



STATE OF CONNECTICUT  
*CONNECTICUT SITING COUNCIL*

Ten Franklin Square, New Britain, CT 06051  
Phone: (860) 827-2935 Fax: (860) 827-2950  
E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)  
Web Site: [portal.ct.gov/csc](http://portal.ct.gov/csc)

**VIA ELECTRONIC MAIL**

October 5, 2021

G. Scott Shepherd  
Sr. Property Specialist  
SBA Communications Corporation  
134 Flanders Rd., Suite 125  
Westborough, MA 01581  
[GShepherd@sbsite.com](mailto:GShepherd@sbsite.com)

RE: **EM-T-MOBILE-099-210826** – T-Mobile notice of intent to modify an existing telecommunications facility located at 26 Commerce Drive, North Branford, Connecticut.

Dear Mr. Shepherd:

The Connecticut Siting Council (Council) is in receipt of your correspondence of September 30, 2021 submitted in response to the Council's September 29, 2021 notification of an incomplete request for exempt modification with regard to the above-referenced matter.

The submission renders the request for exempt modification complete and the Council will process the request in accordance with the Federal Communications Commission 60-day timeframe.

Thank you for your attention and cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Melanie Bachman".

Melanie Bachman  
Executive Director

MAB/FOC/laf

**From:** Glenn Shepherd <GShepherd@sbsite.com>  
**Sent:** Thursday, September 30, 2021 11:57 AM  
**To:** Robidoux, Evan <Evan.Robidoux@ct.gov>  
**Cc:** CSC-DL Siting Council <Siting.Council@ct.gov>  
**Subject:** RE: [External] Council Incomplete Letter for Multiple T-Mobile Sites

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Evan, Council,

Re: **EM-T-MOBILE-099-210826**

In response to the your letter of incomplete, please see following attached documents with regard to

- Property Card identifying the underlying property owner;
- Property Map;
- Original facility approval from the town

I believe these documents will render this notice of exempt modification complete.

- **I also attached the letter of incomplete from Council for your reference and will mail hard copies via FedEx overnight delivery.**

**G. Scott Shepherd**

*Site Development Specialist II*

508.251.0720 Ext.3807 + **T**  
508.366.2610 + F + **F**  
508.868.6000 + C + **C**

**26 COMMERCE DR****Location** 26 COMMERCE DR**Mblu** 19/C 13-5/ / /**Acct#** 000156**Owner** ARTEC PROPERTIES LLC**Assessment** \$906,400**Appraisal** \$1,294,800**PID** 1373**Building Count** 1**Current Value**

| <b>Appraisal</b>      |                     |             |              |
|-----------------------|---------------------|-------------|--------------|
| <b>Valuation Year</b> | <b>Improvements</b> | <b>Land</b> | <b>Total</b> |
| 2015                  | \$787,700           | \$507,100   | \$1,294,800  |
| <b>Assessment</b>     |                     |             |              |
| <b>Valuation Year</b> | <b>Improvements</b> | <b>Land</b> | <b>Total</b> |
| 2015                  | \$551,400           | \$355,000   | \$906,400    |

**Owner of Record**

|                 |   |                        |            |
|-----------------|---|------------------------|------------|
| <b>Owner</b>    | ARTEC PROPERTIES LLC                            | <b>Sale Price</b>      | \$0        |
| <b>Co-Owner</b> |   | <b>Certificate</b>     |            |
| <b>Address</b>  | 26 COMMERCE DR<br>NORTH BRANFORD, CT 06471-1250 | <b>Book &amp; Page</b> | 472/1180   |
|                 |   | <b>Sale Date</b>       | 12/30/2014 |

**Ownership History**

| <b>Ownership History</b> |                   |                    |                        |                  |
|--------------------------|-------------------|--------------------|------------------------|------------------|
| <b>Owner</b>             | <b>Sale Price</b> | <b>Certificate</b> | <b>Book &amp; Page</b> | <b>Sale Date</b> |
| ARTEC PROPERTIES LLC     | \$0               |                    | 472/1180               | 12/30/2014       |
| ARTEC MACHINERY CORP     | \$0               |                    | 140/ 074               | 06/17/1982       |

**Building Information****Building 1 : Section 1**

**Year Built:** 1984  
**Living Area:** 27,700  
**Replacement Cost:** \$1,576,753  
**Building Percent** 63  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$993,400

**Building Attributes**

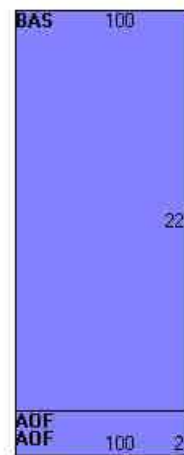
| Field            | Description       |
|------------------|-------------------|
| STYLE            | Pre-Eng Mfg       |
| MODEL            | Ind or Comm       |
| Grade            | Average           |
| Stories:         | 1                 |
| Occupancy        | 5                 |
| Exterior Wall 1  | Pre-finish Metl   |
| Exterior Wall 2  | Brick Veneer      |
| Roof Structure   | Gable/Hip         |
| Roof Cover       | Metal/Tin         |
| Interior Wall 1  | Minim/Masonry     |
| Interior Wall 2  | Drywall/Sheet     |
| Interior Floor 1 | Concr-Finished    |
| Interior Floor 2 | Carpet            |
| Heating Fuel     | Gas               |
| Heating Type     | Forced Air-Duc    |
| AC Type          | None              |
| Bldg Use         | INDUSTRIAL MDL-96 |
| Total Rooms      |                   |
| Total Bedrms     | 00                |
| Total Baths      | 0                 |
| 1st Floor Use:   | 4000              |
| Heat/AC          | NONE              |
| Frame Type       | STEEL             |
| Baths/Plumbing   | AVERAGE           |
| Ceiling/Wall     | NONE              |
| Rooms/Prtns      | AVERAGE           |
| Wall Height      | 16                |
| % Comn Wall      | 0                 |

## Building Photo



(<http://images.vgsi.com/photos/NorthBranfordCTPhotos//\00\00>)

## Building Layout



(<http://images.vgsi.com/photos/NorthBranfordCTPhotos//Sketch>)

| Building Sub-Areas (sq ft) |                   |            | Legend      |
|----------------------------|-------------------|------------|-------------|
| Code                       | Description       | Gross Area | Living Area |
| BAS                        | First Floor       | 22,700     | 22,700      |
| AOF                        | Office, (Average) | 5,000      | 5,000       |
|                            |                   | 27,700     | 27,700      |

## Extra Features

| Extra Features |               |            |         | Legend |
|----------------|---------------|------------|---------|--------|
| Code           | Description   | Size       | Value   | Bldg # |
| MEZ1           | MEZZANINE-UNF | 250 S.F.   | \$3,200 | 1      |
| A/C            | AIR CONDITION | 2500 UNITS | \$3,500 | 1      |
| LFT2           | LIFT-HEAVY    | 1 UNITS    | \$3,200 | 1      |
| LDL1           | LOAD LEVELERS | 2 UNITS    | \$3,800 | 1      |

## Land

**Land Use**

**Use Code** 4000  
**Description** INDUSTRIAL MDL-96  
**Zone** I2  
**Neighborhood**  
**Alt Land Appr Category** No

**Land Line Valuation**

**Size (Acres)** 2.02  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$355,000  
**Appraised Value** \$507,100

**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> |
| TW1                 | CELL TOWER           |                 |                        | 155 HEIGHT  | \$104,600    | 1             |
| ELCB                | ELECTRONIC COMM BLDG |                 |                        | 360 S.F.    | \$60,800     | 1             |
| ELCB                | ELECTRONIC COMM BLDG |                 |                        | 180 S.F.    | \$30,400     | 1             |
| FN4                 | FENCE-8' CHAIN       |                 |                        | 192 L.F.    | \$3,400      | 1             |
|                     | CONCRETE PAD         |                 |                        | 9           | \$0          | 1             |

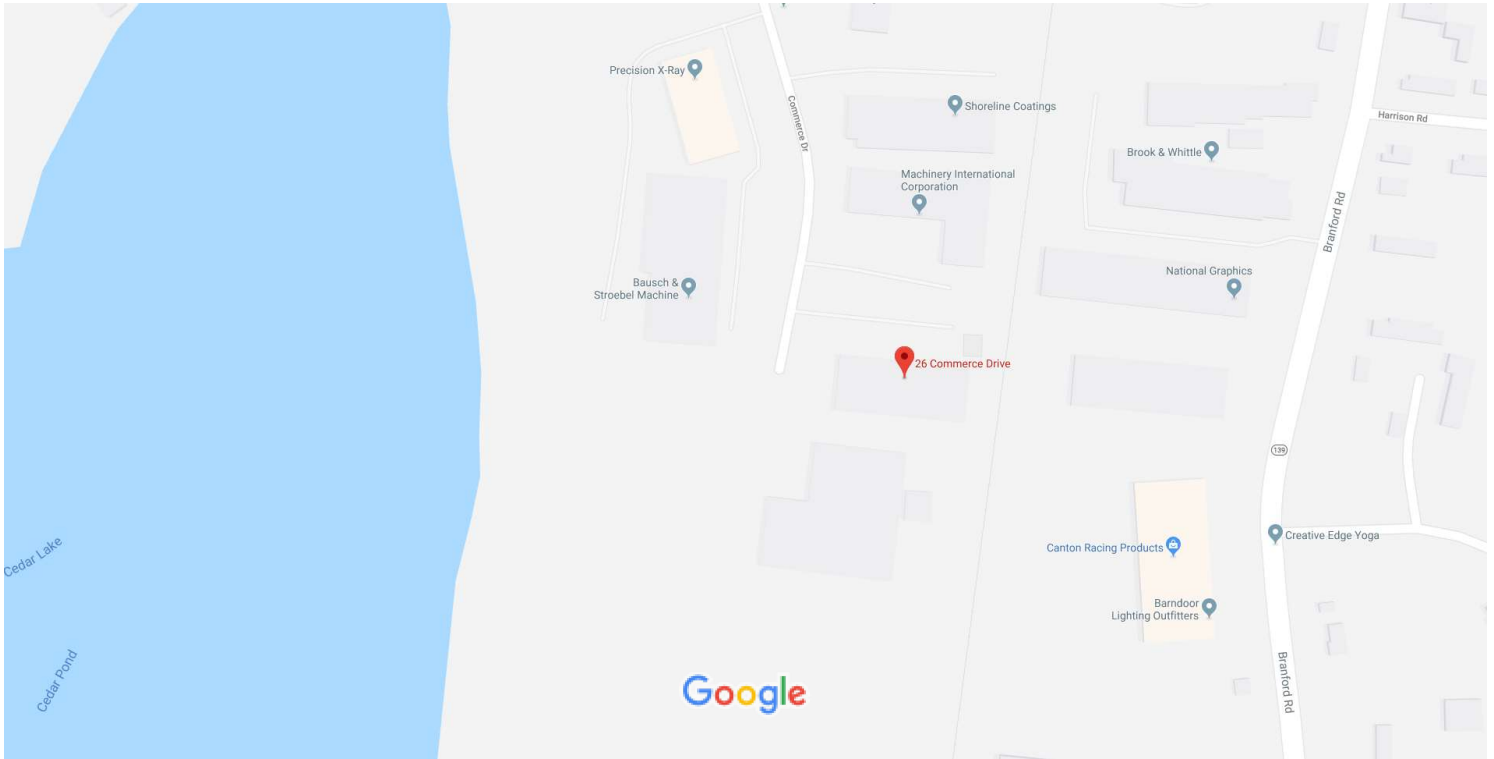
**Valuation History**

| <b>Appraisal</b>      |                     |             |              |
|-----------------------|---------------------|-------------|--------------|
| <b>Valuation Year</b> | <b>Improvements</b> | <b>Land</b> | <b>Total</b> |
| 2017                  | \$787,700           | \$507,100   | \$1,294,800  |
| 2016                  | \$787,700           | \$507,100   | \$1,294,800  |
| 2015                  | \$787,700           | \$507,100   | \$1,294,800  |

| <b>Assessment</b>     |                     |             |              |
|-----------------------|---------------------|-------------|--------------|
| <b>Valuation Year</b> | <b>Improvements</b> | <b>Land</b> | <b>Total</b> |
| 2017                  | \$551,400           | \$355,000   | \$906,400    |
| 2016                  | \$551,400           | \$355,000   | \$906,400    |
| 2015                  | \$551,400           | \$355,000   | \$906,400    |

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# Google Maps 26 Commerce Dr



Map data ©2019 Google 100 ft



## 26 Commerce Dr

North Branford, CT 06471



Directions



Save



Nearby



Send to your phone



Share

### At this location

Advantage Lawn Care LLC



Lawn care service · 26 Commerce Dr  
Open until 5:00 PM



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**Artec Machine Systems**

5.0 ★★★★★ (1)

Industrial equipment supplier · 26 Commerce Dr  
Open until 4:30 PM



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**County Hill Landscaping Inc**

Landscaper · 26 Commerce Dr



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**Financial & Benefits Concepts**

Financial planner · 26 Commerce Dr # 2



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**Maco Machinery**

Professional services · 26 Commerce Dr



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**Stephen W Whalen Law Offices**

5.0 ★★★★★ (1)

Law firm · 26 Commerce Dr  
Open until 5:30 PM



SITE NAME: ARTEC

SITE ID: CT13610-A

Transaction: Light Tower

**ZONING/PERMITTING COMPLETION FORM**

Address: 26 Commerce Dr., N. Branford, CT 06471

Jurisdiction: Conn. State Council, Town of North Branford Zoning District: \_\_\_\_\_

Zoning Approval Type: CSC Certificate, Zoning Permit Case #: 295

Approval Date: 1/24/2005 Approved Height: 155' Monopole Tower Build Date: \_\_\_\_\_

If tower is destroyed or drop/swap required, tower can likely be rebuilt?  YES  NO

**Conditions of Approval:**

|   | <u>Yes</u>                          | <u>No</u>                           | <u>N/A</u>               |
|---|-------------------------------------|-------------------------------------|--------------------------|
| Removal Bond _____  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Site Plan Submittal _____   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fall Zone _____   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Periodic Inspections _____  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Periodic Reporting _____  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Approval Renewal _____  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Additional Conditions <u>Municipal antennas to be provided at no compensation</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**JURISDICTION POC/DEPT.**

Planning/Zoning: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Bldg./Code Enforcement: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Compliance

**TO BE COMPLETED BY CORPORATE**

|   | <u>Yes</u>                          | <u>No</u>                           | <u>N/A</u>               |                                     |
|---|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| Zoning Approval Attached (required)                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |                                     |
| Ordinance Attached (required)                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                                     |
| Building Permit Attached (required)                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <u>Date Recd</u><br><u>8/8/2005</u> |
| Certificate of Occupancy or Compliance (CO) attached (required) | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <u>1/12/2006</u>                    |
| Zoning Manager Approval: <u>D E Borchardt</u>                   |                                     |                                     |                          | Date <u>7/28/2008</u>               |

Diane E. Borchardt, AICP



## Connecticut Siting Council

### Decisions

### Decisions

|   |  |
|---|--|
| <b>DOCKET NO. 295</b> – National Grid Communications, Inc. }<br>application for a Certificate of Environmental Compatibility }<br>and Public Need for the construction, maintenance and }<br>operation of a wireless telecommunications facility in North }<br>Branford, Connecticut. } | Connecticut<br><br>Siting<br><br>Council<br><br><br>January 24, 2005 |
|---|--|

### Decision and Order

Pursuant to the foregoing Findings of Fact and Opinion, the Connecticut Siting Council (Council) finds that the effects associated with the construction, operation, and maintenance of a telecommunications facility including effects on the natural environment; ecological integrity and balance; public health and safety; scenic, historic, and recreational values; forests and parks; air and water purity; and fish and wildlife are not disproportionate either alone or cumulatively with other effects when compared to need, are not in conflict with the policies of the State concerning such effects, and are not sufficient reason to deny the application and therefore directs that a Certificate of Environmental Compatibility and Public Need, as provided by General Statutes § 16-50k, be issued to Tower Ventures II, LLC for the construction, maintenance and operation of a wireless telecommunications facility at 26 Commerce Drive, North Branford, Connecticut.

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

1. The tower shall be designed as a monopole and shall be constructed **no taller than 155 feet** above ground level to provide telecommunications services to both public and private entities.
2. The Certificate Holder shall prepare a Development and Management (D&M) Plan for this site in compliance with Sections 16-50j-75 through 16-50j-77 of the Regulations of Connecticut State Agencies. The D&M Plan shall be served on all parties and intervenors, as listed in the service list, and submitted to and approved by the Council prior to the commencement of facility construction and shall include:
  - a) final site plan(s) of site development to include specifications for the tower, tower foundation, **T-bar mounted antennas**, equipment building, access road, utility line, and landscaping; and
  - b) construction plans for site clearing, water drainage, and erosion and sedimentation control consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended.
3. The Certificate Holder shall, prior to the commencement of operation, provide the Council worst-case modeling of electromagnetic radio frequency power density of all proposed entities' antennas at the closest point of uncontrolled access to the tower base, consistent with Federal Communications Commission, Office of Engineering and Technology, Bulletin No. 65, August 1997. The Certificate Holder shall ensure a recalculated report of electromagnetic radio frequency power density is submitted to the Council in the event other carriers locate at this facility or if circumstances in operation cause a change in power density above the levels calculated and provided pursuant to this Decision and Order.

4. Upon the establishment of any new State or federal radio frequency standards applicable to frequencies of this facility, the facility granted herein shall be brought into compliance with such standards.
5. The Certificate Holder shall permit public or private entities to share space on the proposed tower for fair consideration, or shall provide any requesting entity with specific legal, technical, environmental, or economic reasons precluding such tower sharing.
6. The Certificate Holder shall provide reasonable space on the tower for no compensation for any municipal antennas, provided such antennas are compatible with the structural integrity of the tower.
7. If the facility does not initially provide wireless services within one year of completion of construction or ceases to provide wireless services for a period of one year, this Decision and Order shall be void, and the Certificate Holder shall dismantle the tower and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made.
8. Any antenna that becomes obsolete and ceases to function shall be removed within 60 days after such antennas become obsolete and cease to function.
9. Unless otherwise approved by the Council, this Decision and Order shall be void if the facility authorized herein is not operational within one year of the effective date of this Decision and Order or within one year after all appeals to this Decision and Order have been resolved. Any request for extensions of the period shall be filed with the Council not later than sixty days prior to expiration date of the Certificate and shall be served on all parties and intervenors, as listed in the service list. Any proposed modifications to this Decision and Order shall likewise be so served.

10. In accordance with Section 16-50j-77 of the Regulations of Connecticut State Agencies, the Certificate Holder shall provide the Council with notice in writing two weeks prior to the commencement of construction activities at the approved site. In addition, the Certificate Holder shall provide the Council with written notice of the completion of construction. Pursuant to General Statutes § 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 shall be published in the New Haven Register and the Totoket Times.

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 Connecticut State Agencies.

The parties and intervenors to this proceeding are:

|  |   |
|--|---|
| <p><b>Applicant</b></p> <p>Tower Ventures II, LLC</p> <p><b>Intervenor</b></p> <p>Southwestern Bell Mobile Systems, LLC d/b/a Cingular Wireless, LLC</p> | <p><b>Its Representative</b></p> <p>Benjamin S. Proto, Jr., Esq. 2090 Cutspring Road Stratford, CT 06614 (203) 378-9595</p> <p>Kenneth J. Spigle, Esq. Tower Ventures II, LLC 170 Westminster Street, Suite 701 Providence, RI 02903</p> <p><b>Its Representative</b></p> <p>Wendell G. Davis Blackwell, Davis &amp; Spadacinni, LLC 158 East Center Street Manchester, CT 06040 (860) 432-</p> |
|--|---|

0676□(860) 432-2926 fax

North Branford Planning & Zoning Commission

ZONING PERMIT

This is to certify that the 155' Cell Tower

Located at 26 Commerce Drive

Owned by Artec Machinery Corp.

has been examined by me as required by the ZONING REGULATIONS OF THE TOWN OF NORTH BRANFORD, CONNECTICUT and I am satisfied that the same complies with the requirements of said ZONING REGULATIONS and authorize commencement of building construction and site development.

Signed *Robert J. Jahn*  
Zoning Enforcement Officer

Date 8-11-05

Signed \_\_\_\_\_  
Planning & Zoning Administrator

Date \_\_\_\_\_

Notes:

1. This is not a Building Permit.
2. Any Zoning Permit that involves approval of a SITE DEVELOPMENT PLAN or SPECIAL USE PERMIT by Commission, or other action of the commission, shall be countersigned by the Planning and Zoning Administrator.

National Grid Communications/Atlantic Western Consulting  
800 West Cummings Park, Suite 6950  
Woburn, MA 01801  
Sean Gormley

Town of North Branford  
909 Foxon Rd  
North Branford, CT 06471  
Attn: Building Inspector's Office

Re: Gridcom Tower Site on 20 Commerce Drive- Permit #8156

To Whom it May Concern,

National Grid has completed its construction of the above mentioned site. Our permit included the tower portion and the installation of Cingular on the tower. Please find attached the Statement of Special Inspections (which you would already have on file) and the Final Report of Special Inspections. Please let me know if you require anything else from us or our engineering inspectors. Please forward your final sign offs to myself at the address above. Thank you and please feel free to call if you have any questions.

Sincerely,

Sean Gormley  
Construction Manager  
Cell: 978-833-8668

CERTIFICATE OF ZONING COMPLIANCE

This is to certify that the 155' Cell Tower

Located at 26 Commerce Drive

Owned by Artec Machinery Corp.

has been examined by me as required by the ZONING REGULATIONS OF THE TOWN OF NORTH BRANFORD, CONNECTICUT and I am satisfied that the same complies with the requirements of said ZONING REGULATIONS and may be used and/or occupied because -

It conforms to the Zoning Regulations

It is a lawfully existing nonconforming parcel, use, building or other structure, which may be continued in accordance with the provisions of Paragraph 5.6.1 - 5.6.5 and Section 5 of the ZONING REGULATIONS; or

It is in the process of improvement and completion in accordance with an approved APPLICATION FOR A ZONING PERMIT and is entitled to a temporary PERMIT in accordance with Paragraph 62.7.5 PERMIT terminating on \_\_\_\_\_

X Other State CT Siting Council approval 1-24-05 (outside local zoning jurisdiction)

Signed [Signature]  
ACTING Zoning Enforcement Officer

Date 01-12-06

Signed \_\_\_\_\_  
Planning & Zoning Administrator

Date \_\_\_\_\_

Notes:

1. This is not a Certificate of Occupancy.
2. Any Certificate that pertains to a use, building structure or site development for which a SITE DEVELOPMENT PLAN or SPECIAL USE PERMIT has been approved by the Commission shall be countersigned by the Planning and Zoning Administrator.



DO NOT WRITE IN THESE SPACES

# BUILDING PERMIT

JOB WEATHER CARD

DATE 8/8/05

8156

APPLICANT National Grid Communications ADDRESS 25 Research Dr. CITY/TOWN/STATE Westborough, MA

PERMIT TO Cell Tower (TYPE OF IMPROVEMENT) NO. 1 STORY 1 (PROPOSED USE) NUMBER OF DWELLING UNITS 01582 (OWNER'S LICENSE)

AT (LOCATION) 26 Commerce Drive, North Branford (NO.) (STREET) ZONING DISTRICT

BETWEEN (CROSS STREET) AND (CROSS STREET)

SUBDIVISION LOT 13-5 BLOCK 19 LOT SIZE

BUILDING IS TO BE FT. WIDE BY FT. LONG BY FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE USE GROUP BASEMENT WALLS OR FOUNDATION (TYPE)

REMARKS: **Erect a 155' cellular telephone tower. Per all applicable codes.**

AREA OR VOLUME (CUBIC/SQUARE FEET) ESTIMATED COST \$ 121,000. PERMIT FEE \$ 1236. (+60)

**Artec Machinery Corp.**

**State Ed Fee**

OWNER ADDRESS BUILDING DEPT. BY

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF. EITHER TEMPORARILY OR PERMANENTLY. ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION. STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

- MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:
- FOUNDATIONS OR FOOTINGS.
  - PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING).
  - FINAL INSPECTION BEFORE OCCUPANCY.

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS.

## POST THIS CARD SO IT IS VISIBLE FROM

| BUILDING INSPECTION APPROVALS | PLUMBING INSPECTION APPROVALS | ELEC  |
|-------------------------------|-------------------------------|-------|
| 1                             | 1                             | 1     |
| 2                             | 2                             | 2     |
| 3                             | HEATING INSPECTING APPROVALS  | REFRI |
|                               | 1                             | 1     |
| OTHER                         | 2                             | 2     |

Town of North Branford  
 Building / P & Z / Engineering  
 909 Foxon Road  
 P.O. Box 287  
 North Branford, CT 06471  
 DATE 08/08/2005 MON TIME 12:53

|                 |              |
|-----------------|--------------|
| Building Permit | \$1236.00    |
| State Ed Fee    | \$16.40      |
| Zoning Permit   | \$25.00      |
| Zoning Comp.    | \$15.00      |
| Micro Film      | \$10.00      |
| Cert. of Occ.   | \$10.00      |
| SUBTOTAL        | \$1312.40    |
| Micro-Film      | \$40.00      |
| SUBTOTAL        | \$1352.40    |
| TOTAL           | \$1352.40    |
| CHECK           | \$1352.40    |
| CLERK           | 000007 00000 |

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE.

FORM NO. I.C.C. - BP 2003

**TOWN OF NORTH BRANFORD**  
**BUILDING DEPARTMENT**

909 FOXON ROAD · P.O. BOX 287  
NORTH BRANFORD, CT 06471  
TELEPHONE (203) 484-6008 · FAX (203) 484-6018

**CERTIFICATE OF CODE COMPLIANCE**

NO. 2630

DATE: January 12, 2006

THIS IS TO CERTIFY THAT WORK SPECIFIED BY BUILDING PERMIT # 8156 ISSUED ON 8/8/05  
LOCATED AT 26 Commerce Drive FOR 155' cellular telephone tower IS  
FOUND TO SUBSTANTIALLY COMPLY WITH THE PROVISIONS OF THE BUILDING AND / OR ZONING  
ORDINANCES OF THE TOWN OF NORTH BRANFORD AND HAS BEEN COMPLETED TO THE  
SATISFACTION OF THE NORTH BRANFORD BUILDING DEPARTMENT.

- A) USE GROUP B IN ACCORDANCE WITH PROVISIONS OF ARTICLE 3  
B) Construction Type 1B AS DEFINED IN ARTICLE 4 AND TABLE 401

SPECIAL STIPULATIONS OR CONDITIONS: Per 2003 International Residential Code

---

  
\_\_\_\_\_  
INSPECTED BY

  
\_\_\_\_\_  
BUILDING OFFICIAL

KAF

CC: ASSESSOR'S OFFICE  
FILE  
BK

# Connecticut Siting Council

## Decisions

|   |   |                  |
|---|---|------------------|
| <b>DOCKET NO. 295</b> – National Grid Communications, Inc. application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a wireless telecommunications facility in North Branford, Connecticut. | } | Connecticut      |
|   | } | Siting           |
|   | } | Council          |
|   |   | January 24, 2005 |

### Decision and Order

Pursuant to the foregoing Findings of Fact and Opinion, the Connecticut Siting Council (Council) finds that the effects associated with the construction, operation, and maintenance of a telecommunications facility including effects on the natural environment; ecological integrity and balance; public health and safety; scenic, historic, and recreational values; forests and parks; air and water purity; and fish and wildlife are not disproportionate either alone or cumulatively with other effects when compared to need, are not in conflict with the policies of the State concerning such effects, and are not sufficient reason to deny the application and therefore directs that a Certificate of Environmental Compatibility and Public Need, as provided by General Statutes § 16-50k, be issued to Tower Ventures II, LLC for the construction, maintenance and operation of a wireless telecommunications facility at 26 Commerce Drive, North Branford, Connecticut.

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

1. The tower shall be designed as a monopole and shall be constructed no taller than 155 feet above ground level to provide telecommunications services to both public and private entities.
2. The Certificate Holder shall prepare a Development and Management (D&M) Plan for this site in compliance with Sections 16-50j-75 through 16-50j-77 of the Regulations of Connecticut State Agencies. The D&M Plan shall be served on all parties and intervenors, as listed in the service list, and submitted to and approved by the Council prior to the commencement of facility construction and shall include:
  - a. a final site plan(s) of site development to include specifications for the tower, tower foundation, T-bar mounted antennas, equipment building, access road, utility line, and landscaping; and
  - b. construction plans for site clearing, water drainage, and erosion and sedimentation control consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended.
3. The Certificate Holder shall, prior to the commencement of operation, provide the Council worst-case modeling of electromagnetic radio frequency power density of all proposed entities' antennas at the closest point of uncontrolled access to the tower base, consistent with Federal Communications Commission, Office of Engineering and Technology, Bulletin No. 65, August 1997. The Certificate Holder shall ensure a recalculated report of electromagnetic radio frequency power density is submitted to the Council in the event other carriers locate at this facility or if circumstances in operation cause a change in power density above the levels calculated and provided pursuant to this Decision and Order.

4. Upon the establishment of any new State or federal radio frequency standards applicable to frequencies of this facility, the facility granted herein shall be brought into compliance with such standards.
5. The Certificate Holder shall permit public or private entities to share space on the proposed tower for fair consideration, or shall provide any requesting entity with specific legal, technical, environmental, or economic reasons precluding such tower sharing.
6. The Certificate Holder shall provide reasonable space on the tower for no compensation for any municipal antennas, provided such antennas are compatible with the structural integrity of the tower.
7. If the facility does not initially provide wireless services within one year of completion of construction or ceases to provide wireless services for a period of one year, this Decision and Order shall be void, and the Certificate Holder shall dismantle the tower and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made.
8. Any antenna that becomes obsolete and ceases to function shall be removed within 60 days after such antennas become obsolete and cease to function.
9. Unless otherwise approved by the Council, this Decision and Order shall be void if the facility authorized herein is not operational within one year of the effective date of this Decision and Order or within one year after all appeals to this Decision and Order have been resolved. Any request for extensions of the period shall be filed with the Council not later than sixty days prior to expiration date of the Certificate and shall be served on all parties and intervenors, as listed in the service list. Any proposed modifications to this Decision and Order shall likewise be so served.
10. In accordance with Section 16-50j-77 of the Regulations of Connecticut State Agencies, the Certificate Holder shall provide the Council with notice in writing two weeks prior to the commencement of construction activities at the approved site. In addition, the Certificate Holder shall provide the Council with written notice of the completion of construction.

Pursuant to General Statutes § 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 shall be published in the New Haven Register and the Totoket Times.

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 Connecticut State Agencies.

The parties and intervenors to this proceeding are:

| <b><u>Applicant</u></b>   | <b><u>Its Representative</u></b>   |
|---|--|
| Tower Ventures II, LLC  | Benjamin S. Proto, Jr., Esq.<br>2090 Cutspring Road<br>Stratford, CT 06614<br>(203) 378-9595 |
| <b><u>Intervenor</u></b><br><br>Southwestern Bell Mobile Systems, LLC<br>d/b/a Cingular Wireless, LLC | Kenneth I. Spigle, Esq.<br>Tower Ventures II, LLC<br>170 Westminster Street, Suite 701       |

Providence, RI 02903

**Its Representative**

Wendell G. Davis  
Blackwell, Davis & Spadacinni, LLC  
158 East Center Street  
Manchester, CT 06040  
(860) 432-0676  
(860) 432-2926 fax

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