



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: [www.ct.gov/csc](http://www.ct.gov/csc)

**VIA ELECTRONIC MAIL**

June 5, 2020

Mark Roberts  
QC Development  
P.O. Box 916  
Storrs, CT 06268  
[Mark.roberts@qcdevelopment.net](mailto:Mark.roberts@qcdevelopment.net)

RE: **EM-CING-103-200417** - New Cingular Wireless PCS, LLC (AT&T) notice of intent to modify an existing telecommunications facility located at 10 Willard Road, Norwalk, Connecticut.

Dear Mr. Roberts:

The Connecticut Siting Council (Council) is in receipt of your correspondence of June 3, 2020 submitted in response to the Council's April 30, 2020 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,

*s/Melanie A. Bachman*

Melanie A. Bachman  
Executive Director

MAB/IN/laf

**From:** Mark Roberts <mark.roberts@qcdevelopment.net>  
**Sent:** Wednesday, June 3, 2020 10:44 AM  
**To:** Robidoux, Evan <Evan.Robidoux@ct.gov>  
**Cc:** CSC-DL Siting Council <Siting.Council@ct.gov>  
**Subject:** RE: Council Incomplete Letter for EM-CING-103-200417 (10 Willard Road, Norwalk)  
**Importance:** High

Hello Evan – In response to your incomplete letter, I have been unable to obtain confirmation of the exact details of the original land use approvals for this tower from the City of Norwalk. However, per my attached e-mail summary I believe the tower was constructed prior to the adoption of local zoning regulations by the City and it is unlikely that any conditions of approval would have been attached to a Building Permit, if one was required at the time.

Please advise if you feel additional research is required, given the age of the structure. If so, please accept this e-mail as a request for additional time to conduct such research since City offices remain closed to the public due to the current COVID-19 situation.

Respectfully,

Mark Roberts  
QC Development  
860-670-9068

**From:** Mark Roberts <mark.roberts@qcdevelopment.net>  
**Sent:** Monday, May 18, 2020 2:27 PM  
**To:** Lguerrero@norwalkct.org  
**Subject:** TELECOMMUNICATIONS TOWER @ 10 WILLARD RD  
**Importance:** High

Hello Leo – In follow-up to our phone conversation last week, I'm looking for confirmation regarding the zoning & permitting history of this tower.

According to Assessor data, the property was purchased by Southern New England Telephone (SNET) in 1954 (Assessor Card attached). I haven't found any definitive information on when the tower was first constructed, but according to SNET's 1988 filing with the CT Siting Council, the tower had been in operation for "twenty years", in other words, since at least 1968 (excerpt from 1988 filing below – complete document attached).

#### DISCUSSION

The Norwalk tower has been in continuous use by the Owner as a telecommunications tower for twenty (20) years. The tower is located on the Owner's Garage on Willard Road in Norwalk. The

Since the City of Norwalk did not adopt Zoning Regulations until 1971 it seems safe to assume that the tower pre-dates any kind of local Planning & Zoning Approvals. And I believe the City also adopted the State Building Code in 1971.

But prior to adoption of the State Building Code, in 1968 or earlier, would the City have required a local permit or a review of some kind for this type of construction? And if so, does the City keep records from this time period?

Thank you for your assistance in this matter.

Mark Roberts  
QC Development  
PO Box 916  
Storrs, CT 06268  
[Mark.Roberts@QCDevelopment.net](mailto:Mark.Roberts@QCDevelopment.net)  
860-670-9068

# 10 WILLARD RD

**Location** 10 WILLARD RD

**Mblu** 5/ 17/ 2/ 0/

**Acct#** 11273

**Owner** FDSPIN WILLARD LLC

**Assessment** \$4,691,645

**Appraisal** \$6,702,350

**PID** 11273

**Building Count** 3

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$2,533,050	\$4,169,300	\$6,702,350
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,773,135	\$2,918,510	\$4,691,645

## Owner of Record

<b>Owner</b>	FDSPIN WILLARD LLC	<b>Sale Price</b>	\$0
<b>Co-Owner</b>		<b>Certificate</b>	
<b>Address</b>	1 NORTH WATER ST SUITE 100	<b>Book &amp; Page</b>	8711/260
	NORWALK, CT 06854-0000	<b>Sale Date</b>	07/18/2018
		<b>Instrument</b>	25

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FDSPIN WILLARD LLC	\$0		8711/260	25	07/18/2018
FDSPIN WILLARD LLC	\$6,625,000		8554/113	00	07/11/2017
SOUTHERN NEW ENG TEL CO	\$0		401/370		03/10/1954

## Building Information

**Building 1 : Section 1**

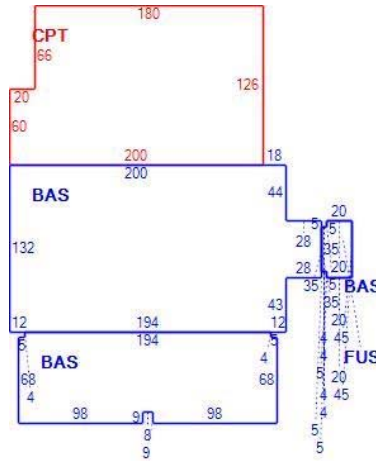
**Year Built:** 1956  
**Living Area:** 46,692  
**Replacement Cost:** \$1,939,170  
**Building Percent Good:** 77  
**Replacement Cost Less Depreciation:** \$1,493,160

Building Attributes	
Field	Description
STYLE	Warehouse
MODEL	Industrial
Grade	C
Stories:	1.00
Occupancy	2.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	Minimum
Interior Floor 1	Concrete
Interior Floor 2	Vinyl
Heating Fuel	Oil
Heating Type	Forced Air
AC Percent	35
Heat Percent	100
Bldg Use	Utility
Total Rooms	0
Bedrooms	0
Full Baths	0
Half Baths	2
Extra Fixtures	0
FBM Area	
Heat/AC	Heat/AC Split
Frame	Steel
Plumbing	Average
Foundation	Slab
Partitions	Average
Wall Height	12.00
% Sprinkler	65.00

**Building Photo**

Building Photo (<http://images.vgsi.com/photos/NorwalkCTPhotos//78>)

**Building Layout**



(ParcelSketch.ashx?pid=11273&bid=11273)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	45,652	45,652
FUS	Finished Upper Story	1,040	1,040
CPT	Carport	23,880	0
		70,572	46,692

**Building 2 : Section 1**

**Year Built:** 1972  
**Living Area:** 988  
**Replacement Cost:** \$111,960  
**Building Percent Good:** 77  
**Replacement Cost Less Depreciation:** \$86,210

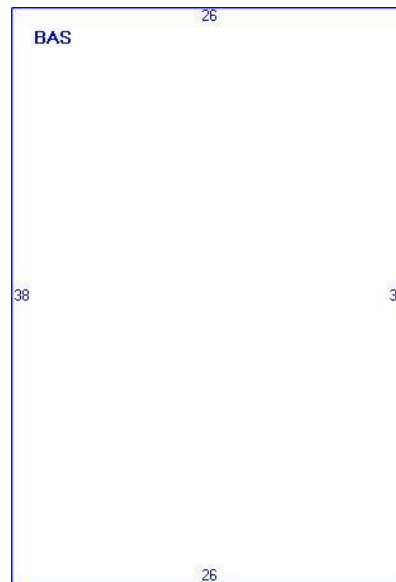
Building Attributes : Bldg 2 of 3	
Field	Description
STYLE	Commercial
MODEL	Industrial
Grade	C
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Concrete
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Vinyl
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Percent	100
Heat Percent	100
Bldg Use	Utility
Total Rooms	0
Bedrooms	0
Full Baths	0
Half Baths	0
Extra Fixtures	0
FBM Area	
Heat/AC	None
Frame	Typical
Plumbing	Average
Foundation	Slab
Partitions	Light
Wall Height	12.00
% Sprinkler	0.00

**Building Photo**



(http://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg)

**Building Layout**



(ParcelSketch.ashx?pid=11273&bid=50568)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	988	988
		988	988

**Building 3 : Section 1**

**Year Built:** 1988  
**Living Area:** 560  
**Replacement Cost:** \$43,126  
**Building Percent Good:** 82  
**Replacement Cost Less Depreciation:** \$35,360

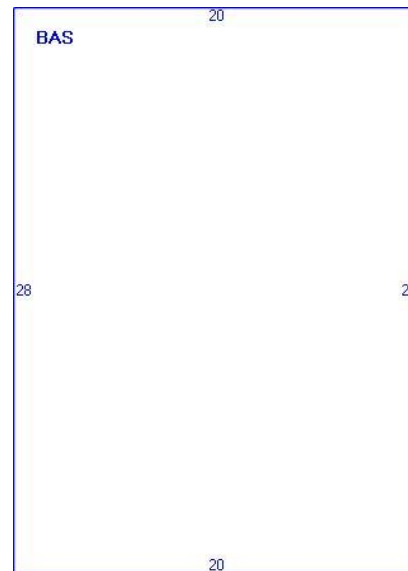
Building Attributes : Bldg 3 of 3	
Field	Description
STYLE	Telephone Bldg
MODEL	Industrial
Grade	C
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Precast Panel
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Vinyl
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Percent	100
Heat Percent	100
Bldg Use	Utility
Total Rooms	0
Bedrooms	0
Full Baths	0
Half Baths	0
Extra Fixtures	0
FBM Area	
Heat/AC	None
Frame	Typical
Plumbing	Average
Foundation	Slab
Partitions	Average
Wall Height	
% Sprinkler	0.00

**Building Photo**



(http://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg)

**Building Layout**



(ParcelSketch.ashx?pid=11273&bid=50569)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	560	560
		560	560

**Extra Features**

Extra Features	<a href="#">Legend</a>
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 401  
**Description** Utility  
**Zone** B2  
**Neighborhood** C330

**Land Line Valuation**

**Size (Acres)** 8.29  
**Frontage**  
**Depth**  
**Assessed Value** \$2,918,510  
**Appraised Value** \$4,169,300

**Outbuildings**

Outbuildings						<a href="#">Legend</a>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph.			12000.00 S.F.	\$15,600	1
PAV1	Paving Asph.			60300.00 S.F.	\$78,390	1
FN6	Fence 6'			3000.00 L.F.	\$27,270	1
TNK1	Tank Under Grn			10000.00 GALS	\$10,000	1
CEL1	Cell Tower		Steel	1.00 UNITS	\$150,000	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$2,533,050	\$4,169,300	\$6,702,350
2017	\$1,175,000	\$4,493,250	\$5,668,250
2016	\$1,175,000	\$4,493,250	\$5,668,250

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,773,135	\$2,918,510	\$4,691,645
2017	\$822,500	\$3,145,280	\$3,967,780
2016	\$822,500	\$3,145,280	\$3,967,780

(c) 2019 Vision Government Solutions, Inc. All rights reserved.





# STATE OF CONNECTICUT

## CONNECTICUT SITING COUNCIL

136 Main Street, Suite 401  
New Britain, Connecticut 06051  
Phone: 827-7682

Gloria Dibble Pond  
CHAIRPERSON

COMMISSIONERS  
Peter Boucher  
Leslie Carothers

April 25, 1988

Fred J. Doocy  
Mortimer A. Gelston  
James G. Horsfall  
William H. Smith  
Colin C. Tait

Mr. Peter J. Tyrrell  
Senior Attorney  
SNET Cellular, Inc.  
227 Church Street  
Room 1021  
New Haven, CT 06506

Joel M. Rinebold  
Executive Director

RE: Notice of Intent to Modify an Exempt Tower and  
Associated Equipment by SNET in Norwalk, Connecticut.

Stanley J. Modzelesky  
Executive Assistant

Dear Mr. Tyrrell:

At a meeting held on April 19, 1988, the Connecticut Siting Council acknowledged your Notice of Intent to Modify an Exempt Tower and Associated Equipment owned by the Southern New England Telephone Company located in Norwalk, Connecticut, pursuant to Section 16-50j-73 of the Regulations of State Agencies (RSA).

Your notice is in compliance with the exception criteria for changes to an existing facility site, pursuant to RSA 16-50j-72.

Very truly yours,

Gloria Dibble Pond  
Chairperson

GDP/JMR/cp

1349E

RECEIVED

Southern New England Telephone  
227 Church Street  
New Haven, Connecticut 06510  
Phone (203) 771-7381

MAR 25 1988

CONNECTICUT  
SITING COUNCIL

Peter J. Tyrrell  
Senior Attorney



March 24, 1988

Gloria Dibble Pond, Chairperson  
Connecticut Siting Council  
136 Main Street, Suite 401  
New Britain, CT 06051

Dear Honorable Chairperson Pond:

Enclosed please find a Notice of Intent to Modify an Exempt Tower and Associated Equipment owned by The Southern New England Telephone Company located in Norwalk, Connecticut by SNET Cellular, Inc. Fifteen (15) copies are included.

Please record my name as counsel for the SNET Cellular, Inc. and The Southern New England Telephone Company in this matter and in correspondence from the Council.

Thank you for your kind cooperation.

Very truly yours,

A handwritten signature in blue ink that reads "Peter J. Tyrrell". The signature is written in a cursive style with a large initial "P".

Enclosures

STATE OF CONNECTICUT  
SITING COUNCIL

NOTICE OF INTENT TO MODIFY AN EXEMPT TOWER  
AND ASSOCIATED EQUIPMENT

Pursuant to Section 16-50i(a)(5) of the Connecticut General Statutes and pursuant to Section 16-50j-73 of the Regulations of Connecticut State Agencies, SNET Cellular, Inc. (SNET) a company which provides cellular radio telecommunications service in the State of Connecticut hereby notifies the Connecticut Siting Council that it intends to modify an existing telecommunications tower. The site is located at Willard Road, Norwalk, Connecticut.

The location will be leased in part from its current owner and operator, The Southern New England Telephone Company (Owner) and will be used in part as a cell site to provide cellular mobile telecommunications service in Fairfield County. The proposed modification would contain both transmit and receive antennas located as shown on the attached tower profile.

DISCUSSION

The Norwalk tower has been in continuous use by the Owner as a telecommunications tower for twenty (20) years. The tower is located on the Owner's Garage on Willard Road in Norwalk. The proposed addition is needed to supply additional channel capacity and improved transmission for cellular service to the Norwalk/Westport area by SNET Cellular. This cell site has been designed to properly interface with the adjacent cell sites in

Westport and Norwalk and has been frequency coordinated with the NYNEX cellular system.

The proposed antenna addition consists of up to six (6) antennas (see sketch). The antennas to be used will be mounted on brackets near the top of the tower. From ground level they will appear smaller and will be very difficult to see. There presently exists on said tower two fourteen (14) foot horn reflectors and two twelve (12) dishes.

The maximum power density of the cellular facility is set forth below. It has been calculated in milliwatts per square centimeter.<sup>a</sup>

<u>Location</u>	<u>Power Density</u>
Tower Base	0.0103
Fence	0.0103
Nearest Building <sup>b</sup>	0.00921

In 1984 the Connecticut Legislature adopted the safety levels of the American National Standards Institute ("ANSI") in CGS Section 22a-162. The current ANSI power density level standard (for the cellular service band) for non-ionizing radiation is 2.933 milliwatts/cm<sup>2</sup>. (See ANSI Standard C95.1-1982). In this case the cellular power density figures are more than two hundred times lower than the applicable standard.

---

a The levels shown indicate the total power density in milliwatts per sq. cm. from all cellular antennas measured simultaneously.

b The nearest building is the SNET garage.

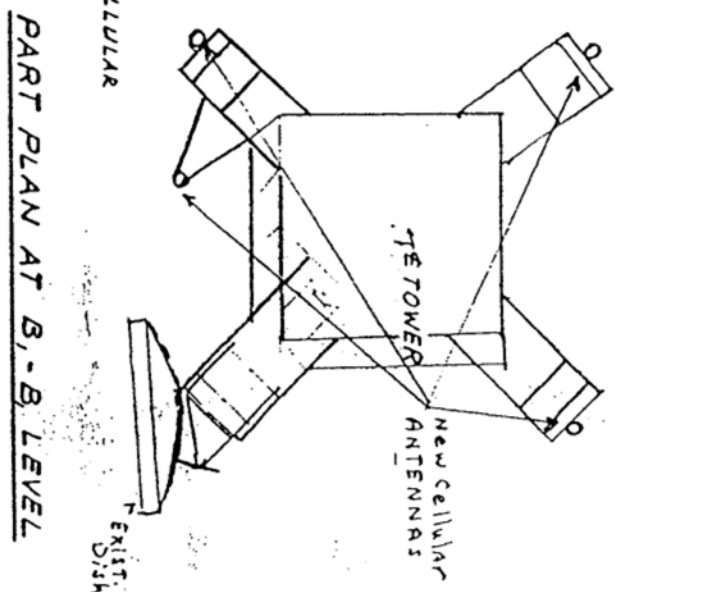
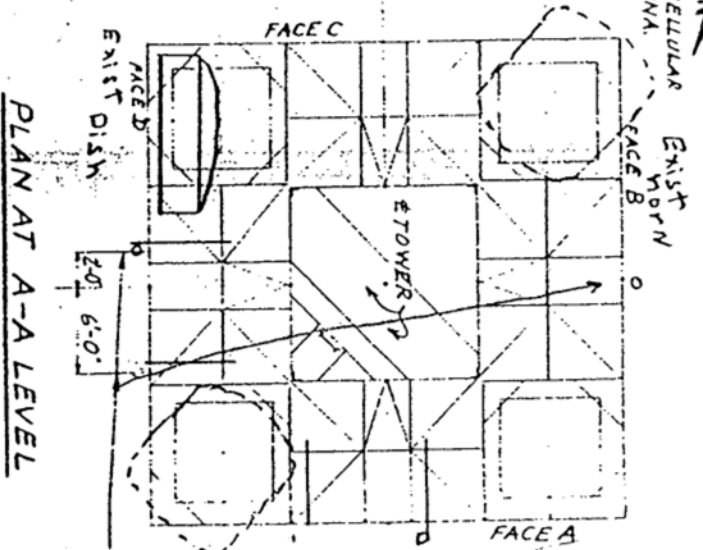
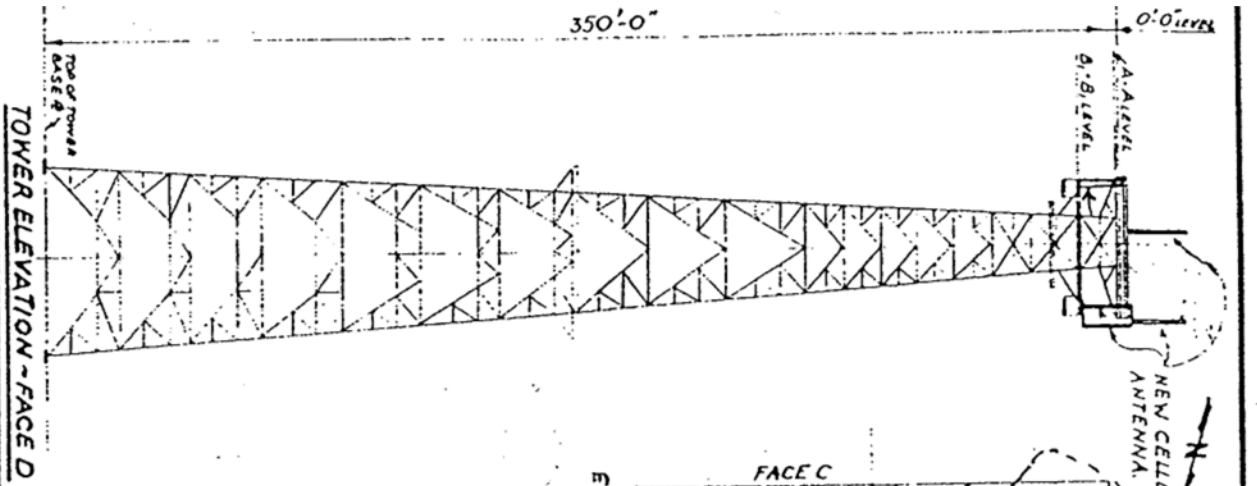
The proposed addition does not constitute a "modification" of an existing facility as that term is defined in Connecticut General Statutes, Section 16-50i(d). This is because there is no significant change or alteration in the general physical characteristics of the tower. The additional antennas do not change materially the nature or appearance of the facility. This addition will not have a substantially adverse environmental effect. (CGS Section 16-50k.) As shown by the attached sketch, there will be no changes on the existing tower site that extend the boundaries of the fence or the enclosed areas of the tower site. There will be no increase in noise levels at the tower's boundary by six decibels or more.

For all the above reasons SNET Cellular, Inc. requests the Council to acknowledge that the Notice of modification meets the Council's exemption criteria.

Sincerely,



Peter J. Tyrrell



BAYAR & ASSOCIATES STRUCTURAL ENGINEERS 140 NORTHBURY AVENUE, NORWALK, C.T. 06858		GENERAL ARRANGEMENT DRAWING NO. OF ESTD. SHEET 178-1		DATE: [ ] [ ] [ ] DRAWN: [ ] [ ] [ ] CHECKED: [ ] [ ] [ ]	
NORWALK, CT		SX - 178		ISSUE	