

**From:** Shappy, Gregg [mailto:gshappy@transcendwireless.com]  
**Sent:** Monday, February 27, 2017 1:36 PM  
**To:** Maine, Brennan <Brennan.Maine@ct.gov>  
**Cc:** denise@northeastsitesolutions.com; CSC-DL Siting Council <Siting.Council@ct.gov>  
**Subject:** Re: EM-T-MOBILE-097-170210-INCLTR-fairfielddr-newtown

Good afternoon Brennan,

Previous exempt mod applications in the CSC database for CT11105 all indicate 6 Fairfield in Newtown. There is no 6 Fairfield Drive property in the Town of Newtown's assessor's database. However, one of the exempt mod decisions for 6 Fairfield Drive indicates that it also know as 25 Meridian Ridge Drive in Newtown. 25 Meridian Ridge abuts Fairfield Drive, so this is definitely the site.

I've attached the property card and the tax map. Also, here's the Google Earth view.

The property owner has been involved via American Tower Corporation (tower owner/manager) throughout the entire process. Please let me know if there is anything else you will need in order to provide approval.

Thank you,

**Gregg Shappy**  
Transcend Wireless  
10 Industrial Avenue, Suite 3  
Mahwah, NJ 07430  
[gshappy@transcendwireless.com](mailto:gshappy@transcendwireless.com)  
(845)553-2045

On Fri, Feb 24, 2017 at 2:12 PM, Maine, Brennan <[Brennan.Maine@ct.gov](mailto:Brennan.Maine@ct.gov)> wrote:

I neglected to include Denise in the previous email, my apologies!

Please see attached correspondence.

**Brennan A. Maine**  
Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051  
[Brennan.maine@ct.gov](mailto:Brennan.maine@ct.gov)  
(860) 827-2940

# 25 MERIDIAN RIDGE DRIVE

**Location** 25 MERIDIAN RIDGE DRIVE

**M/B/L** 2/ 9/ 1.23/C /

**Acct#** 00141100C

**Owner** MACRICOSTAS CONSTANTINE

**Assessment** \$319,200

**Appraisal** \$456,000

**PID** 15196

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$96,000	\$360,000	\$456,000
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$67,200	\$252,000	\$319,200

## Owner of Record

**Owner** MACRICOSTAS CONSTANTINE  
**Co-Owner** C/O PROPERTY TAX DEPT  
**Address** P.O. BOX 723597  
 ATLANTA, GA 31139

**Sale Price** \$0  
**Certificate**  
**Book & Page** 713/ 565  
**Sale Date** 06/20/2002

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MACRICOSTAS CONSTANTINE	\$0		713/ 565	06/20/2002

## Building Information

### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

Building Attributes	
Field	Description

Style	Vacant Land
Model	
Grade:	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Full Bthrms:	
Half Baths:	
Extra Fixtures	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Extra Kitchens	
Fireplace(s)	
Extra Opening(s)	
Gas Fireplace(s)	
Blocked FPL(s)	
Woodstove(s)	
SF Fin Bsmt	
Fin Bsmt Qual	
Bsmt Garage	
Int Millwork	
Foundation	
Dormer LF	

### Building Photo



(<http://images.vgsi.com/photos/NewtownCTPhotos//default.jpg>)

### Building Layout

<b>Building Sub-Areas (sq ft)</b>	<u><b>Legend</b></u>
No Data for Building Sub-Areas	

### Extra Features

**Extra Features**

**Legend**

No Data for Extra Features

**Land**

**Land Use**

**Use Code** 1060  
**Description** Vacant W/ OB  
**Zone** R-1  
**Neighborhood**  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0  
**Frontage**  
**Depth**  
**Assessed Value** \$252,000  
**Appraised Value** \$360,000

**Outbuildings**

<b>Outbuildings</b>						<b>Legend</b>
<b>Code</b>	<b>Description</b>	<b>Sub Code</b>	<b>Sub Description</b>	<b>Size</b>	<b>Value</b>	<b>Bldg #</b>
CELL	Cell Tower			1 Units	\$96,000	1

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2015	\$96,000	\$360,000	\$456,000
2014	\$96,000	\$360,000	\$456,000

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2015	\$67,200	\$252,000	\$319,200
2014	\$67,200	\$252,000	\$319,200

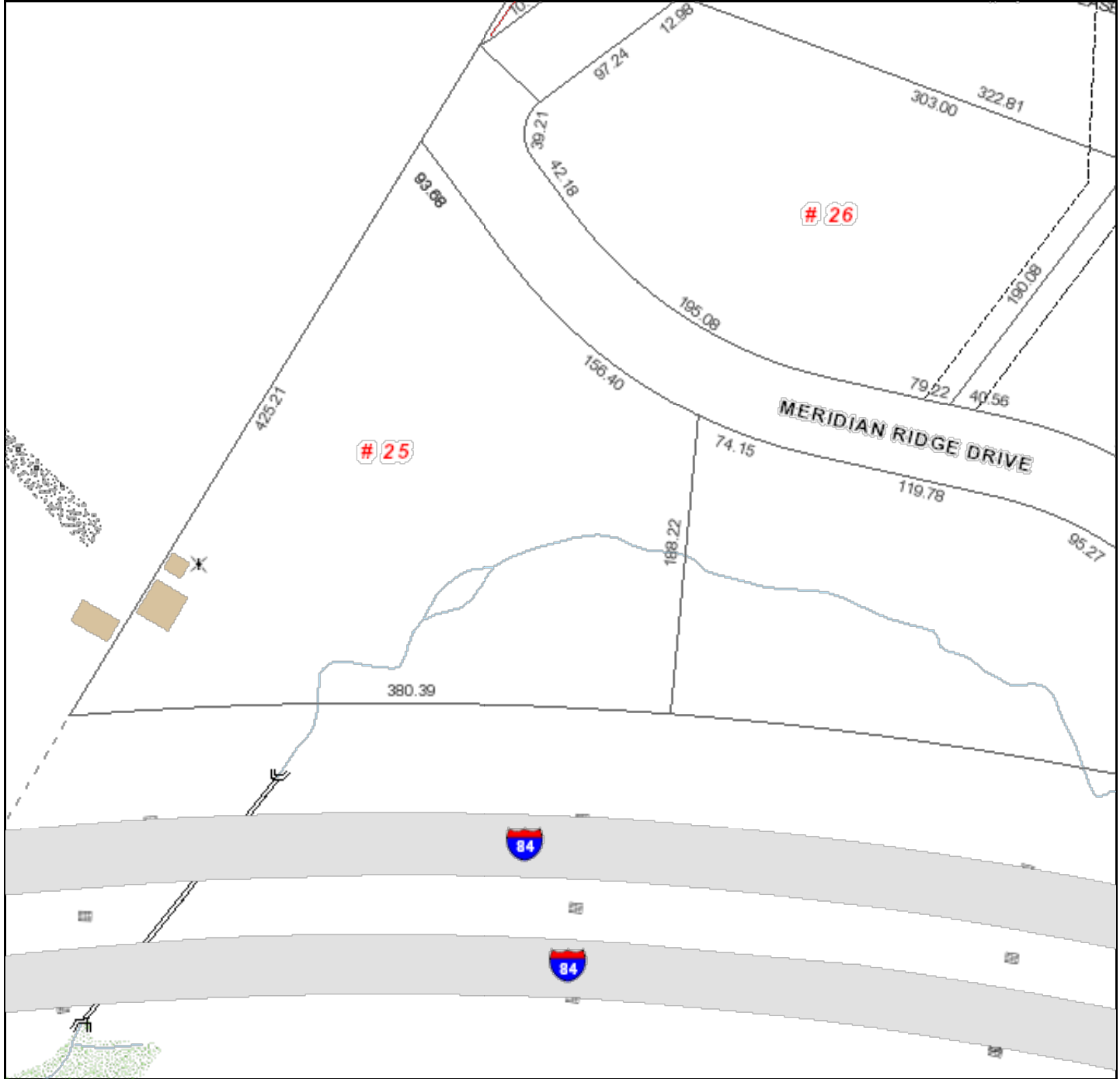
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# Town of Newtown

Geographic Information System (GIS)



Date Printed: 2/27/2017



**MAP DISCLAIMER - NOTICE OF LIABILITY**  
This map is for assessment purposes only. It is not for legal description

Approximate Scale: 1 inch = 100 feet

or conveyances. All information is subject to verification by any user. The Town of Newtown and its mapping contractors assume no legal responsibility for the information contained herein.

