient line.

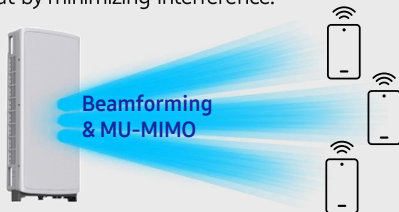


Enhanced Performance

C-Band massive MIMO Radio creates sharp beams and extends networks' coverage on the critical mid-band spectrum using a large number of antenna elements and high output power to boost data speeds.

This helps operators reduce their CAPEX as they now need less products to cover the same area than before.

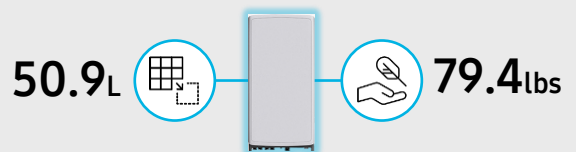
Furthermore, as C-Band massive MIMO Radio supports MU-MIMO (Multi-user MIMO), it enables to increase user throughput by minimizing interference.



Well Matched Design

Samsung C-Band Massive MIMO radio utilizes 64 antennas, supports up to 280MHz bandwidth, and delivers a 200W output power. Despite the above advanced performance, the Radio has a compact size of 50.9L and 79.4lbs. This makes it easy to install the Radio.

It is designed to look solid and compact, with a low profile appearance so that, when installed, harmonizes well with the surrounding environment.



Technical Specifications

Item	Specification
Tech	NR
Band	n77
Frequency Band	3700 - 3980 MHz
EIRP	78.5dBm (53.0 dBm+25.5 dBi)
IBW/OBW	280 MHz / 200 MHz
Installation	Pole/Wall
Size/Weight	16.06 x 35.06 x 5.51 inch (50.86L) / 79.4 lbs

The Samsung logo is positioned in the top right corner. The background features several thin, light gray curved lines that sweep across the page, creating a sense of motion and connectivity. Some of these lines intersect at small gray dots.

SAMSUNG

About Samsung Electronics Co., Ltd.

Samsung inspires the world and shapes the future with transformative ideas and technologies. The company is redefining the worlds of TVs, smartphones, wearable devices, tablets, digital appliances, network systems, and memory, system LSI, foundry and LED solutions.

129 Samsung-ro, Yeongtong-gu, Suwon-si Gyeonggi-do, Korea

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ATTACHMENT 3

	General	Power	Density					
Site Name: Middletown								
Tower Height: Verizon @ 176.5, 179, 180.5ft								
CARRIER	# OF CHAN.	WATTS ERP	HEIGHT	CALC. POWER DENS	FREQ.	MAX. PERMISS. EXP.	FRACTION MPE	Total
T-Mobile							2.20%	
Sprint							1.60%	
AT&T-UMTS	2	728	171	850	0.0192	0.5667	0.34%	
AT&T-PCS-UMTS	2	1005	171	1900	0.0266	1.0000	0.27%	
AT&T-LTE	2	1298	171	700	0.0343	0.4667	0.73%	
AT&T-LTE	2	730	171	700	0.0193	0.4667	0.41%	
AT&T-WCS-LTE	4	1833	171	2300	0.0968	1.0000	0.97%	
AT&T-PCS-Lte	4	1456	171	1900	0.0769	1.0000	0.77%	
AT&T-LTE	2	877	171	700	0.0232	0.4667	0.50%	
AT&T-LTE	2	1055	171	850	0.0279	0.5667	0.49%	
AT&T-AWS-LTE	4	2010	171	2100	0.1062	1.0000	1.06%	
VZW 700	4	595	179	0.0027	751	0.5007	0.53%	
VZW CDMA	2	499	179	0.0011	878.49	0.5857	0.19%	
VZW Cellular	4	412	179	0.0018	874	0.5827	0.32%	
VZW PCS	4	1428	179	0.0064	1795	1.0000	0.64%	
VZW AWS	4	1530	179	0.0069	2120	1.0000	0.69%	
VZW CBRS	4	44	176.5	0.0002	3560.3	1.0000	0.02%	
VZW CBAND	4	6531	180.5	0.0288	3730.08	1.0000	2.88%	
								14.61%
* Source: Siting Council								

ATTACHMENT 4

STRUCTURAL ANALYSIS REPORT

For

MIDDLETOWN CT

213 Court Street
Middletown, CT 06457

Antennas Mounted on Penthouse Façade



Prepared for:

verizon^v

20 Alexander Drive
Wallingford CT 06492

Dated: March 17, 2021

Prepared by:



HGD | **HUDSON**
Design Group LLC

45 Beechwood Drive
North Andover, MA 01845
(P) 978.557.5553 (F) 978.336.5586
www.hudsondesigngroupllc.com



SCOPE OF WORK:

Hudson Design Group LLC (HDG) has been authorized by Verizon to conduct a structural evaluation of the structure supporting the proposed equipment located in the areas depicted in the latest HDG construction drawings.

This report represents this office's findings, conclusions and recommendations pertaining to the support of Verizon's proposed antennas listed below.

This office conducted an on-site visual survey of the above site on March 2, 2021. Attendees included Patrick Barrett (HDG – Field Technician).

The following documents were used for our reference:

- Construction Drawings prepared by Centek Engineering dated February 10, 2015.
- Construction Drawings prepared by HDG dated April 15, 2020.
- Previous HDG Structural Analysis report dated April 12, 2020.

CONCLUSION SUMMARY:

Based on our evaluation, we have determined that the existing structure **IS CAPABLE** of supporting the proposed equipment loading.

Based on our evaluation, we have determined that the existing mounts **ARE CAPABLE** of supporting the proposed equipment loading.

	Member	Controlling Load Case	Stress Ratio	Pass/Fail
Antenna Mount	1	LC1	9%	PASS

Based on our evaluation, we have determined that the existing connections **ARE CAPABLE** of supporting the proposed equipment loading.

	Member	Stress Ratio	Pass/Fail
Connection	1/2" Epoxy Anchor	44%	PASS



APPURTENANCE CONFIGURATION:

Appurtenances	Dimensions	Weight	**Elevation	Mount
(3) DX12FRO260-20 Antennas	24.0"x15.0"x5.3"	13 lbs	176'-6"	Pipe Mast
(3) BXA-80063/6CF Antennas	71.1"x11.2"x4.5"	15 lbs	179'-0"	Pipe Mast
(6) MX06FRO660-03 Antennas	71.3"x15.4"x10.7"	60 lbs	179'-0"	Pipe Mast
(3) B2/B66A RRH-BR049 RRH's	15.0"x15.0"x10.0"	98 lbs	-	Unistrut
(3) B5/B13 RRH-BR04C RRH's	15.0"x15.0"x8.1"	82 lbs	-	Unistrut
(3) CBRS RRH-RT4401-48A RRH's	13.9"x8.6"x4.2"	19 lbs	-	Unistrut
(3) Junction Boxes	28.9"x15.7"x10.3	32 lbs	-	Unistrut
(3) VZS01 Antennas	Not to Exceed 35.12"x16.06"x5.51"	Not to Exceed 87.1 lbs	180'-6"	Pipe Mast

* Proposed equipment shown in bold.

** Elevation to antenna centerline.



DESIGN CRITERIA:

International Building Code (IBC) 2015 with 2018 Connecticut State Building Code Amendments, and ASCE 7-10 (Minimum Design Loads for Buildings and Other Structures).		
Wind		
Reference Wind Speed:	130 mph	(2018 CSBC Appendix N)
Exposure Category:	B	(ASCE 7-10 Chapter 26)
Risk Category:	II	(ASCE 7-10 Table 1.5-1)
Snow		
Ground Snow, P_g :	30	(2018 CSBC Appendix N)
Importance Factor (I_s):	1.0	(ASCE 7-10 Table 1.5-2)
Exposure Factor (C_e):	1.0	(Partially Exposed, Table 7-2)
Thermal Factor (C_t):	1.0	(ASCE 7-10 Table 7-3)
Flat Roof Snow Load:	21 psf	(ASCE 7-10 Equation 7.3-1)
Min. Flat Roof Snow Load:	30 psf	
EIA/TIA-222-G Structural Standards for Steel Antenna Towers and Antenna Supporting Structures		
Wind		
City/Town:	Middletown	
County:	Middlesex	
Wind Load:	120 mph	(TIA-222-G Annex B)
Ice		
Design Ice Thickness (t_i):	0.75 in	(TIA-222-G Annex B)
Structure Class:	II	(TIA-222-G Table 2-1)
Importance Factor (I_i):	1.0	(TIA-222-G Table 2-3)
Factored Thickness of Radial Ice (t_{iz}):	1.78 in	(TIA-222-G Sec. 2.6.8)



HUDSON
Design Group LLC

EXISTING PENTHOUSE CONSTRUCTION:

The existing penthouse construction is assumed to consist of masonry brick over CMU bearing walls.

ANTENNA BOX SUPPORT RECOMMENDATIONS:

The new antennas are proposed to be mounted on existing pipe masts installed on existing stand-off mounts secured to the building façade with epoxy anchors.

Limitations and Assumptions:

1. Reference the latest HDG construction drawings for all the equipment locations and details.
2. All detail requirements will be designed and furnished in the construction drawings.
3. All structural members and their connections are assumed to be in good condition and are free from defects with no deterioration to its member capacities.
4. HDG is not responsible for any modifications completed prior to and hereafter which HDG was not directly involved.
5. All antennas, coax cables and waveguide cables are assumed to be properly installed and supported as per the manufacturer requirements.
6. If field conditions differ from what is assumed in this report, then the engineer of record is to be notified as soon as possible.

FIELD PHOTOS:



Photo 1: Sample photo illustrating the existing Alpha sector antennas.



Photo 2: Sample photo illustrating the existing Beta sector antennas.

FIELD PHOTOS (CONT.):

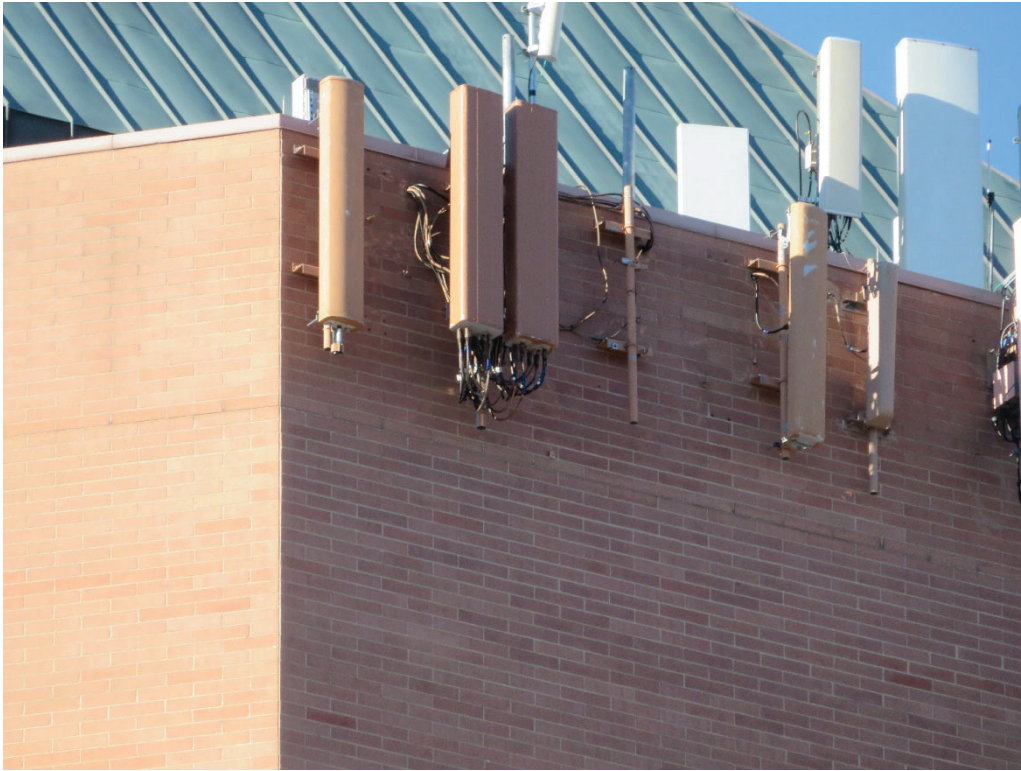


Photo 3: Sample photo illustrating the existing Gamma sector antennas.



Photo 4: Sample photo illustrating the existing equipment.



HUDSON
Design Group LLC

Wind & Ice Calculations

Date: 3/16/2021
 Project Name: MIDDLETOWN CT
 Designed By: RL Checked By: MSC



HUDSON
 Design Group LLC

2.6.5.2 Velocity Pressure Coeff:

$$K_z = 2.01 (z/z_g)^{2/\alpha}$$

K_z = 1.170

z = 180.5 (ft)
 z_g = 1200 (ft)
 α = 7.0

$$K_{zmin} \leq K_z \leq 2.01$$

Table 2-4

Exposure	Z _g	α	K _{zmin}	K _e
B	1200 ft	7.0	0.70	0.9
C	900 ft	9.5	0.85	1.0
D	700 ft	11.5	1.03	1.1

2.6.6.4 Topographic Factor:

Table 2-5

Topo. Category	K _t	f
2	0.43	1.25
3	0.53	2.0
4	0.72	1.5

$$K_{zt} = [1 + (K_e K_t / K_h)]^2$$

K_{zt} = 1

(If Category 1 then K_{zt} = 1.0)

Category = 1

$$K_h = e^{(f \cdot z / H)}$$

K_h = 1
 K_e = 0.9 (from Table 2-4)
 K_t = (from Table 2-5)
 f = (from Table 2-5)
 z = 180.5
 H = (Ht. of the crest above surrounding terrain)
 K_{zt} = 1.00
 K_{iz} = 1.19 (from Sec. 2.6.8)

2.6.8 Design Ice Thickness

Max Ice Thickness =

t_i = 0.75 in

Importance Factor, I_{ice} =

I_{ice} = 1.00 (from Table 2-3)

$$t_{iz} = 2.0 \cdot t_i \cdot I_{ice} \cdot K_{iz} \cdot (K_{zt})^{0.35}$$

t_{iz} = 1.78 in

2.6.7 Gust Effect Factor

2.6.7.1 Self Supporting Lattice Structures

Gh = 1.0 Latticed Structures > 600 ft

Gh = 0.85 Latticed Structures 450 ft or less

Gh = 0.85 + 0.15 [h/150 - 3.0] h= ht. of structure

h= 220 Gh= 0.85

2.6.7.2 Guyed Masts Gh= 0.85

2.6.7.3 Pole Structures Gh= 1.1

2.6.9 Appurtenances Gh= 1.0

2.6.7.4 Structures Supported on Other Structures

(Cantilvered tubular or latticed spines, pole, structures on buildings (ht. : width ratio > 5)

Gh= 1.35 Gh= 1.00

2.6.9.2 Design Wind Force on Appurtenances

Ultimate Design Wind Speed per 2015 IBC: $V_{ult} = 130$ mph

Nomial Design Wind Speed, $V_{asd} = V_{ult} \sqrt{0.6}$ $V_{asd} = 101$ mph

V_{asd} per the Massachusetts State Building code 9th edition.

Per TIA-222-G, $V_{min} = 100$ mph $V_{max} = 120$ mph

$F = q_z * Gh * (EPA)_A$

$q_z = 0.00256 * K_z * K_{zt} * K_d * V_{max}^2 * I$

$q_z = 33.18$
 $q_{z(ice)} = 4.55$
 $q_{z(30)} = 2.94$

$K_z = 1.170$
 $K_{zt} = 1.0$
 $K_d = 0.95$ (from Table 2-2)
 $V_{asd} = 101$ mph
 $V_{max(ice)} = 40$ mph
 $V_{30} = 30$ mph
 $I = 1.15$ (from Table 2-3)
 $I_{wice} = 1.0$ (from Table 2-3)

Table 2-2

Structure Type	Wind Direction Probability Factor, Kd
Latticed structures with triangular, square or rectangular cross sections	0.85
Tubular pole structures, latticed structures with other cross sections, appurtenances	0.95

Date: 3/16/2021
 Project Name: MIDDLETOWN CT
 Designed By: RL Checked By: MSC



Determine Ca:

Table 2-8

Force Coefficients (Ca) for Appurtenances				
Member Type		Aspect Ratio ≤ 2.5	Aspect Ratio = 7	Aspect Ratio ≥ 25
		Ca	Ca	Ca
Flat		1.2	1.4	2.0
Round	C < 32 (Subcritical)	0.7	0.8	1.2
	32 ≤ C ≤ 64 (Transitional)	3.76/(C ^{0.485})	3.37/(C ^{0.415})	38.4/(C ^{1.0})
	C > 64 (Supercritical)	0.5	0.6	0.6

Aspect Ratio is the overall length/width ratio in the plane normal to the wind direction.
 (Aspect ratio is independent of the spacing between support points of a linear appurtenance,
 Note: Linear interpolation may be used for aspect ratios other than those shown.

Ice Thickness = **1.78 in** Angle = **0 (deg)** Equivalent Angle = **180 (deg)**

Appurtenances	Height	Width	Depth	Flat Area	Aspect Ratio	Ca	Force (lbs)	Force (lbs) (w/ Ice)
VZS01 Antenna	35.12	16.06	5.51	3.92	2.19	1.20	156	29
VZS01 Antenna (Side)	35.12	5.51	16.06	1.34	6.37	1.37	61	15
DX12FRO260-20 Antenna	24.0	15.0	5.3	2.50	1.60	1.20	100	19
DX12FRO260-20 Antenna (Side)	24.0	5.3	15.0	0.88	4.53	1.29	38	10
BXA-80063/6CF Antenna	71.1	11.2	4.5	5.53	6.35	1.37	252	48
BXA-80063/6CF Antenna (Side)	71.1	4.5	11.2	2.22	15.80	1.69	125	32
MX06FRO660-03 Antenna	71.3	15.4	10.7	7.63	4.63	1.29	328	58
MX06FRO660-03 Antenna (Side)	71.3	10.7	15.4	5.30	6.66	1.39	243	47
B2/B66A RRH-BR049 RRH	15.0	10.0	15.0	1.04	1.50	1.20	41	10
B2/B66A RRH-BR049 RRH (Side)	15.0	15.0	10.0	1.56	1.00	1.20	62	13
B5/B13 RRH-BR04C RRH	15.0	8.1	15.0	0.84	1.85	1.20	34	8
B5/B13 RRH-BR04C RRH (Side)	15.0	15.0	8.1	1.56	1.00	1.20	62	13
Junction Box	28.9	15.7	10.3	3.15	1.84	1.20	125	24
Junction Box (Side)	28.9	10.3	15.7	2.07	2.81	1.21	83	17
2" Pipe	2.4	12.0	-	0.20	0.20	1.20	8	

Date: 3/16/2021
Project Name: MIDDLETOWN CT
Designed By: RL Checked By: MSC



ICE WEIGHT CALCULATIONS

Thickness of ice: 1.78 in.
Density of ice: 56 pcf

VZS01 Antenna

Weight of ice based on total radial SF area:
Height (in): 35.12
Width (in): 16.06
Depth (in): 5.51
Total weight of ice on object: 119 lbs
Weight of object: 87.1 lbs

Combined weight of ice and object: 206 lbs

DX12FRO260-20 Antenna

Weight of ice based on total radial SF area:
Height (in): 24.0
Width (in): 15.0
Depth (in): 5.3
Total weight of ice on object: 77 lbs
Weight of object: 13.0 lbs

Combined weight of ice and object: 90 lbs

BXA-80063/6CF Antenna

Weight of ice based on total radial SF area:
Height (in): 71.1
Width (in): 11.2
Depth (in): 4.5
Total weight of ice on object: 178 lbs
Weight of object: 15.0 lbs

Combined weight of ice and object: 193 lbs

MX06FRO660-03 Antenna

Weight of ice based on total radial SF area:
Height (in): 71.3
Width (in): 15.4
Depth (in): 10.7
Total weight of ice on object: 265 lbs
Weight of object: 60.0 lbs

Combined weight of ice and object: 325 lbs

B2/B66A RRH-BR049 RRH

Weight of ice based on total radial SF area:
Height (in): 15.0
Width (in): 15.0
Depth (in): 10.0
Total weight of ice on object: 54 lbs
Weight of object: 98.0 lbs

Combined weight of ice and object: 152 lbs

B5/B13 RRH-BR04C RRH

Weight of ice based on total radial SF area:
Height (in): 15.0
Width (in): 15.0
Depth (in): 8.1
Total weight of ice on object: 51 lbs
Weight of object: 82.0 lbs

Combined weight of ice and object: 133 lbs

Junction Box

Weight of ice based on total radial SF area:
Height (in): 28.9
Width (in): 15.7
Depth (in): 10.3
Total weight of ice on object: 108 lbs
Weight of object: 32.0 lbs

Combined weight of ice and object: 140 lbs

2" Pipe

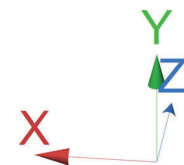
Per foot weight of ice:
diameter (in): 2.38

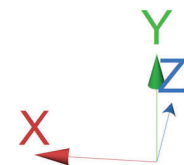
Per foot weight of ice on object: 9 plf

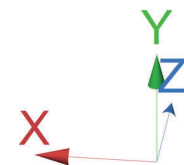


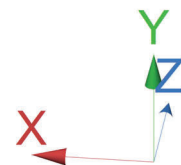
HUDSON
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Antenna Mount Calculations









Current Date: 3/16/2021 3:19 PM

Units system: English

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Load data

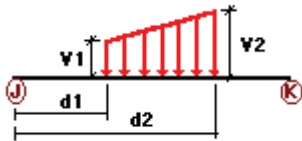
GLOSSARY

Comb : Indicates if load condition is a load combination

Load Conditions

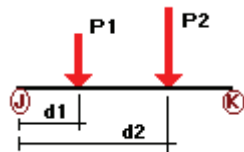
Condition	Description	Comb.	Category
DL	Dead Load	No	DL
Wof	Wind Load (NO ICE) (FRONT)	No	WIND
Wos	Wind Load (NO ICE) (SIDE)	No	WIND
Di	Ice Load	No	LL
Wif	Wind Load (WITH ICE) (FRONT)	No	WIND
Wis	Wind Load (WITH ICE) (SIDE)	No	WIND

Distributed force on members



Condition	Member	Dir1	Val1 [Kip/ft]	Val2 [Kip/ft]	Dist1 [ft]	%	Dist2 [ft]	%
Wos	1	x	-0.008	-0.008	0.00	No	100.00	Yes
Di	1	y	-0.009	-0.009	0.00	No	100.00	Yes

Concentrated forces on members



Condition	Member	Dir1	Value1 [Kip]	Dist1 [ft]	%
DL	1	y	-0.044	0.50	No
		y	-0.044	2.50	No
		y	-0.007	4.50	No
		y	-0.007	5.50	No
Wof	1	z	-0.078	0.50	No

		z	-0.078	2.50	No
		z	-0.05	4.50	No
		z	-0.05	5.50	No
Wos	1	x	-0.031	0.50	No
		x	-0.031	2.50	No
		x	-0.019	4.50	No
		x	-0.019	5.50	No
Di	1	y	-0.06	0.50	No
		y	-0.06	2.50	No
		y	-0.039	4.50	No
		y	-0.039	5.50	No
Wif	1	z	-0.015	0.50	No
		z	-0.015	2.50	No
		z	-0.01	4.50	No
		z	-0.01	5.50	No
Wis	1	x	-0.008	0.50	No
		x	-0.008	2.50	No
		x	-0.005	4.50	No
		x	-0.005	5.50	No

Self weight multipliers for load conditions

Condition	Description	Self weight multiplier			
		Comb.	MultX	MultY	MultZ
DL	Dead Load	No	0.00	-1.00	0.00
Wof	Wind Load (NO ICE) (FRONT)	No	0.00	0.00	0.00
Wos	Wind Load (NO ICE) (SIDE)	No	0.00	0.00	0.00
Di	Ice Load	No	0.00	0.00	0.00
Wif	Wind Load (WITH ICE) (FRONT)	No	0.00	0.00	0.00
Wis	Wind Load (WITH ICE) (SIDE)	No	0.00	0.00	0.00

Earthquake (Dynamic analysis only)

Condition	a/g	Ang. [Deg]	Damp. [%]
DL	0.00	0.00	0.00
Wof	0.00	0.00	0.00
Wos	0.00	0.00	0.00
Di	0.00	0.00	0.00
Wif	0.00	0.00	0.00
Wis	0.00	0.00	0.00



Current Date: 3/16/2021 3:19 PM

Units system: English

File name: Z:\Shared\Work2.0\STRUCTURAL DEPARTMENT\ANALYSIS SOFTWARE\RAM Elements\RAM Projects\VERIZON\CT\MIDDLETOWN CT\5GSB6 2021\MIDDLETOWN CT.retx

Steel Code Check

Report: Summary - Group by member

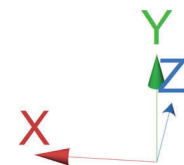
Load conditions to be included in design :

- LC1=1.2DL+1.6Wof
- LC2=1.2DL+1.6Wos
- LC3=0.9DL+1.6Wof
- LC4=0.9DL+1.6Wos
- LC5=1.2DL+Di+Wif
- LC6=1.2DL+Di+Wis
- LC7=1.2DL
- LC8=0.9DL

Description	Section	Member	Ctrl Eq.	Ratio	Status	Reference
	<i>PIPE 2x0.154</i>	1	LC1 at 66.67%	0.09	OK	

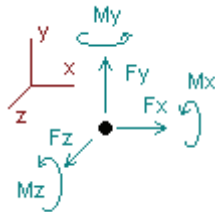
N 3

N 4



Analysis result

Reactions



Direction of positive forces and moments

Node	Forces [Kip]			Moments [Kip*ft]		
	FX	FY	FZ	MX	MY	MZ
Condition LC1=1.2DL+1.6Wof						
3	0.00000	0.09564	0.18560	0.00000	0.00000	0.00000
4	0.00000	0.05111	0.22400	0.00000	0.00000	0.00000
SUM	0.00000	0.14675	0.40960	0.00000	0.00000	0.00000
Condition LC2=1.2DL+1.6Wos						
3	0.10560	0.09564	0.00000	0.00000	0.00000	0.00000
4	0.13120	0.05111	0.00000	0.00000	0.00000	0.00000
SUM	0.23680	0.14675	0.00000	0.00000	0.00000	0.00000
Condition LC3=0.9DL+1.6Wof						
3	0.00000	0.07173	0.18560	0.00000	0.00000	0.00000
4	0.00000	0.03833	0.22400	0.00000	0.00000	0.00000
SUM	0.00000	0.11006	0.40960	0.00000	0.00000	0.00000
Condition LC4=0.9DL+1.6Wos						
3	0.10560	0.07173	0.00000	0.00000	0.00000	0.00000
4	0.13120	0.03833	0.00000	0.00000	0.00000	0.00000
SUM	0.23680	0.11006	0.00000	0.00000	0.00000	0.00000
Condition LC5=1.2DL+Di+Wif						
3	0.00000	0.19164	0.02200	0.00000	0.00000	0.00000
4	0.00000	0.15311	0.02800	0.00000	0.00000	0.00000
SUM	0.00000	0.34475	0.05000	0.00000	0.00000	0.00000
Condition LC6=1.2DL+Di+Wis						
3	0.01200	0.19164	0.00000	0.00000	0.00000	0.00000
4	0.01400	0.15311	0.00000	0.00000	0.00000	0.00000
SUM	0.02600	0.34475	0.00000	0.00000	0.00000	0.00000

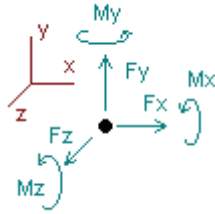
Condition LC7=1.2DL						
3	0.00000	0.09564	0.00000	0.00000	0.00000	0.00000
4	0.00000	0.05111	0.00000	0.00000	0.00000	0.00000

SUM	0.00000	0.14675	0.00000	0.00000	0.00000	0.00000
Condition LC8=0.9DL						
3	0.00000	0.07173	0.00000	0.00000	0.00000	0.00000
4	0.00000	0.03833	0.00000	0.00000	0.00000	0.00000

SUM	0.00000	0.11006	0.00000	0.00000	0.00000	0.00000

Envelope for nodal reactions

Note.- **Ic** is the controlling load condition



Direction of positive forces and moments

Envelope of nodal reactions for :

- LC1=1.2DL+1.6Wof
- LC2=1.2DL+1.6Wos
- LC3=0.9DL+1.6Wof
- LC4=0.9DL+1.6Wos
- LC5=1.2DL+Di+Wif
- LC6=1.2DL+Di+Wis
- LC7=1.2DL
- LC8=0.9DL

Node		Forces						Moments					
		Fx [Kip]	Ic	Fy [Kip]	Ic	Fz [Kip]	Ic	Mx [Kip*ft]	Ic	My [Kip*ft]	Ic	Mz [Kip*ft]	Ic
3	Max	0.106	LC2	0.192	LC5	0.186	LC1	0.00000	LC1	0.00000	LC1	0.00000	LC1
	Min	0.000	LC1	0.072	LC3	0.000	LC2	0.00000	LC1	0.00000	LC1	0.00000	LC1
4	Max	0.131	LC2	0.153	LC5	0.224	LC1	0.00000	LC1	0.00000	LC1	0.00000	LC1
	Min	0.000	LC1	0.038	LC3	0.000	LC2	0.00000	LC1	0.00000	LC1	0.00000	LC1

Date: 3/16/2021
 Project Name: MIDDLETOWN CT
 Designed By: RL Checked By: MSC



HUDSON
 Design Group LLC

CHECK EPOXY ANCHOR CONNECTION CAPACITY → EXISTING ANCHOR

Reference: Hilti North American Product Technical Guide, 19th Edition

Epoxy Type = HIT-HY70 (Assumed)
 Anchor Diameter = 1/2 in. (HAS-E Threaded Rod)
 Embedment Depth = 6 in.

	Allowable Loads (lbs)	Spacing Reduct. Factor	Edge Reduct. Factor	Load Reduct. Factor	Reduced Loads (lbs)
Tensile Load	895	1.0	1.0	0.5	447.5
Shear Load	1075	1.0	1.0	0.5	537.5

TENSILE FORCES

Reaction F = 224 lbs. (See Bentley Output)

SHEAR FORCES

Reactions in X direction: 131 lbs. (See Bentley Output)

Reactions in Y direction: 153 lbs. (See Bentley Output)

Resultant: 201 lbs.

No. of Supports = 1

No. of Anchors / Support = 2

Tension Design Load / Anchor =

$$f_t = 112.00 \text{ lbs.} < 447.5 \text{ lbs.} \text{ Therefore, OK!}$$

Shear Design Load / Anchor =

$$f_v = 100.71 \text{ lbs.} < 537.5 \text{ lbs.} \text{ Therefore, OK!}$$

CHECK COMBINED TENSION AND SHEAR

$$f_t / F_T + f_v / F_V \leq 1.0$$

$$0.250 + 0.187 = 0.438 < 1.0 \text{ Therefore, OK!}$$



Andrew Leone
Construction Manager
118 Flanders Rd, Third Floor
Westborough, MA 01581
VERIZON WIRELESS
Email: ALeone@structureconsulting.net

April 15, 2021

RE: CT Siting Council Letter – LS6 Projects (Middletown CT)

Project: Middletown CT
213 Court Street
Middletown, CT 06457

Engineer: Daniel P. Hamm, P.E.
Hudson Design Group LLC
45 Beechwood Drive
North Andover, MA 01845

Dear Connecticut Siting Council,

This letter is to confirm that the Samsung 64T64R MMU antenna was considered in the above referenced project's: -

- Structural Analysis Report dated March 17, 2021,
- Structural Assessment of Antenna Mount letter dated March 16, 2021, and
- Construction Drawings dated March 22, 2021, prepared by

Hudson Design Group, LLC for a 220' building located at 213 Court Street, Middletown, CT 06457 at the coordinates of N41° 33' 34.13" W72° 39' 03.84".

Respectfully Submitted,
Hudson Design Group LLC



Daniel P. Hamm, P.E.
Principal



March 16, 2021



20 Alexander Drive
Wallingford CT 06492

RE: Site Name: MIDDLETOWN CT
 Site Address: 213 Court Street
 Middletown, CT 06457

To Whom It May Concern:

Hudson Design Group LLC (HDG) has been authorized by Verizon to perform a structural assessment on the existing antenna mounts to determine its capability of supporting the following additional Verizon equipment:

- **(3) VZS01 Antenna w/ VZS01 RRH's (one per sector)**

Based on our evaluation, we have determined that the existing mounts **ARE CAPABLE** of supporting the proposed installation. HDG reviewed loading and field photographs to determine this assessment.

Reference Documents:

- Construction Drawings prepared by Centek Engineering dated February 10, 2015.
- Construction Drawings prepared by HDG dated April 15, 2020.
- Previous HDG Structural Analysis report dated March 17, 2021.

This analysis was conducted in accordance with EIA/TIA-222-G, Structural Standards for Steel Antenna Towers and Antenna Supporting Structures and the International Building Code 2015 with 2018 Connecticut State Building Code Amendments.

This determination was based on the following limitations and assumptions:

1. HDG is not responsible for any modifications completed prior to and hereafter which HDG was not directly involved.
2. All structural members and their connections are assumed to be in good condition and are free from defects with no deterioration to its member capacities. Contractor to perform pre-inspection prior to construction.
3. All antennas, coax cables and waveguide cables are assumed to be properly installed and supported as per the manufacturer's requirements.
4. All the components supporting the Verizon antennas mounts are assumed to be designed to all applicable codes and designed for identical to or larger than the currently proposed loads.
5. The existing mounts have been adequately secured to the structure per the mount manufacturer's specifications.
6. All components pertaining to Verizon's mounts must be tightened and re-plumbed prior to installation of new appurtenances.

Please feel free to contact our office should you have any questions.

Respectfully Submitted,
Hudson Design Group LLC

Michael Cabral
Vice President



Daniel P. Hamm, PE
Principal

ATTACHMENT 5



213 COURT ST

Account Number: R07839
Parcel ID: 889
Map-Lot: 22-0696
Street Address: 213 COURT ST
Owner Name: 213 COURT STREET REALTY TRUST

[View Complete Property Record Card](#)

[Zoom to](#) ...

22/0632
R07800
#210
0.5 AC

22/0631
R07799
#194
0.23 AC

#190
0.85 AC

22/0727
#291
0.11 AC

22/0690
R02269
#271
0.13 AC

#267
0.12 AC

22/0691
R02204
#267
0.27 AC

22/0692
R02268
#255
0.24 AC

22/0696
R07839
#213
1.1001 AC

22/0693
R02207
#233
0.29 AC

22/0694
R03509
#225
0.37 AC

22/0695
R07413
#138
1.0221 AC

24/0246
R07841
#203
0.3 AC

24/0102
E30001
#93
0.34 AC

24/0103
R01613
#89
0.34 AC

24/0104
R07416
#85
0.09 AC

24/0093
R02876
#20
0.18 AC

24/0701
R15626
#156
0.18 AC

22/0655
E30018
#119
0.58 AC
Russell Library

24/0100
R09893
#109
0.24 AC

24/0099
R03592
#229
0.09 AC

24/0098
R10399
#235
0.25 AC

24/0101
R08278
#101
0.34 AC



MIDDLETOWN, CT

213 COURT ST

Location

213 COURT ST

Map-Lot

22 / 0696 / /

Acct#

R07839

Owner

213 COURT STREET REALTY TRUST

Municipality

Assessment

\$10,920,000

Appraisal

\$15,600,000

PID

889

Building Count

1

Assessing District

Current Value

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$13,902,000	\$1,698,000	\$15,600,000

Assessment

Valuation Year	Improvements	Land	Total
2018	\$9,731,400	\$1,188,600	\$10,920,000

Parcel Addresses

Additional Addresses

No Additional Addresses available for this parcel

Owner of Record

Owner 213 COURT STREET REALTY TRUST

Co-Owner HAJJAR CHARLES C TRUSTEE

Address 30 ADAMS STREET
MILTON, MA 02186

Sale Price \$15,400,000

Certificate

Book & Page 1776/0098

Sale Date 12/19/2012

Instrument 03

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
213 COURT STREET REALTY TRUST	\$15,400,000		1776/0098	03	12/19/2012
213 COURT STREET REALTY TRUST	\$0		0885/0065	29	12/23/1988

Building Information
Building 1 : Section 1

Year Built: 1989

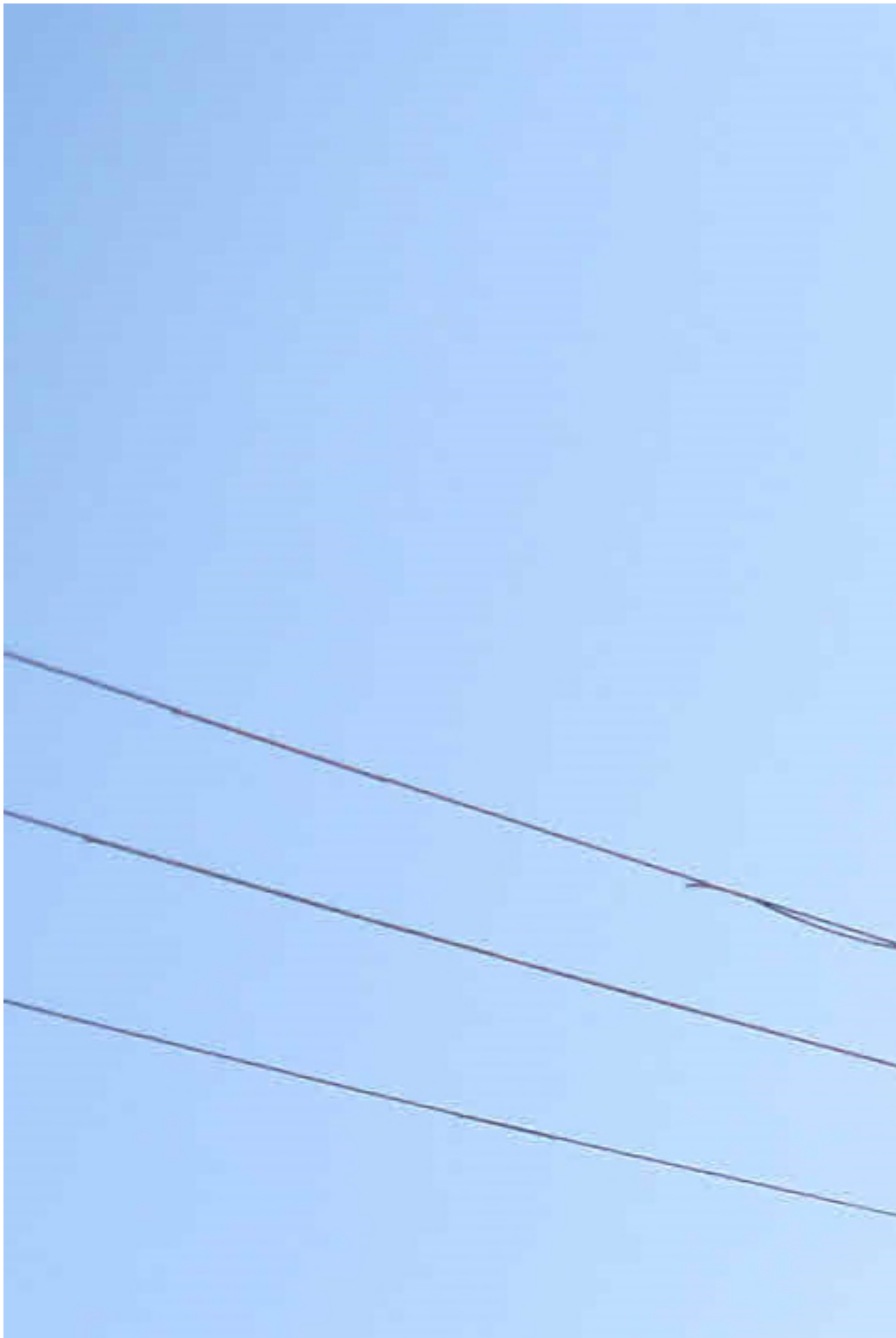
Living Area: 177,765
Replacement Cost: \$20,407,807
Building Percent Good: 89
Replacement Cost
Less Depreciation: \$18,162,950

Building Attributes

Field	Description
Style	Off/Ret Type
Model	Commercial
Grade	B-
Stories	13
Occupancy	14.00
Exterior Wall 1	Glass/Thermo.
Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Metal/Tin
Interior Wall 1	Drywall
Interior Wall 2	K Pine/A Wd
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Type	Central
Struct Class	
Bldg Use	Commercial Improv
Cov Parking	0
Uncov Parking	0
Percent Fin	0
1st Floor Use	

Heat/AC	Heat/AC Pkg
Frame Type	Steel
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Wall
Rooms/Prtns	Average
Wall Height	13.00

| Building Photo |



| Building Layout |

Building Sub-Areas (sq ft) Legend

Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	161,318	161,318
BAS	First Floor	16,447	16,447
BSM	Basement	17,005	0
CAN	Canopy	588	0
FEP	Enclosed Porch	77	0
FOP	Framed Open Porch	1,025	0
PTO	Patio	3,047	0
UBM	Basement	2,608	0
UUS	Unfinished Upper Story	4,337	0
		206,452	177,765

Extra Features

Extra Features Legend

Code	Description	Size	Value	Bldg #
ELV2	Elevator - Freight	12.00 STOPS	\$165,600	1
SPR2	Wet/Concealed	206436.00 UNITS	\$121,070	1
ELV1	Elevator - Passenger	12.00 STOPS	\$124,200	1
ELV1	Elevator - Passenger	12.00 STOPS	\$124,200	1
ELV1	Elevator - Passenger	12.00 STOPS	\$124,200	1
ELV1	Elevator - Passenger	12.00 STOPS	\$124,200	1
LDL1	Load Levelers	1.00 UNITS	\$1,740	1

Land

Land Use

Use Code 201

Description Commercial Improv

Zone B-1

Neighborhood 3150

Alt Land Appr No

Category

Land Line Valuation

Size (Acres) 1.10

Assessed Value \$1,188,600

Appraised Value \$1,698,000

Outbuildings

Outbuildings Legend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PTO	Patio	BR	Brick	4500.00 UNITS	\$17,100	1

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2020	\$13,902,000	\$1,698,000	\$15,600,000
2019	\$13,902,000	\$1,698,000	\$15,600,000
2018	\$13,902,000	\$1,698,000	\$15,600,000

Assessment

Valuation Year	Improvements	Land	Total
2020	\$9,731,400	\$1,188,600	\$10,920,000
2019	\$9,731,400	\$1,188,600	\$10,920,000
2018	\$9,731,400	\$1,188,600	\$10,920,000

closecloseclose

ATTACHMENT 6



MIDDLETOWN
Certificate of Mailing — Firm

Name and Address of Sender Kenneth C. Baldwin, Esq. Robinson & Cole LLP 280 Trumbull Street Hartford, CT 06103	TOTAL NO. of Pieces Listed by Sender <div style="text-align: center; font-size: 2em;">3</div>	TOTAL NO. of Pieces Received at Post Office™ <div style="text-align: center; font-size: 2em;">3</div>	Affix Stamp Here <i>Postmark with Date of Receipt.</i> <div style="text-align: right; color: magenta;"> neopost[®] 06/23/2021 US POSTAGE \$002.89⁰⁰ ZIP 06103 041L12203937 </div>
	Postmaster, per (name of receiving employee) <div style="text-align: center; font-size: 2em;">V.P.</div>		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Benjamin Florsheim, Mayor City of Middletown 245 deKoven Drive Middletown, CT 06457				
2.	Joseph Samolis, Director Planning, Conservation and Development City of Middletown 245 deKoven Drive Middletown, CT 06457				
3.	213 Court Street Realty Trust c/o Hajjar Management Co. Inc. 30 Adams Street Milton, MA 02186				
4.					
5.					
6.					

