



Monday, November 26, 2018

ATTN: Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Notice of Exempt Modification — 99 Cedarwood Lane, Newington, CT 06111— SITE ID: CT52XC043

To Whom It May Concern:

SAC Wireless, on behalf of Sprint, is requesting the necessary approvals from Connecticut Siting Council (CSC) our scope of work for an existing Sprint facility located at — 99 Cedarwood Lane, Newington, CT 06111 (also known as 2111 Berlin Turnpike). Scope of work is as follows:

- Sprint is proposing to install fiber and small Telco box at the telecommunication facility located at the above address.
- *No tower work will be performed; only ground work.* Therefore, no structural analysis or RF analysis required
- Site is located at the coordinates (Lat/Long): 41.69490000, -72.70892000
- The underlying property owner of the site is Callahan Acres LLC.

Please accept this letter as notification to the Council, pursuant to R.C.S.A. Section 16-50j-73, for construction which constitutes an exempt modification pursuant to R.C.S.A. Section 16-50j-72(b)(2). In compliance with R.C.S.A. Section 16-50j-73, a copy of this letter is being sent to CC'd parties below via US Certified Mail.

Additionally, the original zoning approval for this site is unavailable. The earliest Council decision for this is dated April 2004 per CT records. Please accept the Town Assessor's current property record to fulfill this requirement.

For our records, please e-mail or mail a receipt for the application fee. If any questions or concerns arise, please contact me at 312-858-3641. We greatly appreciate your help with this proposed Sprint facility upgrade.

CC:

Roy Zartarian
Mayor of Newington –
131 Cedar Street
Newington, CT 06111

Craig Minor
Zoning Official – 131
Cedar Street
Newington, CT 06111

Douglas Jourdan
Building Official –131
Cedar Street
Newington, CT 06111

Callahan Acres LLC
Underlying Property
Owner—PO BOX 310805,
Newington CT 06111

Best Regards,

Luzmaria Guzman | Zoning and Permitting Specialist | (312) 858-3641

SAC Wireless, 540 W. Madison, 9th Floor, Chicago, IL 60661

luzmaria.guzman@sacw.com | www.sacw.com

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2015.

Town of Newington

ASSESSOR'S OFFICE



Information on the Property Records for the Municipality of Newington was last updated on 7/19/2018.

Parcel Information

Location:	100 CEDARWOOD LN	Property Use:	Vacant Land	Primary Use:	Residential Vacant Land
Unique ID:	C1000000	Map Block Lot:	17/481/000	Acres:	16.04
490 Acres:	0.00	Zone:	R-20	Volume / Page:	2033/0376
Developers Map / Lot:	N/E 1569/AKA LOT 4	Census:			

Value Information

	Appraised Value	Assessed Value
Land	290,796	203,560
Buildings	0	0
Detached Outbuildings	0	0
Total	290,796	203,560

Owner's Information

Owner's Data

CALLAHAN ACRES LLC
P O BOX 310805
NEWINGTON CT 06111- 080

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Valid Sale	Sale Price
CALLAHAN ACRES LLC	2033	0376	06/07/2010		No	\$0
CALLAHAN ACRES LLC	1326	217	01/18/2000		No	\$0
CALLAHAN LORETTA M ETAL TRUSTEES	1314	295	11/04/1999		No	\$0

Information Published With Permission From The Assessor

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



7018 0360 0000 5408 7139
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U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **Craig Minor**

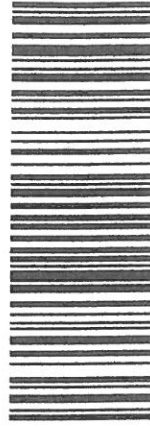
Street and Apt. No., or PO Box No. **131 Cedar Street**

City, State, ZIP+4®

Postmark Here

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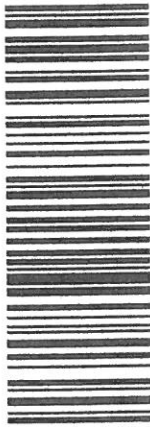
CERTIFIED MAIL



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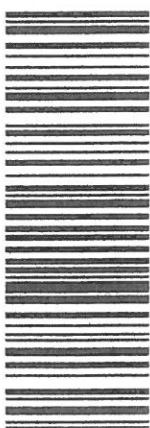
CERTIFIED MAIL



9472 9045 0000 0960 9107
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2222 9045 0000 0960 9107
2222 9045 0000 0960 9107

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **Callahan Acres LLC**

Street and Apt. No., or PO Box No. **PO BOX 310805**

City, State, ZIP+4® **Newington, CT 06111**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To **Douglas Jourdan**

Street and Apt. No., or PO Box No. **131 Cedar Street**

City, State, ZIP+4® **Newington, CT 06111**

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Sent To **Roy Zartarian**

Street and Apt. No., or PO Box No. **131 Cedar Street**

City, State, ZIP+4® **Newington, CT 06111**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here



AUGMENT ID: CT-HFD0099F17.1
 SPRINT SITE CASCADE: CT52XC043
 SPRINT SITE NAME: NEWINGTON
 SITE TYPE: GUYED TOWER
 LANDLORD SITE ID: CT52XC043

SPRINT CLEARWIRE MW-TO-LIT FIBER

SITE ADDRESS: 99 CEDARWOOD LANE
 NEWINGTON, CT 06111
 COUNTY: HARTFORD
 JURISDICTION: TOWN OF NEWINGTON



540 W. MADISON ST., 9TH FLOOR
 CHICAGO, IL 60661



1100 E. WOODFIELD ROAD, SUITE 500
 SCHAUMBURG, ILLINOIS 60173
 TEL: 847-908-8400
 COA# PEC.0001444
 www.FullertonEngineering.com

PROJECT INFORMATION	
SPRINT SITE CASCADE	CT52XC043
SPRINT SITE NAME	NEWINGTON
LANDLORD SITE ID	CT52XC043
SITE ADDRESS:	99 CEDARWOOD LANE NEWINGTON, CT 06111
COUNTY:	HARTFORD
MAP/PARCEL #:	C1000000
LATITUDE:	41.69490°
LONGITUDE:	-72.70892°
LAT/LONG TYPE:	NAD83
GROUND ELEV. (A.M.S.L.):	401'
CURRENT ZONING:	R-20
JURISDICTION:	TOWN OF NEWINGTON
OCCUPANCY CLASSIFICATION:	U
CONSTRUCTION TYPE:	II-B
MAP/BLOCK/LOT:	17/481/000
A.D.A. COMPLIANCE	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
TOWER OWNER:	FRANCIS CALLAHAN CALLAHAN ACRES PO BOX 310805 NEWINGTON, CT
CARRIER/APPLICANT:	SPRINT 6391 SPRINT PARKWAY OVERLAND PARK, KS 66251-2650
ELECTRIC PROVIDER:	CONNECTICUT LIGHT AND POWER
FIBER PROVIDER:	COX
PROPOSED USE:	TELECOMMUNICATIONS FACILITY

DRAWING INDEX	
T-1	TITLE SHEET
AAV-1	CLEARWIRE MW-TO-LIT FIBER SITE PLANS
AAV-2	CLEARWIRE MW-TO-LIT FIBER EQUIPMENT DETAILS
AAV-3	CLEARWIRE MW-TO-LIT FIBER EQUIPMENT DETAILS
AAV-4	SITE PHOTOS

SCOPE OF WORK

THE HEAVY SCOPE OF WORK CONSISTS OF:

SPRINT:

- INSTALL NEW H-FRAME TO BACK OF THE CLEARWIRE CABINET.
- INSTALL ±12' OF (2) NEW 2" CONDUIT FROM PURCELL BOX TO CLEARWIRE CABINET, ONE FOR POWER AND ONE FOR FIBER.
- INSTALL ±12' OF NEW FIBER THROUGH (2) NEW 2" CONDUIT FROM PURCELL BOX TO CLEARWIRE CABINET, ONE FOR FIBER AND ONE FOR POWER.
- INSTALL ±50' OF NEW 3" CONDUIT WITH (2) 1" INNER-DUCTS FROM PROPOSED MMP TO PURCELL BOX.
 *THERE ARE -48 POWER DRAW AVAILABLE
 *THERE ARE OPEN SLOTS FOR EXPANSION

FIBER VENDOR:

- INSTALL NEW NID AND FDP INSIDE NEW PURCELL BOX ON NEW H-FRAME.
- INSTALL ±50' OF NEW FIBER THROUGH 3" CONDUIT WITH (2) 1" INNER-DUCTS FROM PROPOSED MMP TO PURCELL BOX.
- PROPOSED MMP WILL BE IN VAULT OUTSIDE OF THE COMPOUND FENCE.



REV	DATE	DESCRIPTION	BY
A	09/07/18	90% REVIEW	DB
B	09/25/18	100% REVIEW	TJ
0	11/3/18	FINAL	TJ

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.



APPLICABLE BUILDING CODES AND STANDARDS

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

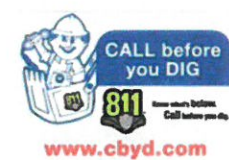
- 2016 CONNECTICUT STATE BUILDING CODE, INCORPORATING THE 2012 INTERNATIONAL BUILDING CODE
- TIA/EIA-222-G OR LATER EDITION
- NFFA 780-LIGHTING PROTECTION CODE 201
- 2014 NATIONAL ELECTRIC CODE OR LATEST EDITION
- CITY/COUNTY ORDINANCES
- ANY OTHER NATIONAL OR LOCAL APPLICABLE CODE MOST RECENT EDITION

GENERAL ABBREVIATIONS	
FV	FIBER VENDOR
DFV	DARK FIBER VENDOR
MMP	MEET ME POINT
NID	NETWORK INTERFACE DEVICE
MMBTS	MULTI MODAL BASE TRANSMISSION STATION
AGL	ABOVE GRADE LEVEL
APPROX	APPROXIMATE
BLDG	BUILDING
C	CENTERLINE
CND	CONDUIT
FT	FOOT(FEET)
ELEV	ELEVATION
EQUIP	EQUIPMENT
(E)	EXISTING
HH	HAND HOLE
N.T.S.	NOT TO SCALE
PPC	POWER PROTECTION CABINET
TELCO	TELCO
ROW	RIGHT OF WAY

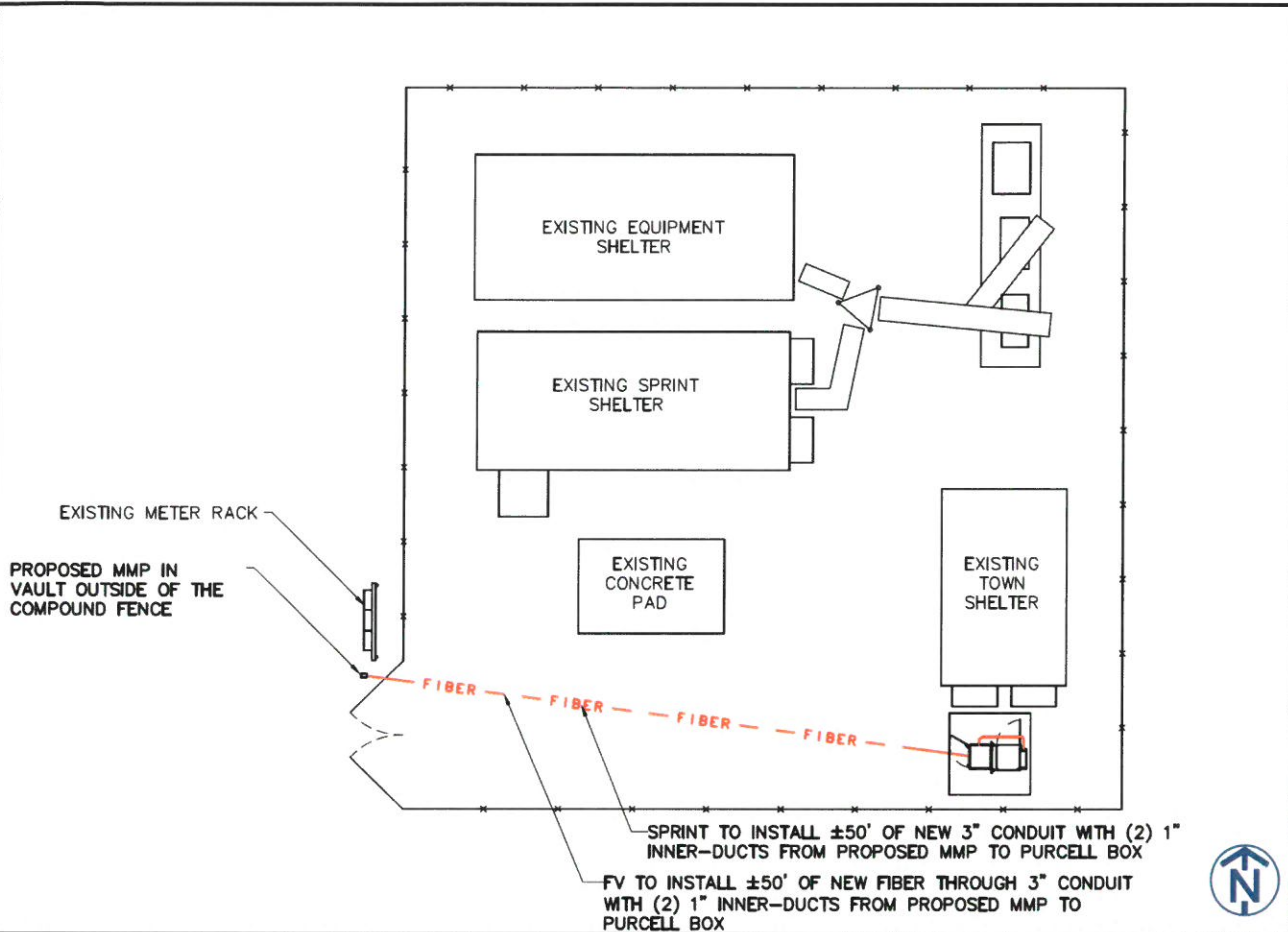
PROJECT CONSULTANTS	
SAC CONTACTS:	SAC WIRELESS 540 W. MADISON ST., 9TH FLOOR CHICAGO, IL 60661 ERIC LEE (815) 793-0730 eric.lee@sacw.com
SPRINT CONTACT:	ARRIN ARENSMAN (913) 481-7344 arrin.arensmen@sprint.com
ENGINEER/ARCHITECT:	FULLERTON ENGINEERING 1100 E. WOODFIELD ROAD, SUITE 500 SCHAUMBURG, ILLINOIS 60173 NATHAN WARKEL (847) 908-8564 nwarkel@fullertonengineering.com

NOTE: DRAWING SCALES ARE FOR 11"x17" SHEETS UNLESS OTHERWISE NOTED

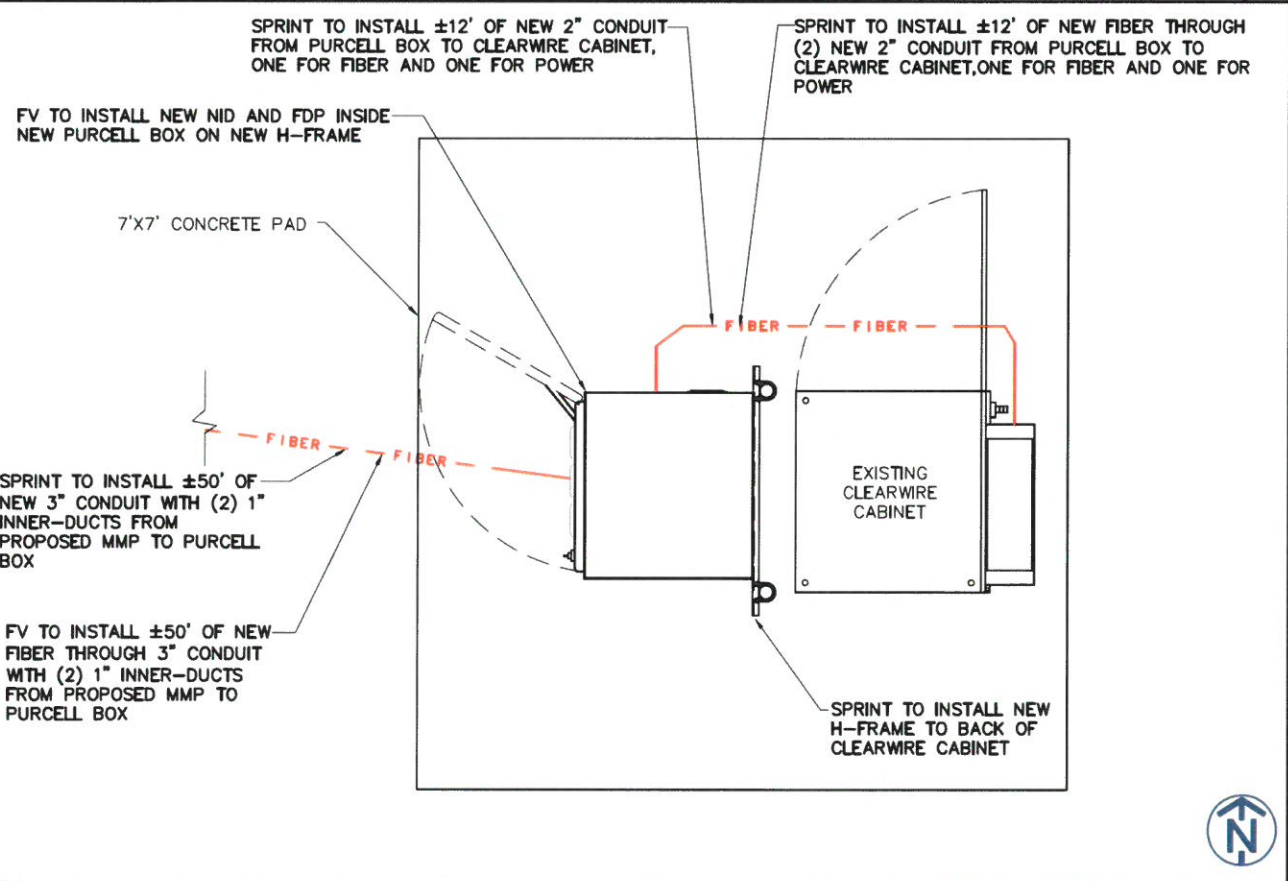
- ALL RIGHTS AND PERMITS ARE THE RESPONSIBILITY OF SAC AND SPRINT
- CONTRACTOR SHALL FURNISH ALL MATERIAL WITH THE EXCEPTION OF SPRINT SUPPLIED MATERIAL.
- ALL MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR, UNLESS STATED OTHERWISE.
- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
- ADA ACCESS REQUIREMENTS ARE NOT REQUIRED.
- THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE



SITE NAME	NEWINGTON
SITE NUMBER:	CT52XC043
SITE ADDRESS	99 CEDARWOOD LANE NEWINGTON, CT 06111
SHEET TITLE	TITLE SHEET
SHEET NUMBER	T-1



OVERALL SITE PLAN SCALE: 1/16" = 1'-0" 1



DETAILED SITE PLAN SCALE: 1/2" = 1'-0" 3

PROJECT SCOPE (HEAVY SCOPE):

SPRINT:

1. INSTALL NEW H-FRAME TO BACK OF THE CLEARWIRE CABINET.
2. INSTALL ±12' OF (2) NEW 2" CONDUIT FROM PURCELL BOX TO CLEARWIRE CABINET, ONE FOR POWER AND ONE FOR FIBER.
3. INSTALL ±12' OF NEW FIBER THROUGH (2) NEW 2" CONDUIT FROM PURCELL BOX TO CLEARWIRE CABINET, ONE FOR FIBER AND ONE FOR POWER.
4. INSTALL ±50' OF NEW 3" CONDUIT WITH (2) 1" INNER-DUCTS FROM PROPOSED MMP TO PURCELL BOX.
*THERE ARE -48 POWER DRAW AVAILABLE
*THERE ARE OPEN SLOTS FOR EXPANSION

FIBER VENDOR:

1. INSTALL NEW NID AND FDP INSIDE NEW PURCELL BOX ON H-FRAME.
2. INSTALL ±50' OF NEW FIBER THROUGH 3" CONDUIT WITH (2) 1" INNER-DUCTS FROM PROPOSED MMP TO PURCELL BOX.
3. PROPOSED MMP WILL BE IN VAULT OUTSIDE OF THE COMPOUND FENCE.

SITE NOTES:

1. SITE INFORMATION WAS PREPARED USING EXISTING DOCUMENTATION AND /OR SITE MEASUREMENTS AND SHOULD NOT BE INTERPRETED AS AN ACCURATE BOUNDARY SURVEY.
2. THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL THE EASEMENTS AND RESTRICTIONS OF RECORD
3. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A PRIVATE UTILITY LOCATE IF NEEDED TO DETERMINE THE UNDERGROUND STRUCTURES ON PRIVATE PROPERTY. THESE DRAWINGS DO NOT DEPICT ALL UNDERGROUND UTILITIES IN THE PROJECT AREA.
4. LATITUDE AND LONGITUDE COORDINATES ASSOCIATED WITH PROPOSED EQUIPMENT/INFRASTRUCTURE WERE BASED UPON GOOGLE EARTH AND WERE NOT FIELD VERIFIED FOR PRECISION. THE EXACT LOCATION OF PROPOSED EQUIPMENT/INFRASTRUCTURE SHALL BE FIELD VERIFIED WITH SPRINT, SAC AND/OR FV.

ROLES AND RESPONSIBILITIES:

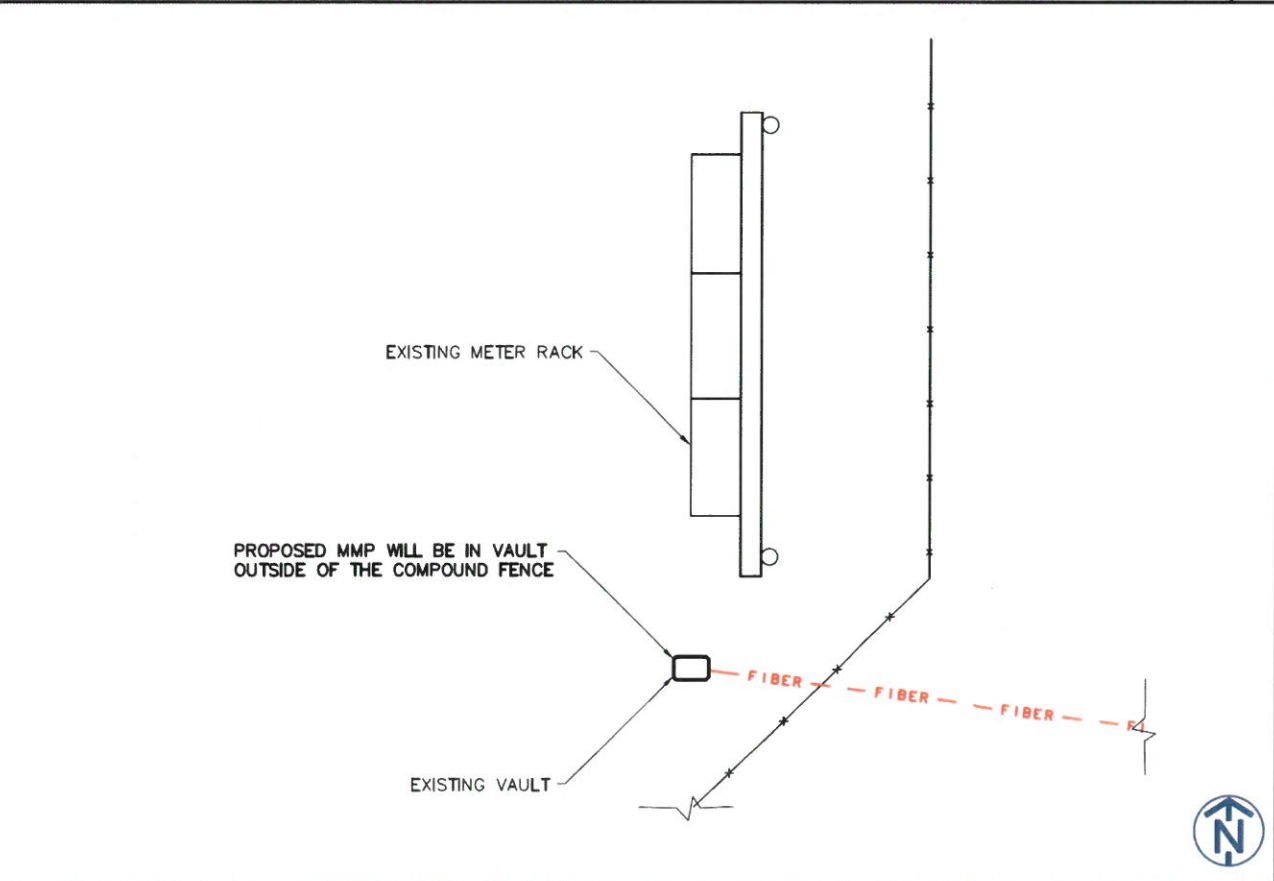
SPRINT R&R:

1. SPRINT TO PERFORM ALL NEW CONDUIT INSTALLATIONS FROM THE MMP TO THE PPC AND FROM PPC TO MMBTS.
2. SPRINT TO PROVIDE ITS TELCO CABINET TO FV FOR THE PROPOSED NID IF SPACE ALLOWS.
3. SPRINT TO PROVIDE POWER TO FV NID.

FIBER VENDOR R&R:

1. FIBER VENDOR RESPONSIBLE FOR ANY NEW CONDUIT INSTALLATION, FIBER WORK OR MMP CONSTRUCTION REQUIRED FROM THE ROW TO THE MMP.
2. FIBER VENDOR RESPONSIBLE FOR PULLING FIBER FROM MMP TO NID.
3. FIBER VENDOR RESPONSIBLE FOR PULLING FIBER FROM NID TO MMBTS.
4. FIBER VENDOR RESPONSIBLE FOR INSTALL OF NID WHETHER IT BE IN THE TELCO CABINET OR ELSEWHERE. NID TO BE INSTALLED IN TELCO CABINET UNLESS SPACE IS UNAVAILABLE AND THEREFORE SPECIFIED OTHERWISE.

GENERAL NOTES



EQUIPMENT PLAN SCALE: 3/8" = 1'-0" 4



REV	DATE	DESCRIPTION	BY
A	09/07/18	90% REVIEW	DB
B	09/25/18	100% REVIEW	TJ
0	11/3/18	FINAL	TJ

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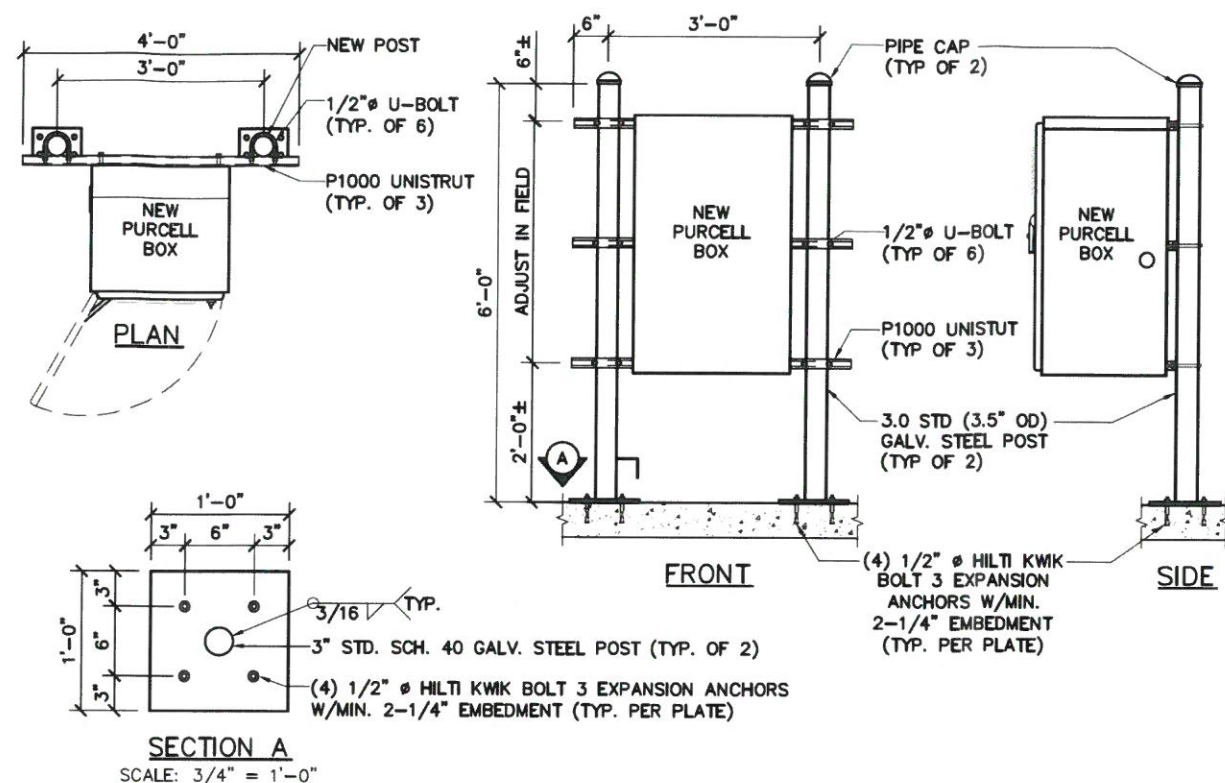
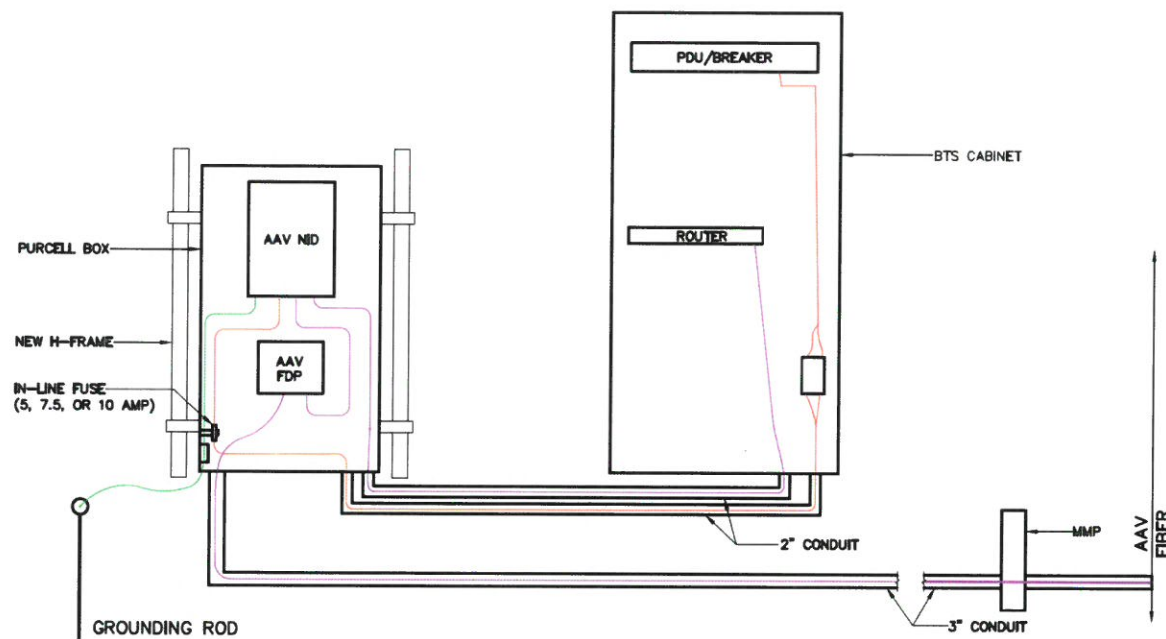
SITE NAME
NEWINGTON

SITE NUMBER:
CT52XC043

SITE ADDRESS
99 CEDARWOOD LANE
NEWINGTON, CT 06111

SHEET TITLE
**CLEARWIRE
MW-TO-LIT FIBER
SITE PLANS**

SHEET NUMBER
AAV-1



540 W. MADISON ST., 9TH FLOOR
CHICAGO, IL 60661



1100 E. WOODFIELD ROAD, SUITE 500
SCHAUMBURG, ILLINOIS 60173
TEL: 847-908-8400
COA# PEC.0001444
www.FullertonEngineering.com

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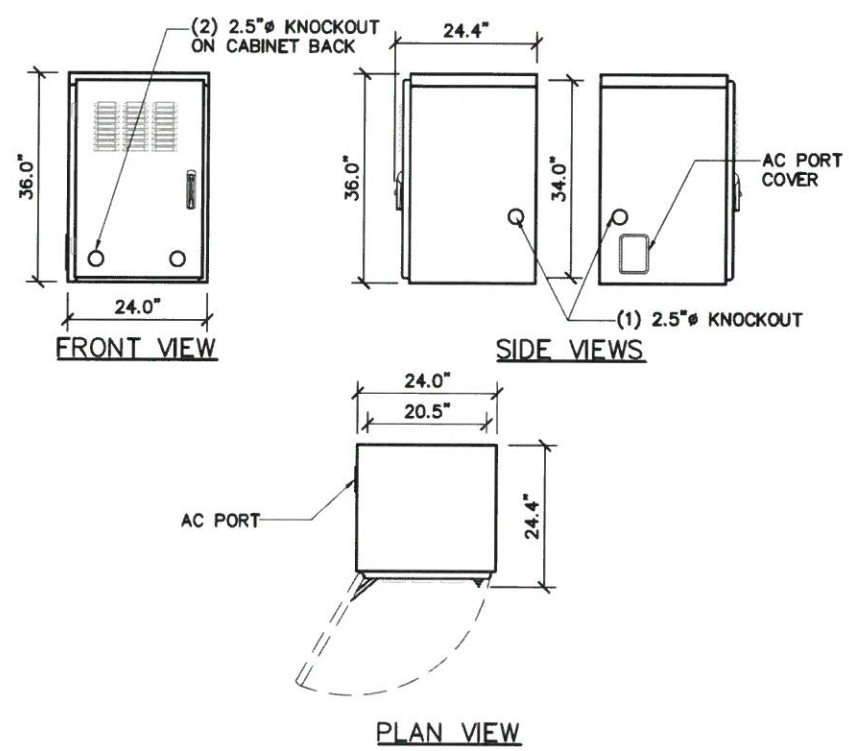


PLUMBING DIAGRAM

SCALE: N.T.S. 1

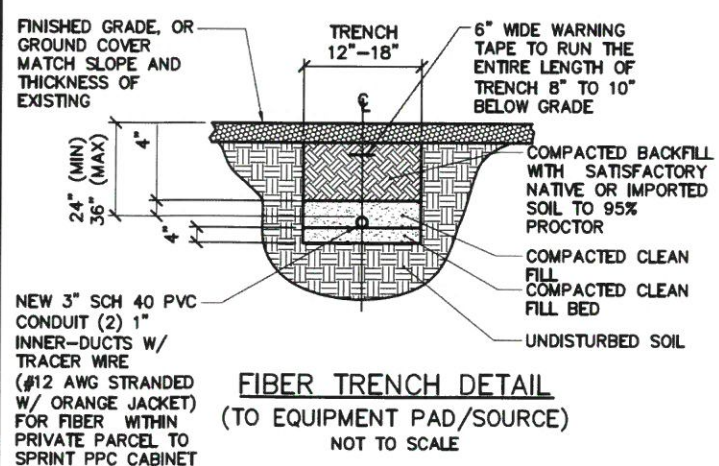
H-FRAME DETAIL

SCALE: N.T.S. 2



PURCELL TELCO BOX SPECS

SCALE: 3/8" = 1'-0" 3



FIBER TRENCH DETAIL (TO EQUIPMENT PAD/SOURCE) NOT TO SCALE

UTILITY TRENCH NOTES:

1. CONDUIT SIZE, TYPE, QUANTITY, AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY.
2. ALL UTILITY TRENCHES WITHIN THE FENCED COMPOUND OR UNDER ANY PORTION OF A GRAVEL DRIVE AND/OR ROADWAY SHALL BE BACKFILLED WITH COMPACTED AGGREGATE.
3. ALL CONDUITS SHALL BE INSTALLED WITH 3/16" POLYPROPYLENE ROPE (PULL STRING) OR MULE TAPE SUITABLE FOR PULLING CABLE THROUGH DUCT.
4. ALL CONDUITS THAT ARE TO BE USED FOR FIBER/ALARM SHALL BE INSTALLED WITH A TRACER WIRE (#12 AWG STRANDED W/ ORANGE JACKET).
5. ALL CONDUITS SHALL BE CLEAN INSIDE WITH NO DIRT OR ANY OTHER OBSTRUCTIONS.
6. ALL BENDS MUST SWEEP 36" RADIUS AND MAXIMUM OF 3 SWEEPS. ANY ADDITIONAL SWEEPS MUST BE APPROVED BY THE UTILITY COMPANY.
7. THE CONTRACTOR SHALL VERIFY AND FOLLOW THE UTILITY COMPANY SPECIFICATIONS FOR INSTALLATIONS.
8. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WITHIN THE COMPOUND AND INSTALL PULL BOXES WHERE NEEDED TO AVOID ANY EXISTING UTILITIES. CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN TRENCHING AND HAND DIG AROUND EXISTING UTILITIES AS REQUIRED.
9. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WITHIN THE COMPOUND AND INSTALL PULLBOXES WHERE NEEDED TO AVOID ANY EXISTING UTILITIES. CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN TRENCHING AND HAND DIG AROUND EXISTING UTILITIES AS REQUIRED.

TRENCH DETAILS

SCALE: N.T.S. 4

SITE NAME

NEWINGTON

SITE NUMBER:

CT52XC043

SITE ADDRESS

99 CEDARWOOD LANE
NEWINGTON, CT 06111

SHEET TITLE

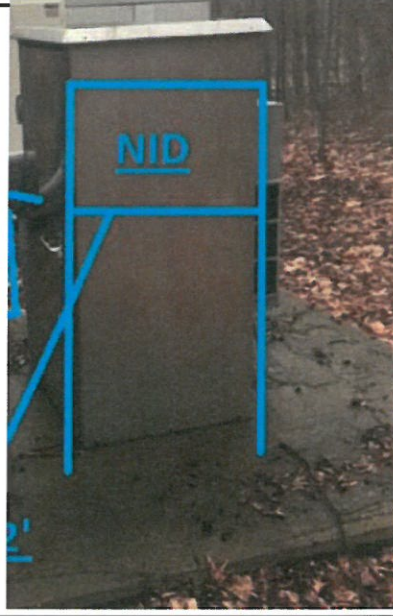
CLEARWIRE
MW-TO-LIT FIBER
EQUIPMENT DETAILS

SHEET NUMBER

AAV-2



PROPOSED MMP SCALE: N.T.S. 1



H-FRAME SCALE: N.T.S. 2



INSIDE CLEARWIRE CABINET SCALE: N.T.S. 3



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CHICAGO, IL 60661



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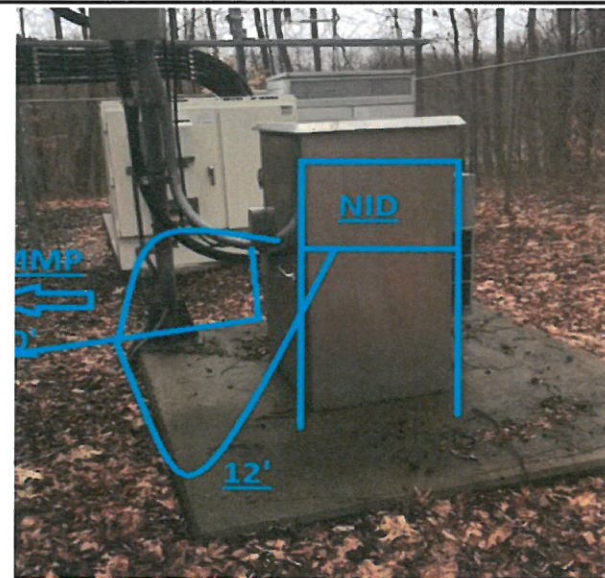
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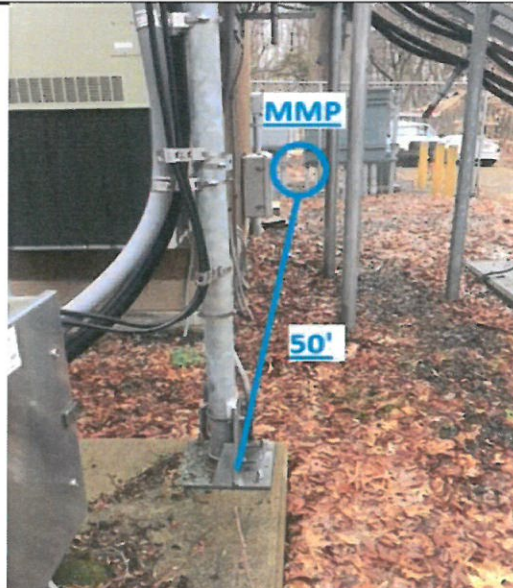
SITE PHOTOS

SHEET NUMBER

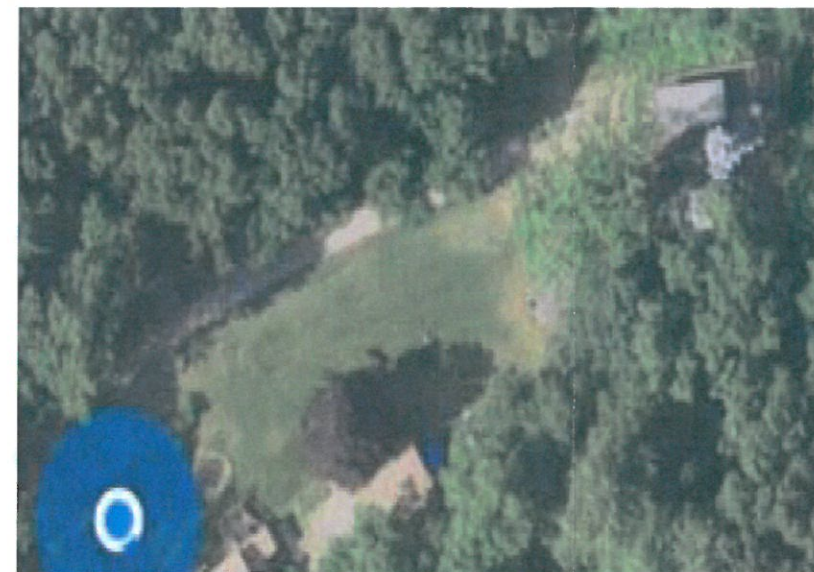
AAV-4



CONDUIT RUN BEHIND CW CABINET SCALE: N.T.S. 4



PROPOSED CONDUIT PATH SCALE: N.T.S. 5



SITE OVERVIEW SCALE: N.T.S. 6

NOT USED SCALE: N.T.S. 7

NOT USED SCALE: N.T.S. 8

NOT USED SCALE: N.T.S. 9