



Northeast Site Solutions
Victoria Masse
420 Main Street, Unit 2
Sturbridge, MA 01566
860-306-2326
victoria@northeastsitesolutions.com

September 1, 2021

Members of the Siting Council
Connecticut Siting Council
Ten Franklin Square
New Britain, CT 06051

RE: Notice of Exempt Modification
387 Shore Road, Old Lyme CT 06376
Latitude: 41.29652867
Longitude: -72.2583376
T-Mobile Site#: CTNL804B_NHP

Dear Ms. Bachman:

T-Mobile currently maintains nine (9) antenna at the 78-foot level of the existing 80-foot monopole at 387 Shore Road, Old Lyme CT. The tower is owned by Blue Sky Towers. The property is owned by Gregory Benoit. T-Mobile now intends to add a 25Kw generator to an extended concrete pad within an existing compound.

Ground work only-Install New:

- (1) GENERAC RD 25 KW AC DIESEL GENERATOR – 240-gallon double walled self-contained tank with fuel sensor. Requires two (2) 12-minute run cycles by-weekly.
- (1) Concrete Pad (2'X15')



Turnkey Wireless Development

This facility was approved by the CT Siting Council per the attached Docket No. 392 – Dated September 23, 2010. T-Mobile received approval to install a 80-foot steel monopole, in which T-Mobile's equipment would be installed at the 77-ft 9-inches level. Please see attached.

Please accept this letter as notification pursuant to Regulations of Connecticut State Agencies§ 16- SOj-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-SOj-73, a copy of this letter is being sent to The Honorable Timothy C. Griswold, First Selectman and Dan Bourret, Land Use Coordinator for the Town of Old Lyme, as well as Gregory Benoit the property owner and Blue Sky Towers the tower owner.

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

1. The proposed modifications will not result in an increase in the height of the existing structure.
2. The proposed modifications 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 operation of the replacement antennas will not increase radio frequency emissions at the facility to a level at or above the Federal Communications Commission safety standard.
5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The existing structure and its foundation can support the proposed loading.

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

Sincerely,

Victoria Masse
Mobile: 860-306-2326
Fax: 413-521-0558
Office: 420 Main Street, Unit 2, Sturbridge MA 01566
Email: victoria@northeastsitesolutions.com



Attachments

cc:

The Honorable Timothy C. Griswold, First Selectman
Old Lyme Memorial Town Hall
52 Lyme Street
Old Lyme, CT 06371

Dan Bourret- Land Use Coordinator
Old Lyme Memorial Town Hall
52 Lyme Street
Old Lyme, CT 06371

Blue Sky Towers - as tower owner
PO Box 191
Franklin, MA 02038

Gregory Benoit- as property owner
34 Irvingdell PL
East Lyme, CT 06333

Exhibit A

DOCKET NO. 392 - T-Mobile Northeast, LLC application for a }
Certificate of Environmental Compatibility and Public Need for
the construction, maintenance and operation of a }
telecommunications facility located 387 Shore Road, Old Lyme,
Connecticut. }

Connecticut
Siting
Council

September 23, 2010

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, maintenance, and operation 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 T-Mobile Northeast, LLC (T-Mobile), hereinafter referred to as the Certificate Holder, for a telecommunications facility at the proposed site, located at 387 Shore Road, Old Lyme, Connecticut.

Unless otherwise approved by the Council, 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 constructed as a monopole, no taller than necessary to provide the proposed telecommunications services, sufficient to accommodate the antennas of Certificate Holder and other entities, both public and private, but such tower shall not exceed a height of 80 feet above ground level (agl). The height at the top of T-Mobile's antennas shall not exceed 80 feet above ground level. The wireless antennas shall be attached to the tower via T-arm mounts.
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 the Town of Old Lyme for comment, and 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, antennas, equipment compound with privacy slats, radio equipment, access road, utility line, and landscaping; and
 - b) construction plans for site clearing, grading, landscaping, water drainage, and erosion and sedimentation controls consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended.
3. Prior to the commencement of operation, the Certificate Holder shall provide the Council worst-case modeling of the 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 the electromagnetic radio frequency power density be submitted to the Council if and when 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 Town of Old Lyme public safety services (police, fire and medical services), provided such use can be accommodated and is compatible with the structural integrity of the tower.
7. Unless otherwise approved by the Council, if the facility authorized herein is not fully constructed with at least one fully operational wireless telecommunications carrier providing wireless service within eighteen months from the date of the mailing of the Council's Findings of Fact, Opinion, and Decision and Order (collectively called "Final Decision"), 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. The time between the filing and resolution of any appeals of the Council's Final Decision shall not be counted in calculating this deadline. Authority to monitor and modify this schedule, as necessary, is delegated to the Executive Director. The Certificate Holder shall provide written notice to the Executive Director of any schedule changes as soon as is practicable.
8. Any request for extension of the time period referred to in Condition 7 shall be filed with the Council not later than 60 days prior to the expiration date of this Certificate and shall be served on all parties and intervenors, as listed in the service list, and the Town of Old Lyme. Any proposed modifications to this Decision and Order shall likewise be so served.
9. If the facility 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.
10. Any nonfunctioning antenna, and associated antenna mounting equipment, on this facility shall be removed within 60 days of the date the antenna ceased to function.
11. In accordance with Section 16-50j-77 of the Regulations of Connecticut State Agencies, the Certificate Holder shall provide the Council with written notice two weeks prior to the commencement of site construction activities. In addition, the Certificate Holder shall provide the Council with written notice of the completion of site construction, and the commencement of site operation.
12. The Certificate Holder shall remit timely payments associated with annual assessments and invoices submitted by the Council for expenses attributable to the facility under Conn. Gen. Stat. §16-50v.
13. This Certificate may be transferred in accordance with Conn. Gen. Stat. §16-50k(b), provided both the Certificate Holder\transferor and the transferee are current with payments to the Council for their respective annual assessments and invoices under Conn. Gen. Stat. §16-50v. In addition, both the Certificate Holder\transferor and the transferee shall provide the Council a written agreement as to the entity responsible for any quarterly assessment charges under Conn. Gen. Stat. §16-50v(b)(2) that may be associated with this facility.

Pursuant to General Statutes § 16-50p, the Council hereby directs 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 Day*.

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:

Applicant

T-Mobile Northeast, LLC

Its Representative

Julie D. Kohler, Esq.
Monte E. Frank, Esq.
Jesse A. Langer, Esq.
Cohen and Wolf, P.C.
1115 Broad Street
Bridgeport, CT 06604

Party

Town of Old Lyme

Its Representative

The Honorable Timothy G. Griswold
Office of the Selectman
Town of Old Lyme
52 Lyme Street
Old Lyme, CT 06371

Party

Mary Staley

Its Representative

Mary Staley
5805 Ogden Road
Bethesda, MD 20816

Exhibit B

387 SHORE RD

Location 387 SHORE RD

Mblu 10/ / 8/ /

Acct# 00027500

Owner BENOIT KATHY

Assessment \$356,000

Appraisal \$508,400

PID 293

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$124,400 | \$384,000 | \$508,400 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2019 | \$87,200 | \$268,800 | \$356,000 |

Owner of Record

Owner BENOIT KATHY

Sale Price \$0

Co-Owner

Certificate

Address 34 IRVINGDELL PL
EAST LYME, CT 06333-1221

Book & Page 0402/0316

Sale Date 12/30/2014

Ownership History

| Ownership History | | | | |
|-------------------|------------|-------------|-------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Sale Date |
| BENOIT KATHY | \$0 | | 0402/0316 | 12/30/2014 |
| BENOIT GREGORY | \$285,000 | | 0400/0060 | 08/07/2014 |
| BENOIT GREGORY | \$330,000 | | 0339/0601 | 11/03/2006 |
| SALKA DAVID | \$100,000 | | 0227/0921 | 10/05/1995 |

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

| Building Attributes | |
|---------------------|--------------|
| Field | Description |
| Style: | Outbuildings |
| 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: | |
| Total Bthrms: | |
| Total Half Baths: | |
| Total Xtra Fixtrs: | |
| Total Rooms: | |
| Bath Style: | |
| Kitchen Style: | |
| Num Kitchens | |
| Cndtn | |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

Building Photo

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

Building Layout

Building Layout

(http://images.vgsi.com/photos/OldLymeCTPhotos//Sketches/293_293.jpg)

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

Extra Features

| Extra Features | <u>Legend</u> |
|----------------------------|---------------|
| No Data for Extra Features | |

Land

Land Use

Use Code 4340
Description CELL TWR
Zone C-30
Neighborhood C3
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.15
Frontage 0
Depth 0
Assessed Value \$268,800
Appraised Value \$384,000

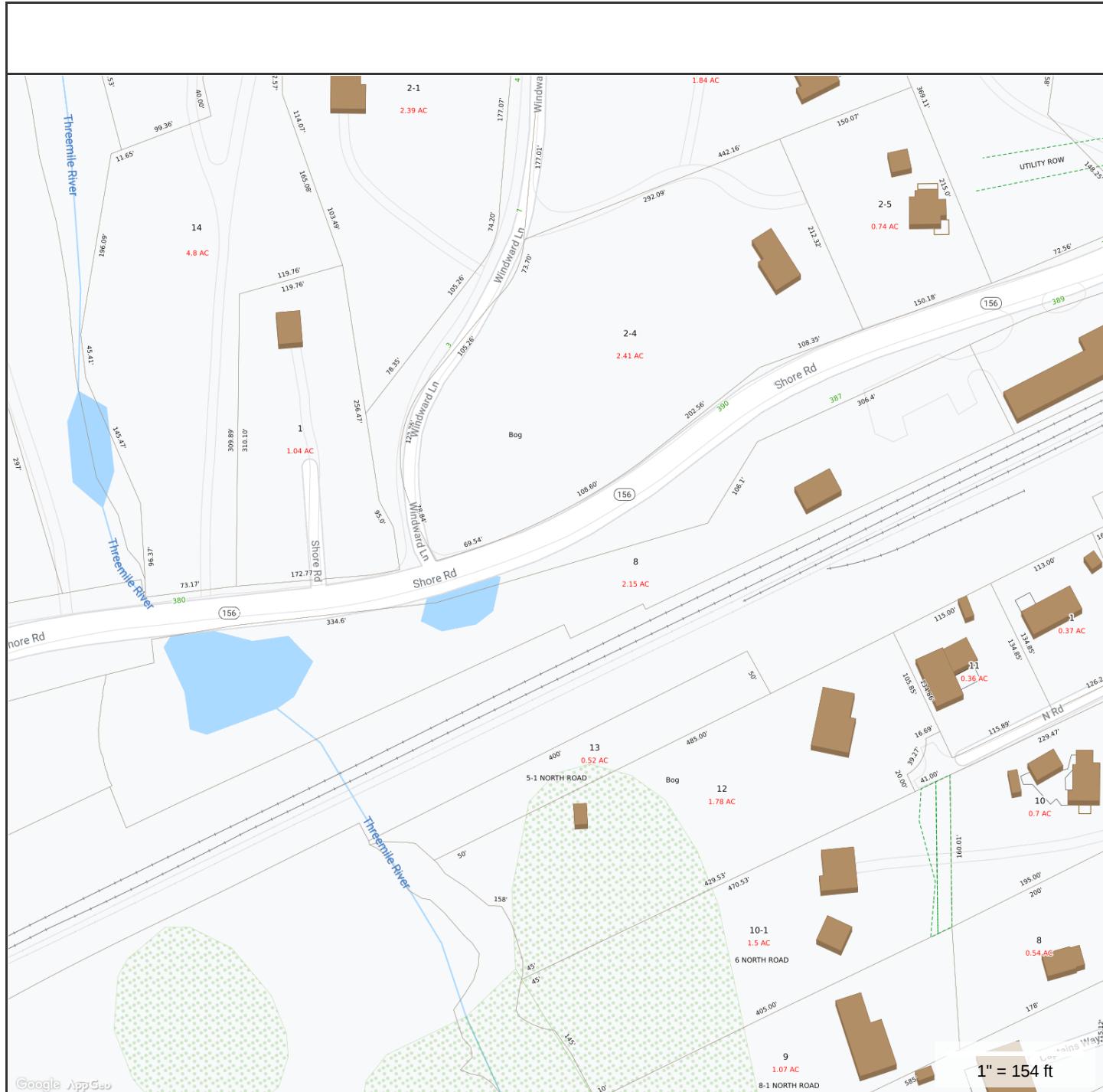
Outbuildings

| Outbuildings | | | | | | Legend |
|---------------------|--------------------|-----------------|------------------------|--------------|--------------|---------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| PAV1 | PAVING-ASPHALT | | | 3000.00 S.F. | \$3,800 | 1 |
| FN3 | FENCE-6' CHAIN | | | 180.00 L.F. | \$1,300 | 1 |
| ARRY | CELL ARRAY | | | 1.00 UNITS | \$76,500 | 1 |
| TWR | CELL TOWER | | | 50.00 L.F. | \$42,800 | 1 |

Valuation History

| Appraisal | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$124,400 | \$384,000 | \$508,400 |
| 2019 | \$376,600 | \$170,800 | \$547,400 |
| 2018 | \$376,600 | \$170,800 | \$547,400 |

| Assessment | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$87,200 | \$268,800 | \$356,000 |
| 2019 | \$263,700 | \$119,600 | \$383,300 |
| 2018 | \$263,700 | \$119,600 | \$383,300 |



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Old Lyme, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 6/24/2021
Data updated on a daily basis

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Exhibit C

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CLIENT'S REPRESENTATIVE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
7. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT SECTIONS OF THE BASIC STATE BUILDING CODE, LATEST EDITION, AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
9. THE CONTRACTOR SHALL NOTIFY THE CLIENT'S REPRESENTATIVE IN WRITING WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE CLIENT'S REPRESENTATIVE.
10. THE WORK SHALL CONFORM TO THE CODES AND STANDARDS OF THE FOLLOWING AGENCIES AS FURTHER CITED HEREIN:
 - A. ASTM: AMERICAN SOCIETY FOR TESTING AND MATERIALS, AS PUBLISHED IN "COMPILATION OF ASTM STANDARDS BUILDING CODES" OR LATEST EDITION.
 - B. AWS: AMERICAN WELDING SOCIETY INC. AS PUBLISHED IN "STANDARD D1.1-08, STRUCTURAL WELDING CODE" OR LATEST EDITION.
 - C. AISC: AMERICAN INSTITUTE FOR STEEL CONSTRUCTION AS PUBLISHED IN "CODE FOR STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"; "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (LATEST EDITION).
11. BOLTING:
 - A. BOLTS SHALL BE CONFORMING TO ASTM A325 HIGH STRENGTH, HOT DIP GALVANIZED WITH ASTM A153 HEAVY HEX TYPE NUTS.
 - B. BOLTS SHALL BE 3/4"Ø MINIMUM (UNLESS OTHERWISE NOTED)
 - C. ALL CONNECTIONS SHALL BE 2 BOLTS MINIMUM.
12. FABRICATION:
 - A. FABRICATION OF STEEL SHALL CONFORM TO THE AISC AND AWS STANDARDS AND CODES (LATEST EDITION).
 - B. ALL STRUCTURAL STEEL SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 (LATEST EDITION), UNLESS OTHERWISE NOTED.
13. ERECTION OF STEEL:
 - A. PROVIDE ALL ERECTION EQUIPMENT, BRACING, PLANKING, FIELD BOLTS, NUTS, WASHERS, DRIFT PINS, AND SIMILAR MATERIALS WHICH DO NOT FORM A PART OF THE COMPLETED CONSTRUCTION BUT ARE NECESSARY FOR ITS PROPER ERECTION.
 - B. ERECT AND ANCHOR ALL STRUCTURAL STEEL IN ACCORDANCE WITH AISC REFERENCE STANDARDS. ALL WORK SHALL BE ACCURATELY SET TO ESTABLISHED LINES AND ELEVATIONS AND RIGIDLY FASTENED IN PLACE WITH SUITABLE ATTACHMENTS TO THE CONSTRUCTION OF THE BUILDING.
 - C. TEMPORARY BRACING, GUYING AND SUPPORT SHALL BE PROVIDED TO KEEP THE STRUCTURE SAFE AND ALIGNED AT ALL TIMES DURING CONSTRUCTION, AND TO PREVENT DANGER TO PERSONS AND PROPERTY. CHECK ALL TEMPORARY LOADS AND STAY WITHIN SAFE CAPACITY OF ALL BUILDING COMPONENTS.

14. RELATED WORK, FURNISH THE FOLLOWING WORK AS SPECIFIED UNDER CONSTRUCTION DOCUMENTS, BUT COORDINATE WITH OTHER TRADES PRIOR TO BID:

- A. FLASHING OF OPENING INTO OUTSIDE WALLS
- B. SEALING AND CAULKING ALL OPENINGS
- C. PAINTING
- D. CUTTING AND PATCHING

15. REQUIREMENTS OF REGULATORY AGENCIES:

- A. FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE. INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.
- B. INSTALL ANTENNA, ANTENNA CABLES, GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION IN EFFECT AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES, AND SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK. THIS WORK INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
- C. TIA-EIA - 222 (LATEST EDITION). STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- D. FAA - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7460-1H, OBSTRUCTION MARKING AND LIGHTING.
- E. FCC - FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING AND LIGHTING SPECIFICATION FOR ANTENNA STRUCTURES AND FORM 715A, HIGH INTENSITY OBSTRUCTION LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.
- F. AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS (LATEST EDITION).
- G. NEC - NATIONAL ELECTRICAL CODE - ON TOWER LIGHTING KITS.
- H. UL - UNDERWRITER'S LABORATORIES APPROVED ELECTRICAL PRODUCTS.
- I. IN ALL CASES, PART 77 OF THE FAA RULES AND PARTS 17 AND 22 OF THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OR SPECIFICATIONS.
- J. 2018 LIFE SAFETY CODE NFPA - 101.

APPLICANT:

T-Mobile**T-MOBILE NORTHEAST LLC**35 GRIFFIN ROAD SOUTH
BLOOMFIELD, CT 06002
860-692-7100

PROJECT MANAGER

420 MAIN STREET, BLDG 4
STURBRIDGE, MA 01566
203-275-6669

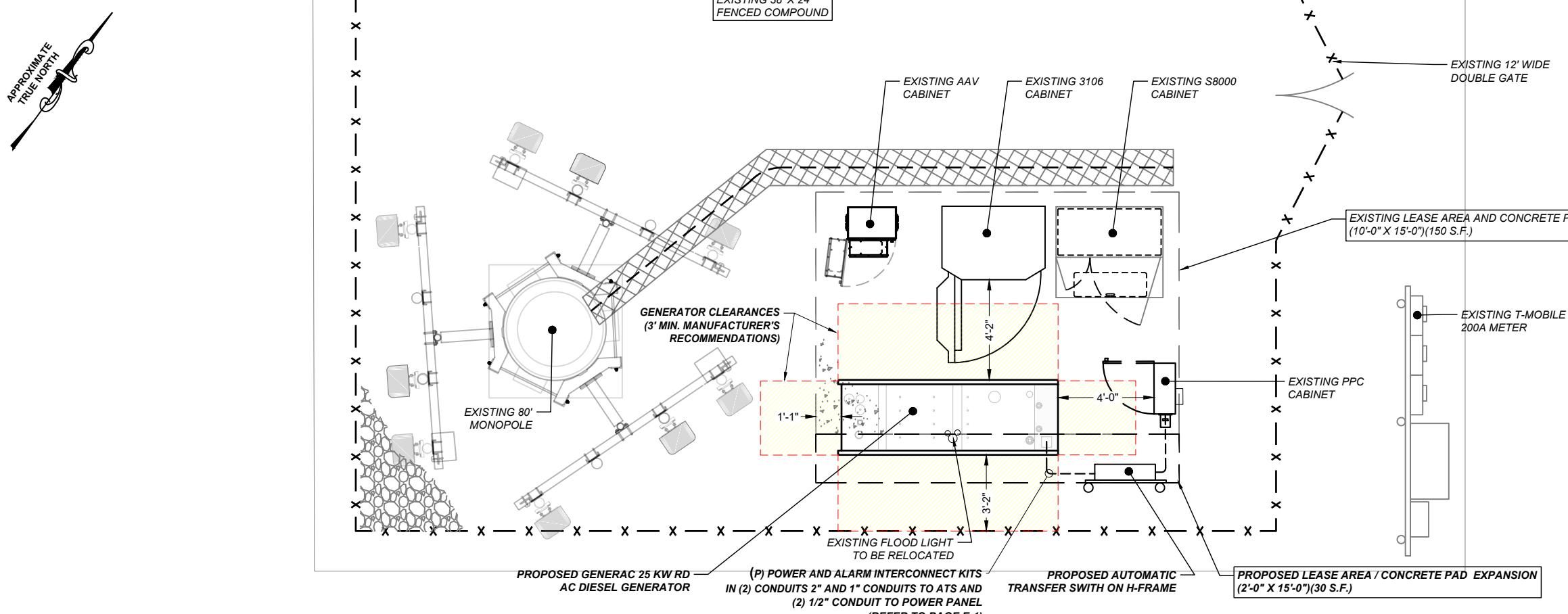
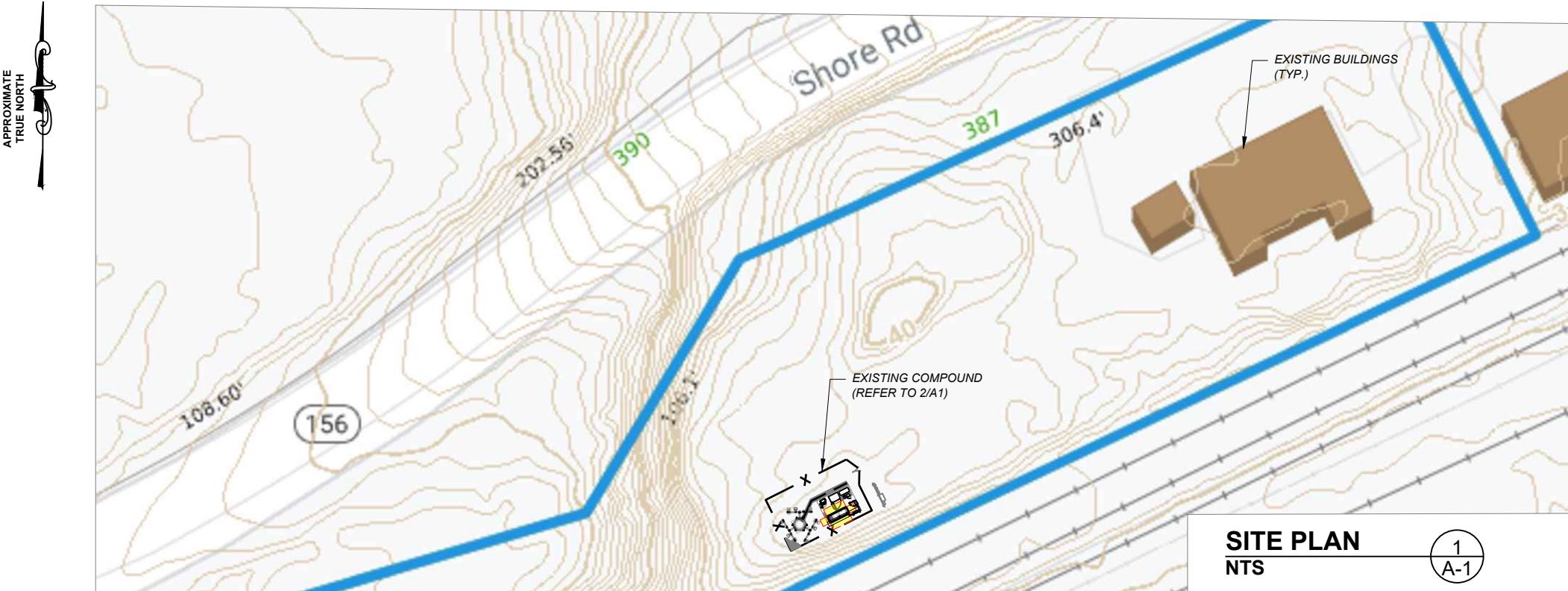
CONSULTANT:

FORESITE LLC
Architects, Engineers, Surveyors462 WALNUT STREET, SUITE 1
NEWTON, MA 02460
617-212-3123

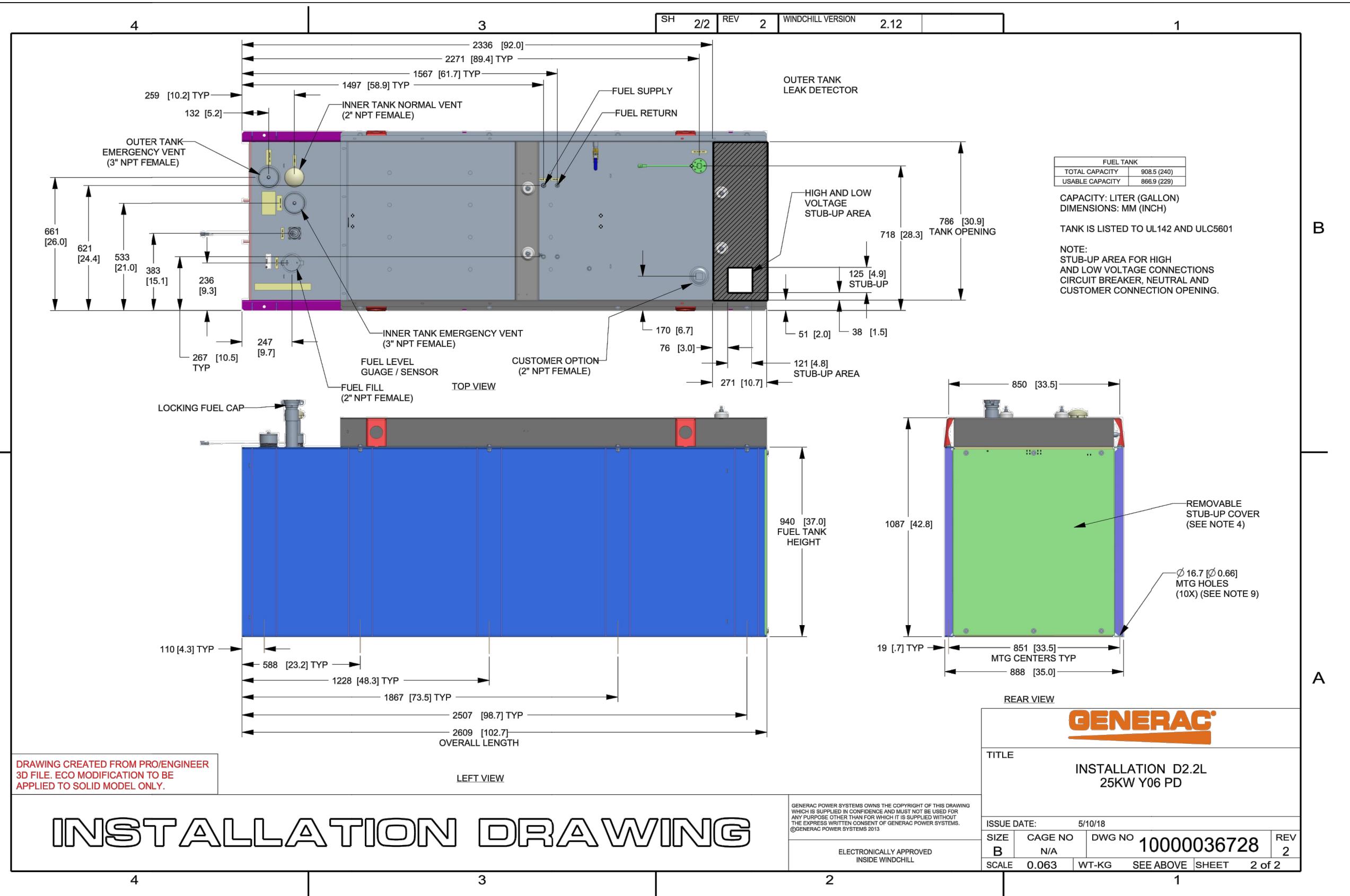
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| REV | DESCRIPTION | DATE |
|-----|-------------|----------|
| A | PRELIMINARY | 06/21/21 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SITE NUMBER: CTNL804B
SITE NAME: AMTRAK_OLDLYME5SITE ADDRESS: 387 SHORE ROAD
OLD LYME, CT 06376SHEET TITLE:
N-1: GENERAL NOTES



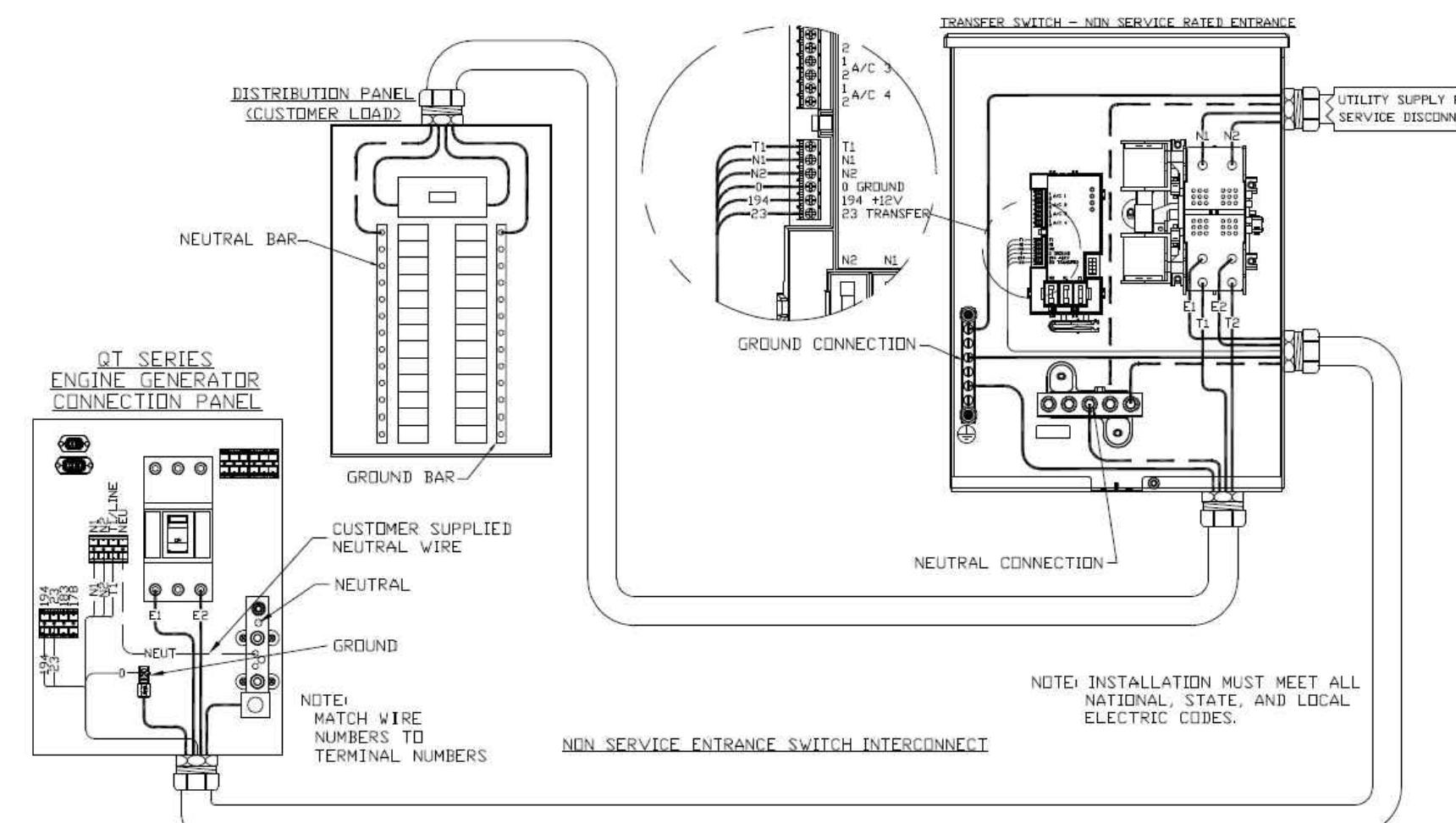
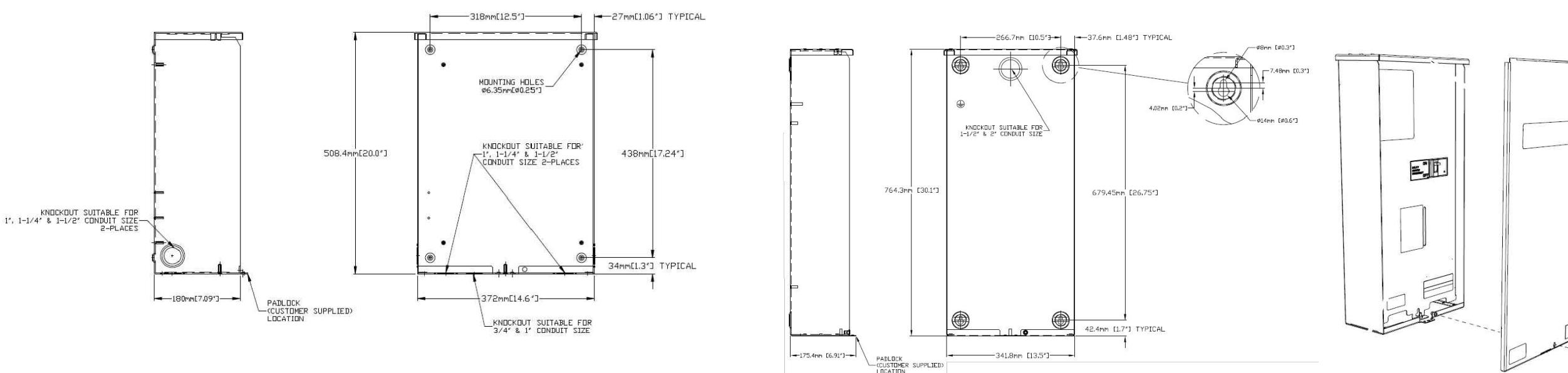
EQUIPMENT LAYOUT PLAN



GENERATOR SPECIFICATIONS

SITE NUMBER: CTNL804B
SITE NAME: AMTRAK_OLDLYME5
SITE ADDRESS: 387 SHORE ROAD
OLD LYME, CT 06376

SHEET TITLE:
3: GENERATOR SPECIFICATION



AUTOMATIC TRANSFER SWITCH DETAILS
SCALE: N.T.S.

1
A-4

APPLICANT:
T-Mobile
T-MOBILE NORTHEAST LLC
35 GRIFFIN ROAD SOUTH
BLOOMFIELD, CT 06002
860-692-7100

PROJECT MANAGER
NORTHEAST SITE SOLUTIONS
www.northeastsitesolutions.com
420 MAIN STREET, BLDG 4
STURBRIDGE, MA 01566
203-275-6669

CONSULTANT:
FORESITE LLC
Architects . Engineers . Surveyors

462 WALNUT STREET, SUITE 1
NEWTON, MA 02460
617-212-3123



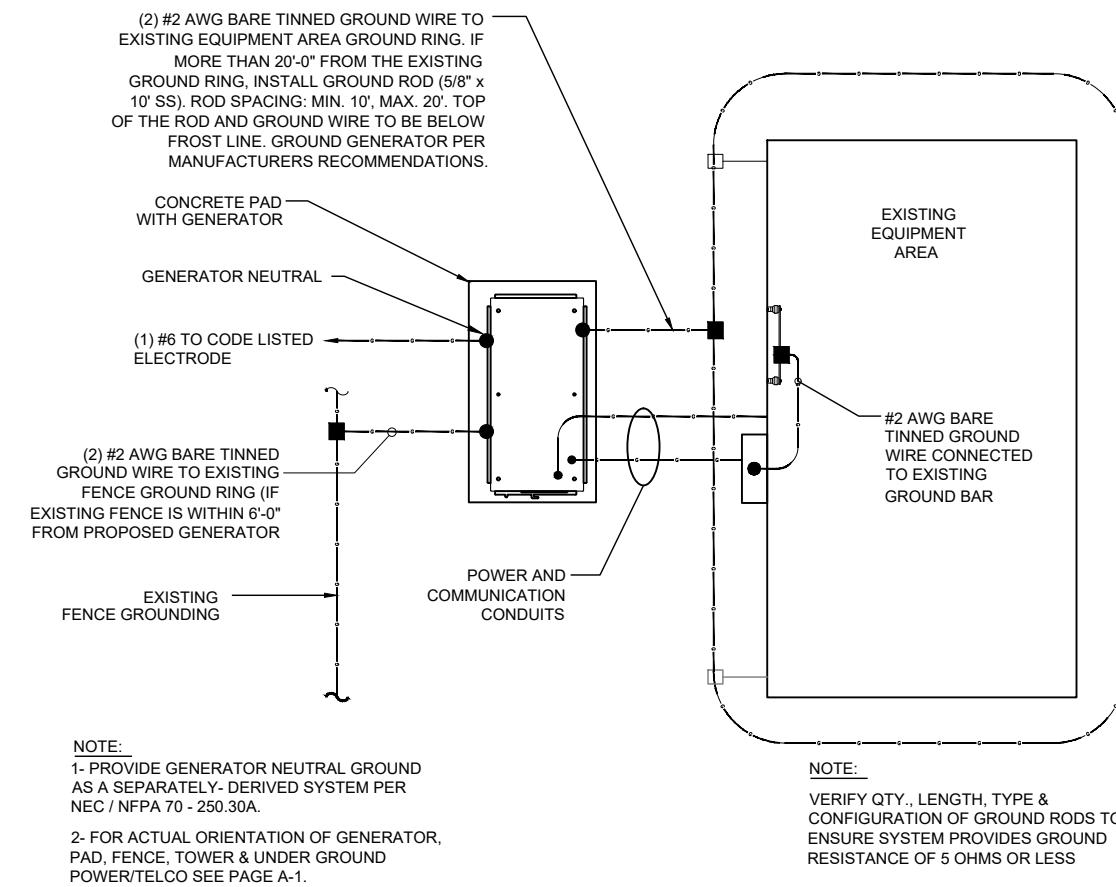
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| REV | DESCRIPTION | DATE |
|-----|-------------|----------|
| A | PRELIMINARY | 06/21/21 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SITE NUMBER: CTNL804B
SITE NAME: AMTRAK_OLDLYME5

SITE ADDRESS: 387 SHORE ROAD
OLD LYME, CT 06376

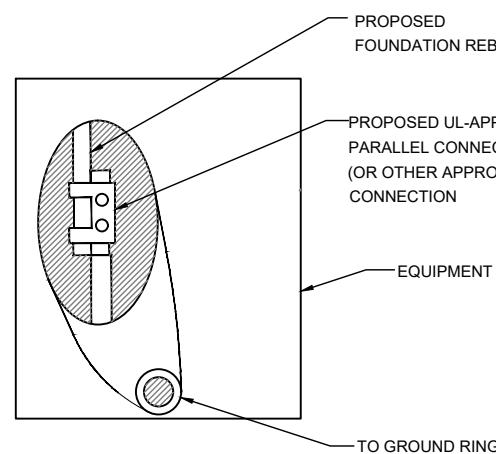
SHEET TITLE:
A-4: AUTOMATIC TRANSFER SWITCH DETAILS



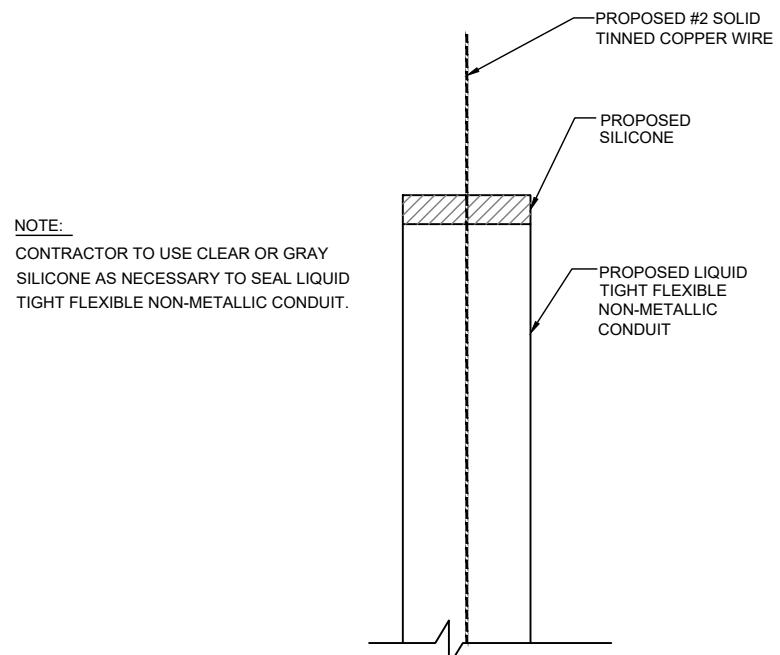
GROUND PLAN 1
G-1

NOTES:

1. CONNECTION SHALL BE COVERED BY NO LESS THAN 2" OF CONCRETE.
2. ATTEMPT TO MAKE CONNECTION TO A 6'-0" RUN OF REBAR OR GREATER.
3. APPLY HEAT SHRINK OR ELECTRICAL TAPE AROUND THE CONDUCTOR TO AVOID CORROSION.



EQUIPMENT PAD GROUNDING NTS



GROUND WIRE WEATHERPROOFING

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PRINTED SIZES ARE DEEMED "NOT TO SCALE".

SITE NUMBER: CTNL804B
SITE NAME: AMTRAK OLD LYME5

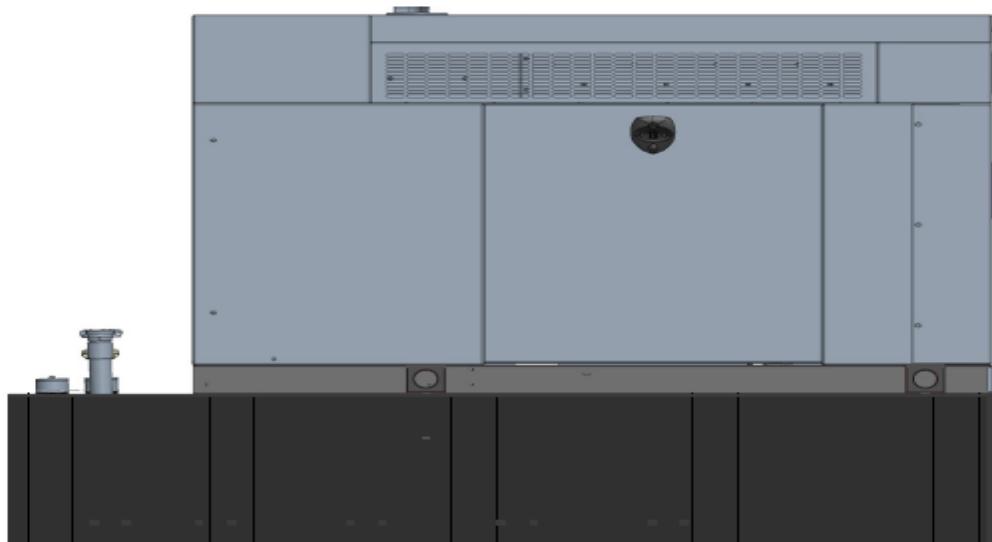
SITE ADDRESS: 387 SHORE ROAD
OLD LYME, CT 06376

SHEET TITLE:

Exhibit D

Generac RD025 Design Document

Diesel, AC, 25kW External Fill Tank Model#7192-0 SKU#33651



The following are responsible for this project document:

Kevin Smith

SR. Engineer (770) 256-3594

| | | | |
|------------------------------|---|----------------------|-----------|
| Project Design Spec Revision | 1.0 | Last Date:08/23/2018 | 5/14/2018 |
| Final doc URL (~Dnnnnn): | | | |
| Location | Use the InfoRouter Search (Advanced) putting the Document ID (nnnnnn without the D) to find the location of the master document. | | |
| Template URL: | http://docs.eng.t-mobile.com/InfoRouter/docs/~D423750 Slightly updated 1/2011 | | |

Table of Contents

| | | |
|----------|---|-----------|
| 1 | Introduction / Project Summary | 3 |
| 1.1 | Purpose of Project | 3 |
| 1.2 | Feature Description | 3 |
| 1.3 | Dimensions | 3 |
| 2 | Fuel Tanks..... | 4 |
| 3 | RXSC200A3 ATS/ Controller | 4 |
| 3.1 | Hardware | 4 |
| 4 | Architecture/Alarms | 7 |
| 4.1 | Interfaces and Alarming | 7 |
| 5 | Regulatory Requirements | 9 |
| 6 | Configuration/Diagrams | 9 |
| 7 | Maintenance..... | 14 |

1 Introduction / Project Summary

1.1 Purpose of Project

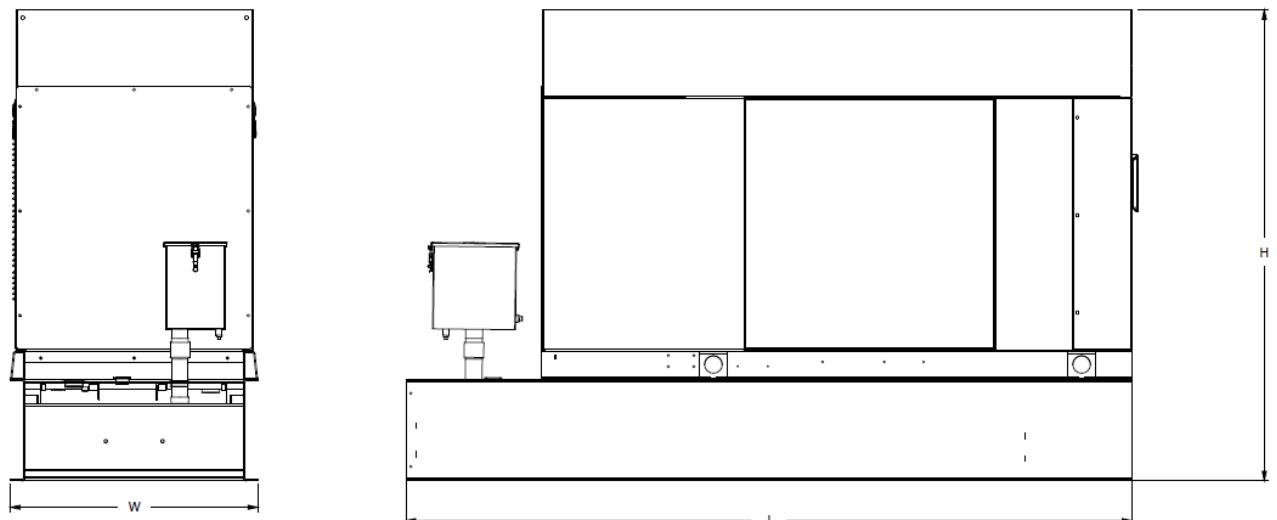
T-Mobile's nationwide cell site hardening plan is providing a refuelable backup power system capable of powering a site for a minimum of 48 hours before refueling is required. The purpose of this project is to give T-Mobile customers reliable service during power outages and provide a sufficient layer of coverage. This design document is for Generac's RD025 model#7192-0, which is a Diesel AC generator with a capacity of 25kW.

1.2 Feature Description

The Generac RD025 is a 25kW AC, diesel generator is one of the generators selected as part of the T-Mobile RFP in support of the nationwide cell site hardening plan. The RD025 has a Level 2 acoustic enclosure, 3 phase sensing, and $\pm 0.25\%$ digital voltage regulation. It is equipped with RS232, RS485 and canbus remote ports and Evolution control panel. It is also equipped with a automatic transfer switch, the RXSC200A3 (Automatic Transfer Switch) Controls the process of transferring commercial AC power and generator power. The RXSC200A3 is a 200Amp, switch that is programmed to perform engine test runs and also has adjustable engine run time capabilities. For RXSC200A3 Owners Manual and full feature descriptions [LINK](#).

1.3 Dimensions

The dimensions of a level 2 Acoustic Enclosure L x W x H in inches 103.4 x 35 x 91.7. T-Mobile requires a 36-inch radius around the generator that will cover the 18" door swing on the generator.

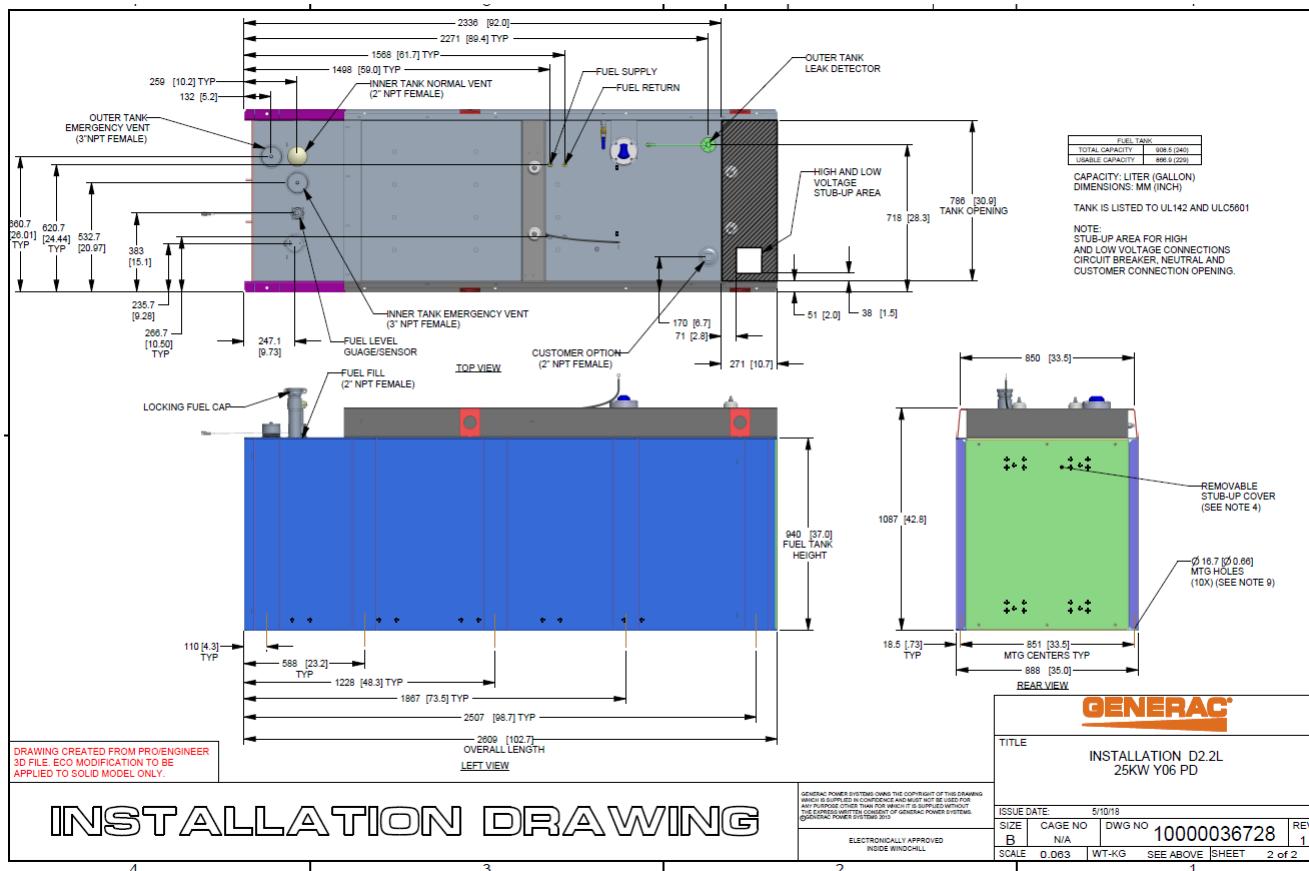


Weights and Dimensions

| Unit Weight - lbs | Unit Weight with Skid - lbs | Dimensions (L x W x H) - in |
|-------------------|-----------------------------|-----------------------------|
| 2,123 | 2,161 | 103.4 x 35.0 x 73.8 |

2 Fuel Tanks

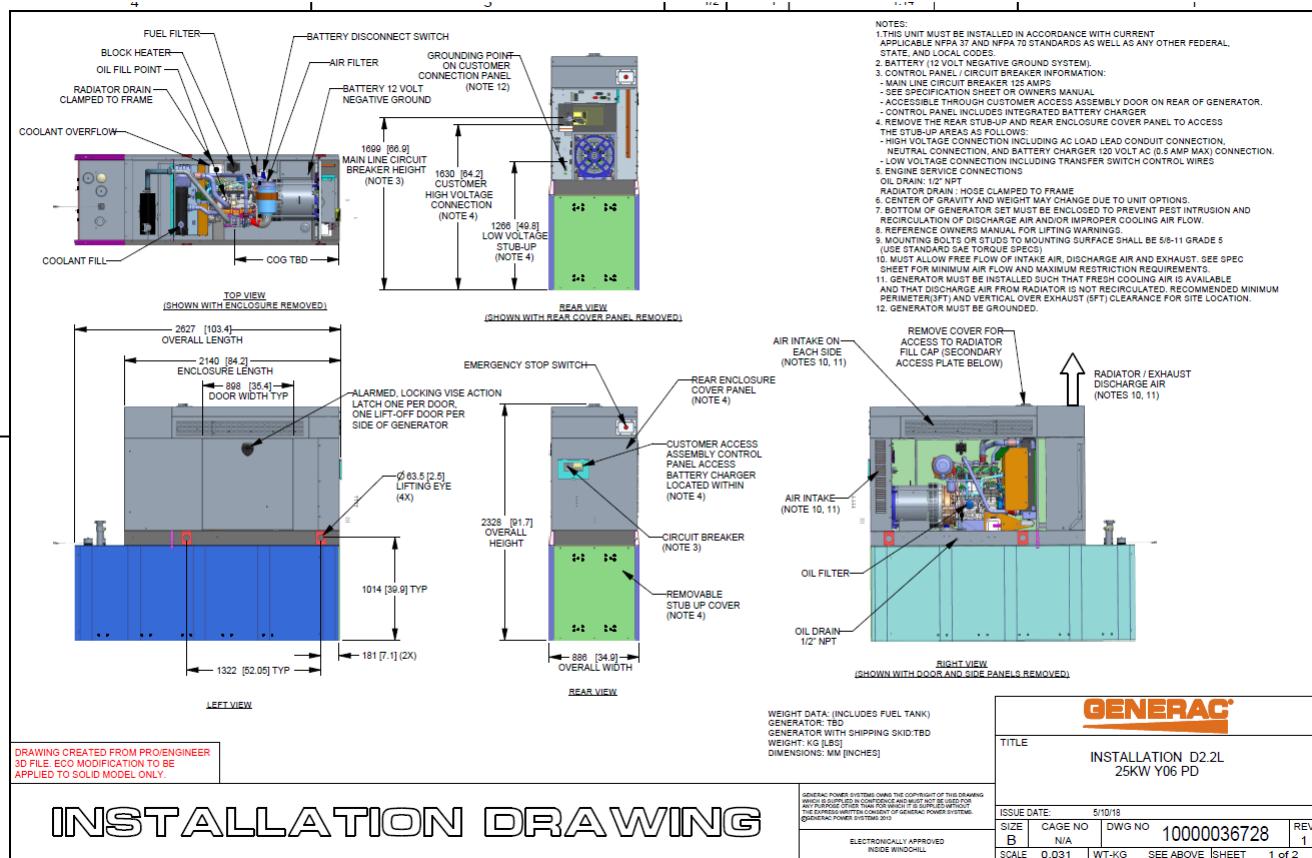
The RD025 has a 102.7" 240 Gallon Double-Wall UL142 Base tank to provide 98 hours of backup power at full load deployed on site. Below is the Install drawing for the 240-gallon tank for the RD025kW.



3 RXSC200A3 ATS/ Controller

3.1 Hardware

The RD025 will come with a RXSC200A3 and an Evolution controller. The sites considered for the RD025 should not have a DC power consumption above 20kW

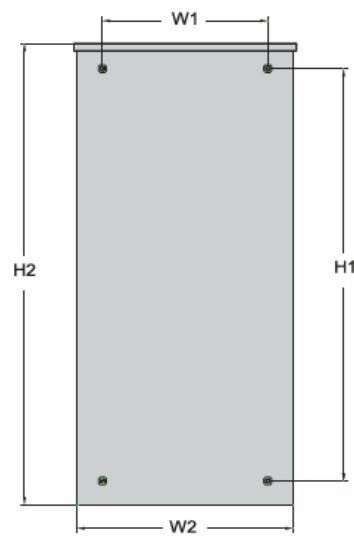
RXSC200A3 [Link](#)RXSC200A3 install drawing [Link](#)Evolution controller spec sheet [Link](#)RD025 installation drawings and supporting documentation [Link](#)

3.2 RXSC200A3 Automatic Transfer Switch

The RXSC200A3 (Automatic Transfer Switch) is equipped with the following functions. Utility voltage drop-out <65%. Timer to Generator start: 10 second factory set, adjustable between 2-1500 seconds. Engine Warm up delay: 5 seconds. Standby Voltage Sensor: 65% for 5 seconds. Utility Voltage Pickup >80%. Re-Transfer Time Delay: 15 seconds. Engine Cool-Down Timer: 60 seconds. Exerciser: 5 or 12 minute adjustable weekly/by-weekly/monthly. The transfer switch can also be operated manually without power applied.

RXSC200A3 Dimensions

| Model | | RXSC200A3 |
|---------------------|----|-------------|
| Height (in./mm) | H1 | 17.24/437.9 |
| | H2 | 20/508 |
| Width (in./mm) | W1 | 12.5/317.5 |
| | W2 | 14.6/370.8 |
| Depth (in./mm) | | 7.09/180.1 |
| Weight (lbs./kilos) | | 20/9.07 |



4 Architecture/Alarms

4.1 Interfaces and Alarming

The generator will be monitored by external alarms, conduit and cat five cables have to be installed from the Evolution Controllers Low Voltage Box located in the Generac generator to the appropriate cell site equipment. Nokia FSEB or FSEE and in Ericsson the SAU.

At a Nokia site, this connection is at the FSEB or an FSEE module. For the wiring diagram and instructions for the FSEB click the [Link](#). (The FSEE is the Nokia module that will be replacing the FSEB. For details on the FSEE contact: HQNokiaCellsiteDesigns@T-Moblie.com)

Ericsson sites will connect to the SAU module via OVP Expansion Kit for 8 External Alarms. Product number: UTOVP-ALM8EXP. For the wiring diagram and instructions for this click the [link](#).

The RXSC200A3 has auxiliary contacts that will facilitate the *ATS in Emergency position* alarm and will be a Normally Closed contact. Below is the wiring schematic for this contact and it can be found in the RXSC200A3 owners manual.

Auxiliary Contact

See [Figure 3-4](#). If desired, there is one normally-closed Auxiliary Contact (A) on the transfer switch to operate customer accessories, remote advisory lights, or remote annunciator devices. A suitable power source must be connected to the common terminal. If needed, an extra auxiliary contact can be added.

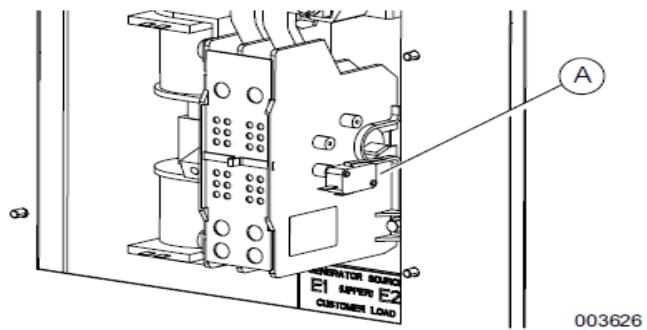


Figure 3-4. Auxiliary Contact

The auxiliary contact is normally closed when the transfer switch is in utility mode. The contacts will open when the transfer switch is in the standby power mode.

NOTE: Auxiliary Contact is rated 10 amps at 125 or 250 volts AC, and 0.6 amps at 125 volts DC.

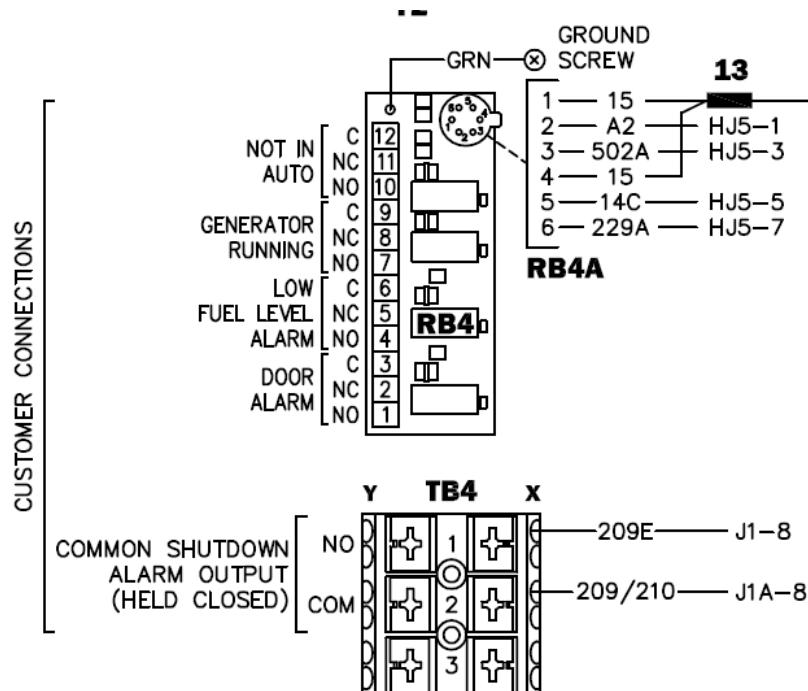
CAUTION

Equipment damage. Exceeding rated voltage and current will damage the auxiliary contacts. Verify that voltage and current are within specification before energizing this equipment.

(000134a)

T-Mobile has four relays available from the Generac controller that are user-defined. T-Mobile can have four-alarm categories and a limitless number of subcategories. T-Mobile will utilize Normally Closed (NC) dry contacts for alarms in Low Voltage Connection box in the spare outputs section. Ericsson cabinets need to be equipped with the alarm expansion kit (UTOVP-ALM8EXP) to handle external alarms.

Customer Connections Inside the RD025



Ericsson UTOVP- ALM8EXP



| UTOVP-ALM8EXP | OVP Expansion Kit for 8 External Alarms | Qty |
|-------------------|---|-----|
| Product no | Denomination | |
| UTOVP-ALM8EXP | OVP Expansion Kit for 8 External Alarms | 1 |
| NFD30234/08 | OVERVOLTAGE ARRESTER/OVP-ALM 8 | 1 |
| RPM777143/01200 | CABLE WITH CONNECTOR/SIGNAL CABLE | 2 |

| Evolution Controller Customer Connections | Nokia FSEB Alarm Connections 13-24 | T-Mobile Standard Alarms |
|---|------------------------------------|---------------------------|
| NC#8-Gen Running | NC 4110 grd 4111 pin 13 | Generator Running |
| NC#11-Not In Auto | NC 4110 grd 4111 pin 14 | Generator Alarm Critical |
| NC#2-Door Alarm | NC 4110 grd 4111 pin 15 | Generator Alarm NSI |
| NC#5-Low Fuel | NC 4110 grd 4111 pin 16 | Low Fuel |
| RXSC200A3-Auxiliary Contacts | NC 4110 grd 4111 pin 17 | ATS in Emergency Position |

| Evolution Controller Customer Connections | Ericsson Alarm 8expConnections | T-Mobile Standard Alarms |
|---|--------------------------------|---------------------------|
| NC#8- Gen. Running | NC - A5 | Generator Running |
| NC#11-Not In Auto | NC - A6 | Generator Alarm Critical |
| NC#2-Door Alarm | NC - A7 | Generator Alarm NSI |
| NC#5-Low Fuel | NC - A8 | Low Fuel |
| RXSC200A3-Auxiliary Contacts | NC - A9 | ATS in Emergency Position |

5 Regulatory Requirements

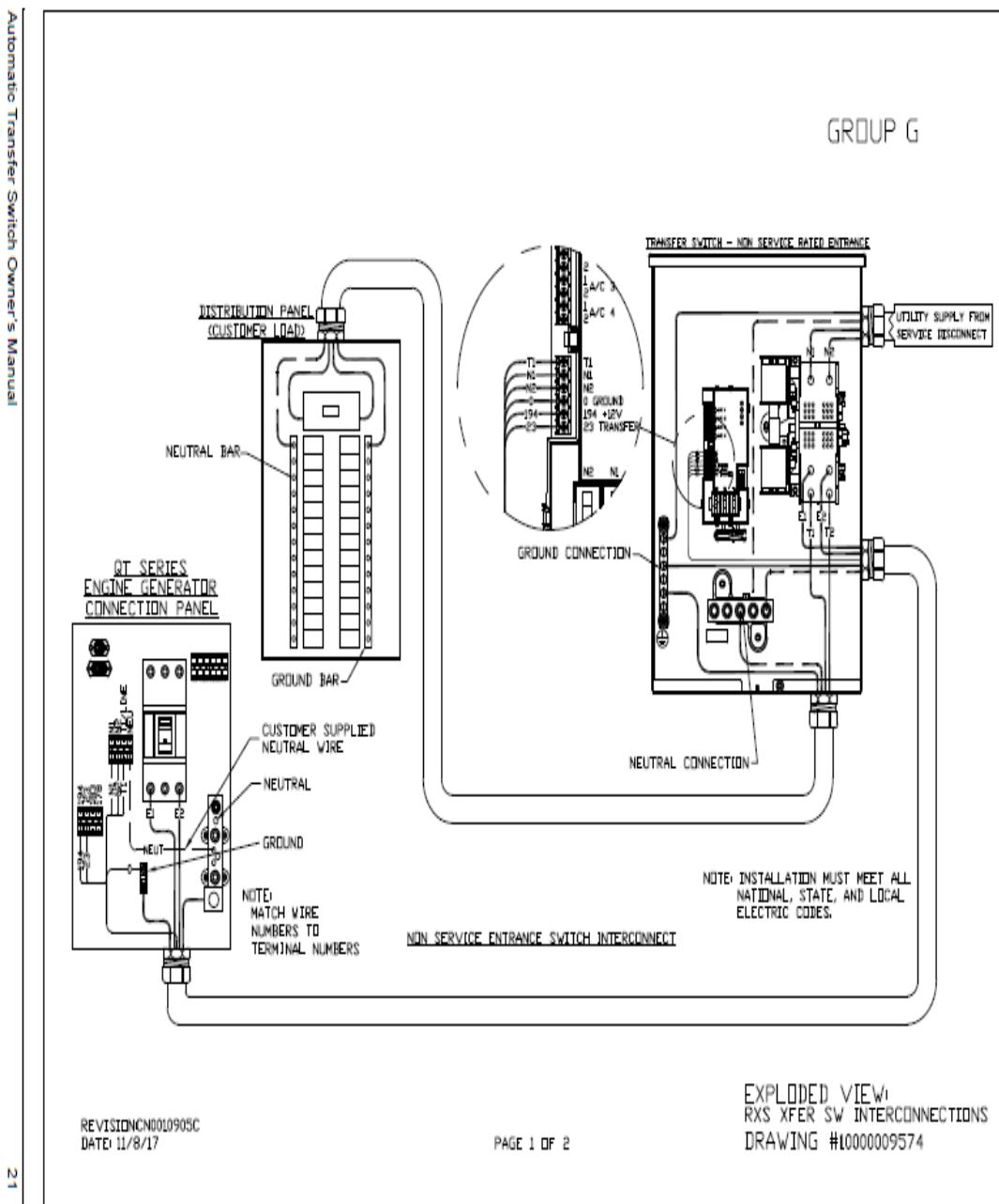
Level 2 Acoustic Enclosure provides a noise level of 67.5dBA. It is EPA certified and meets NFPA 99 and 110 requirements(NFPA National Fire Protection Association). The RD025 generator engines is a tier 4 engine and meets the EPA final standards.

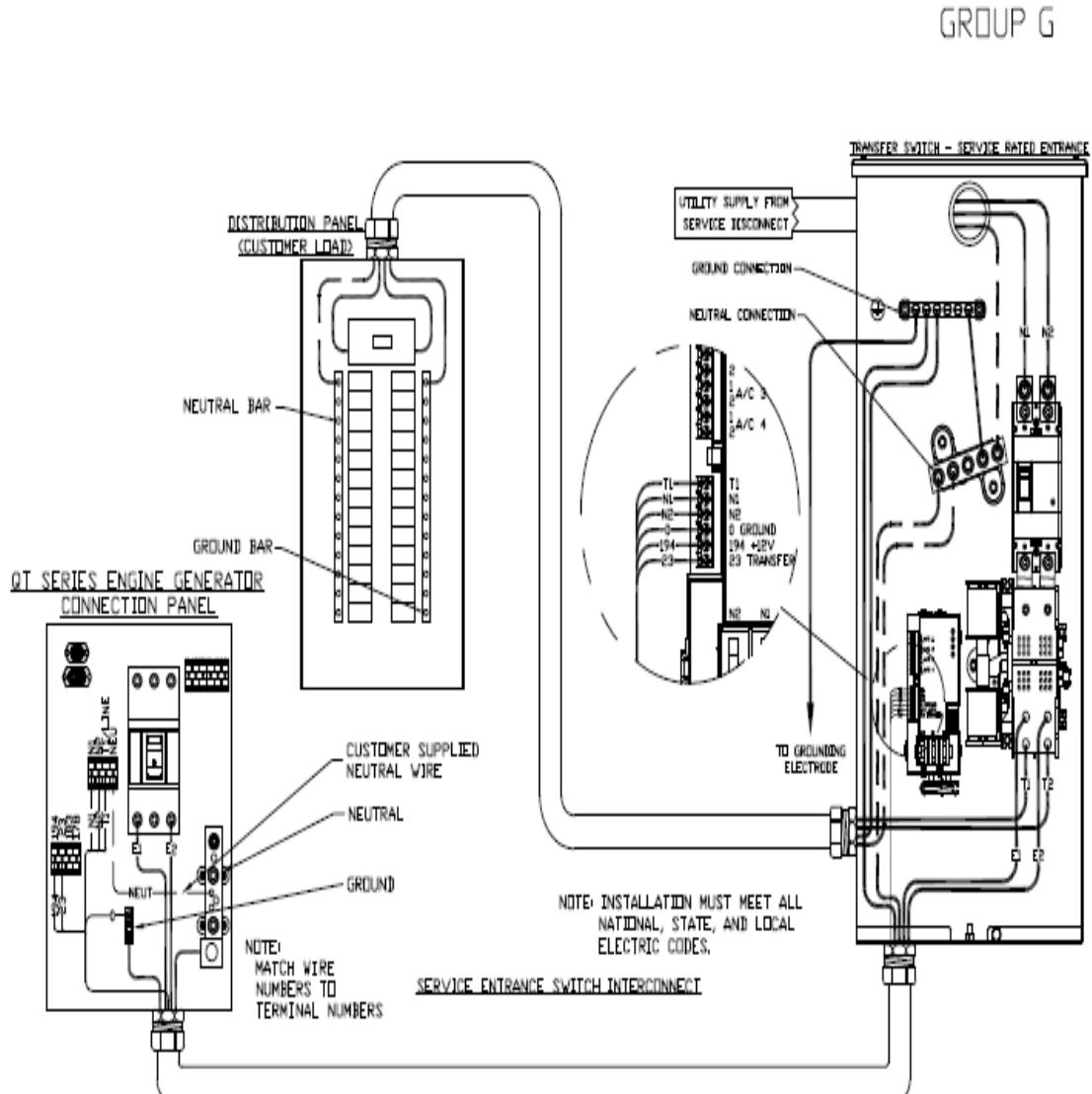
6 Configuration/Diagrams

The physical configuration of the Generator and the RXSC200A3 is, ATS before the PPC to ensure overcurrent protection when commercial power is restored. The RD025 and the RXSC200A3 has to be wired to Commercial AC power.

Commercial Power Connection Points
On The RXSC200A3

Interconnection Drawings
No. 10000009574 (Part 1 of 2)—Liquid-Cooled Generator



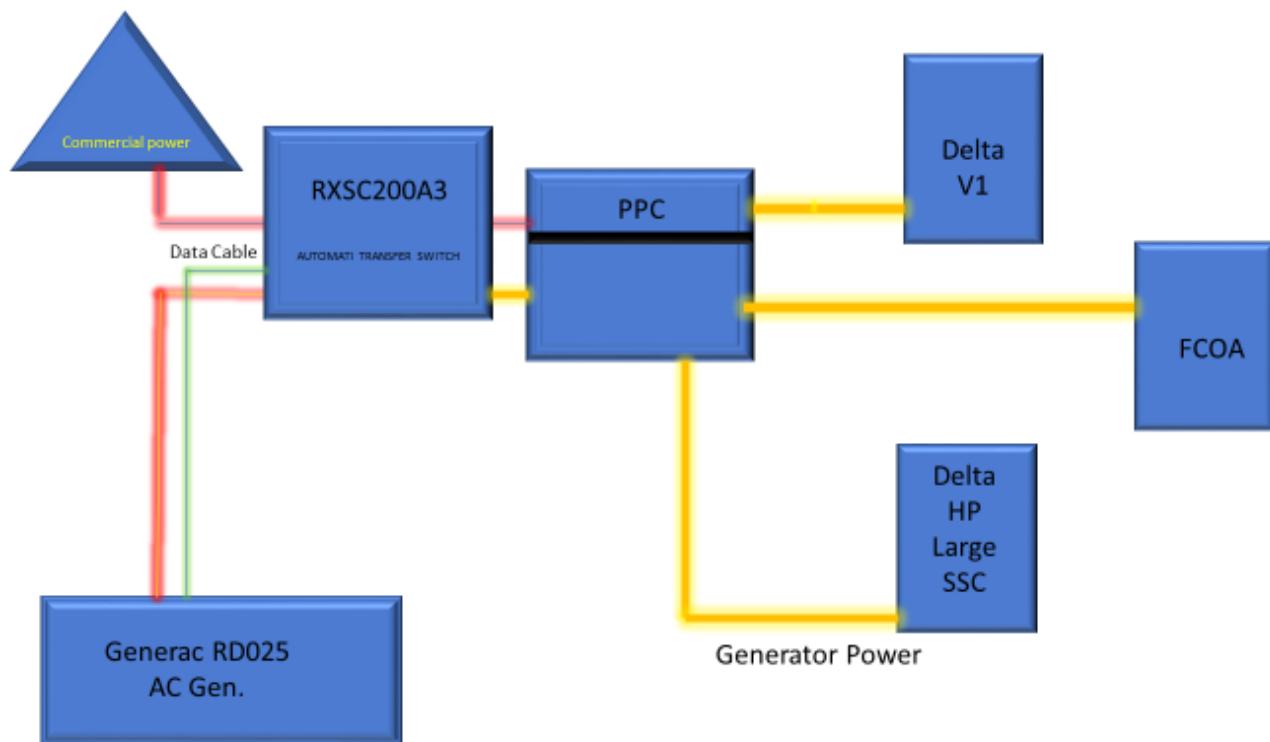


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DATE: 11/8/17

PAGE 2 OF 2

EXPLODED VIEW:
RXS XFER SW INTERCONNECTIONS
DRAWING #10000009574

Compound Diagram:



7 Maintenance

T-Mobile is recommending preventive maintenance to be performed every 250 hours of run-time or every 12 months, whichever comes first.

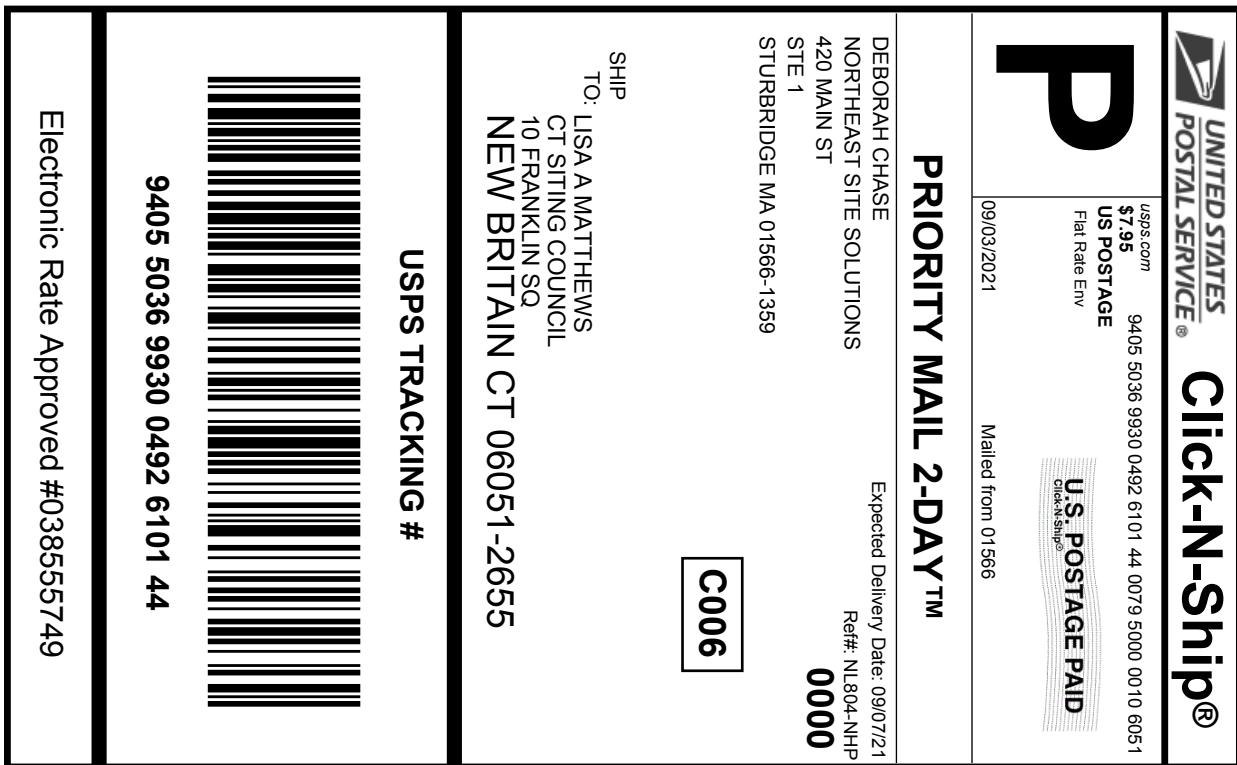
T-Mobile requires this minimum service checklist for the generator engine:

- Check engine mounts and support. Tighten fasteners.
- Check all the engine hoses and clamps for proper fit, and any signs of cracking and fatigue from wear.
- Inspect all belts for signs of cracking and fatigue from wear and adjust for proper tension.
- Inspect the exhaust system for leaks, burns and wet stacking. Drain exhaust line and tighten any clamps and flange bolts.
- Inspect silencer and plumbing for leaks, cracks or any other signs of wear.
- Inspect the system for fuel, oil and coolant leaks and signs of corrosion.
- Replace water separator.
- Replace water filter/ conditioner.
- Check Anti-Freeze (Spector-Analysis).
- Check coolant level and add, if needed.
- Inspect radiator mounting for signs or wear and cracking.
- Inspect/ clean air filter and change per manufacturer specifications.
- Inspect air intakes and outlets and tighten clamps and brackets, if applicable.
- Replace fuel filter.
- Inspect the carburetor fuel injection system, fuel injection pump and choke, if equipped. Adjust to manufacturers specifications.
- Change engine oil, oil filter and record the date on the filter casing.
- Check engine heater operation, if equipped.
- Check and adjust the battery charger operations, and charge rate within the manufacturer's recommended operating specifications.

- Inspect the battery housing, hardware connections, and cables for corrosion and wear.
- Check the battery electrolyte levels and specific gravity levels.
- Load test generator battery.
- Check, adjust and record generator output voltage, as necessary.
- Check and record the alternator charge rate.
- During inspection run the generator for 30 minutes under load. During this time, and after the engine is at full operational speed and has reached engine operating temperature; determine and record the condition of all inspection points: oil pressure, water/ coolant temperature, Fuel pressure, generator gauge, indicator operations, generator battery.
- Check the engine timing and adjust to manufacturers specifications, if necessary.
- Inspect, adjust and record governor and frequency, if necessary.
- Verify that the low fuel alarm is operational and configured correctly to trigger when the fuel tank reaches 50% of fuel tank capacity.

Check fuel level and refuel the generator during the preventive/ corrective maintenance visit.

Exhibit E



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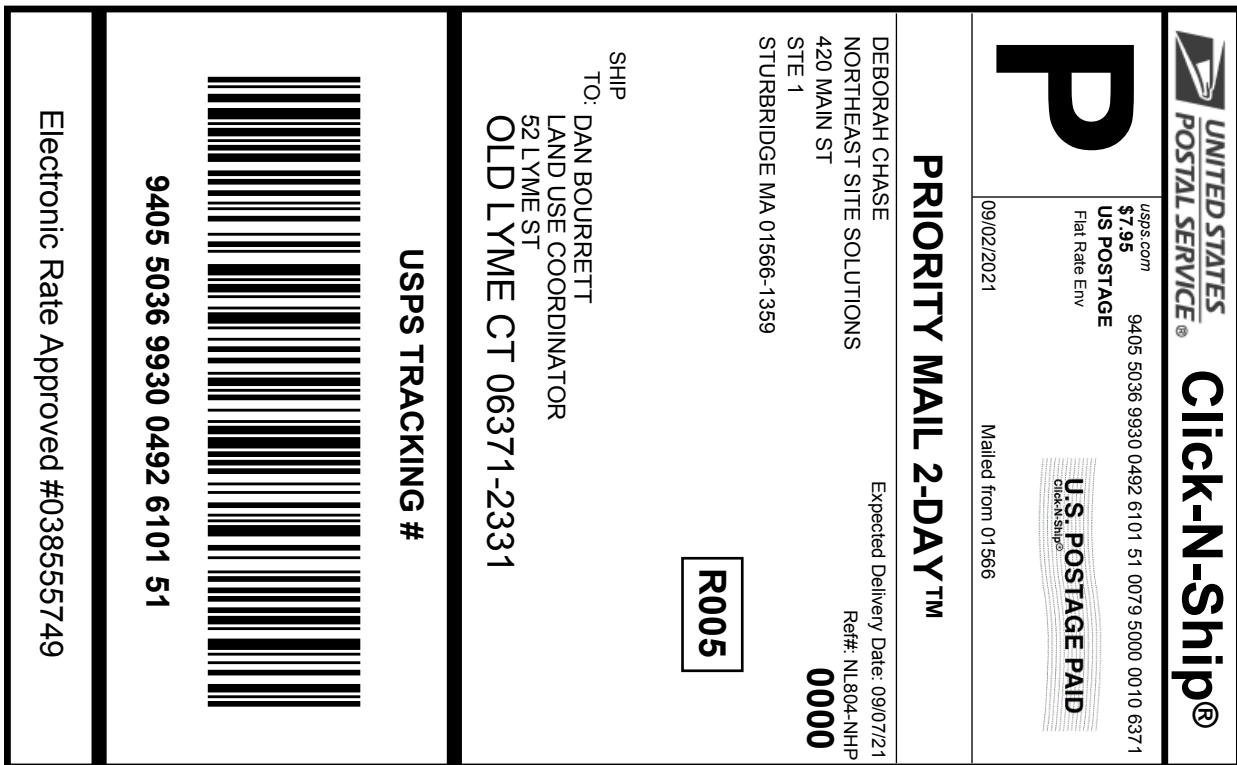


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NORTHEAST SITE SOLUTIONS
420 MAIN ST
STE 1
STURBRIDGE MA 01566-1359

To: DAN BOURRETT
LAND USE COORDINATOR
52 LYME ST
OLD LYME CT 06371-2331

Ref#: NL804-NHP

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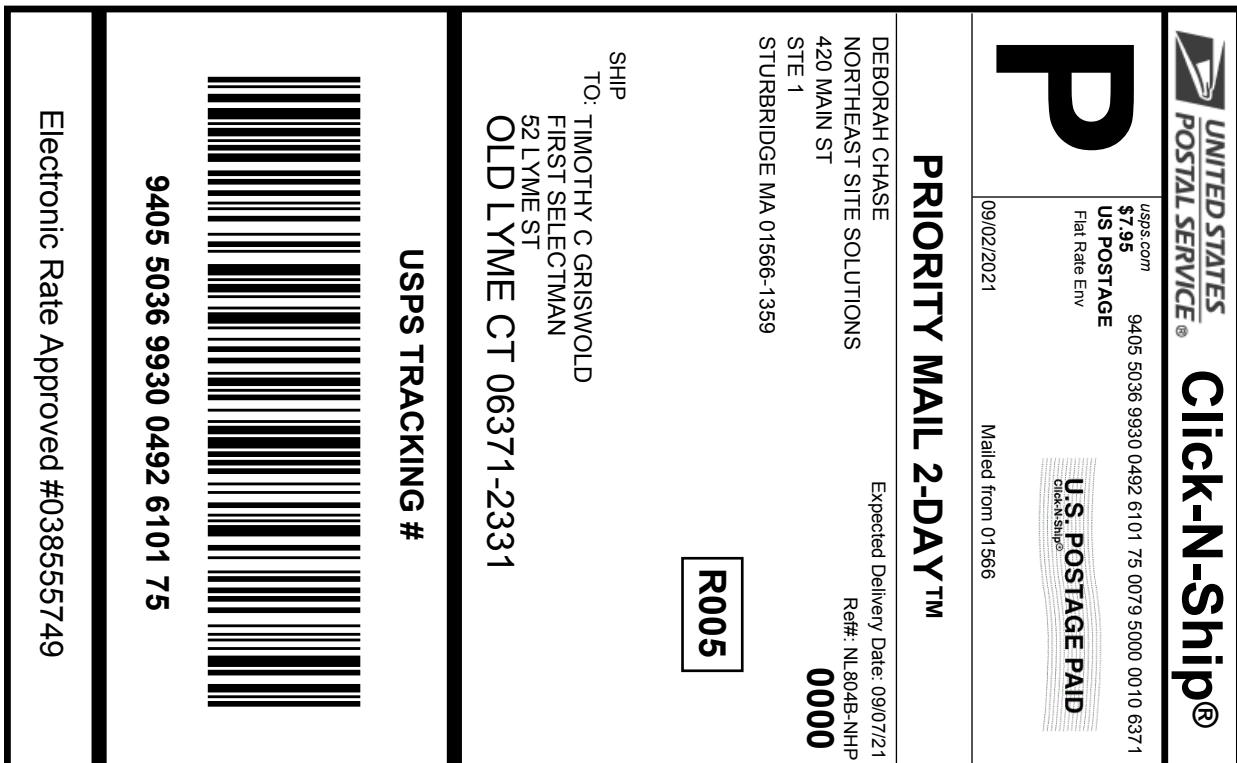


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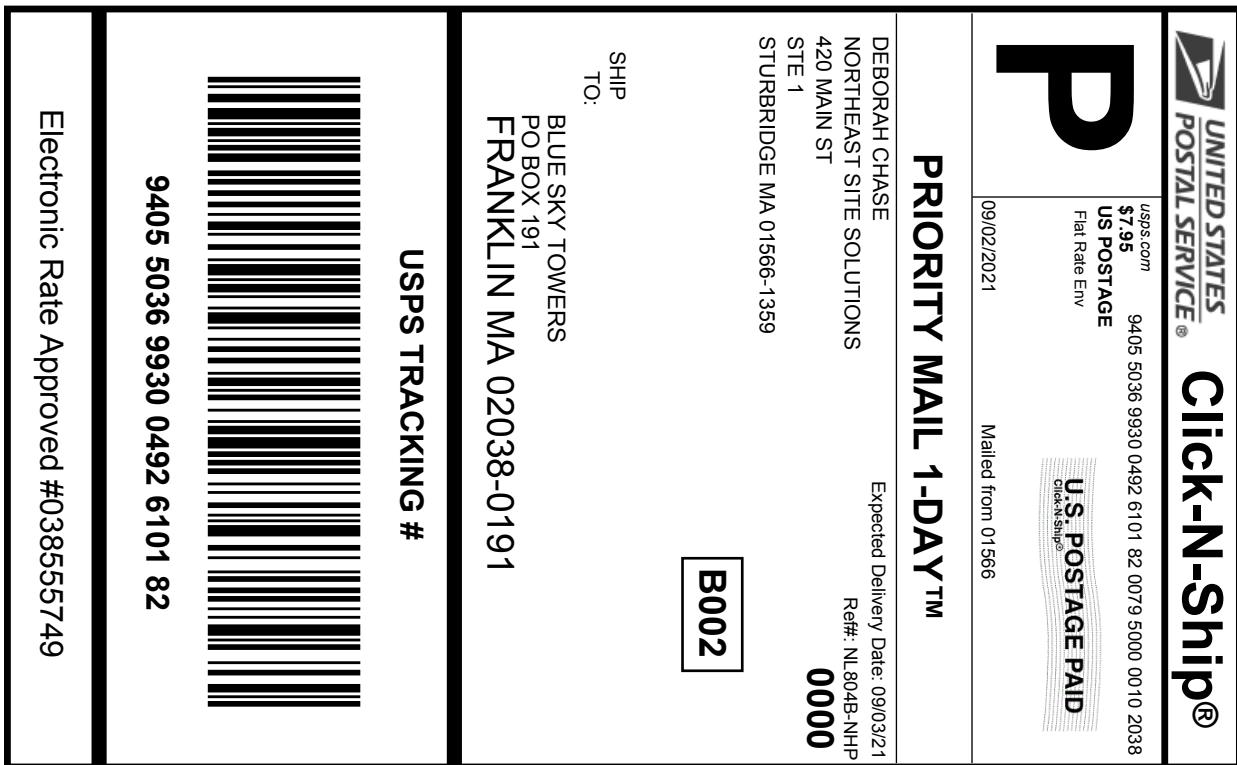
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FRANKLIN MA 02038-0191
Ref#: NL804B-NHP

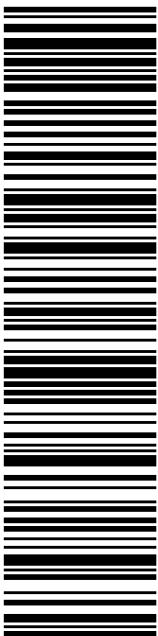
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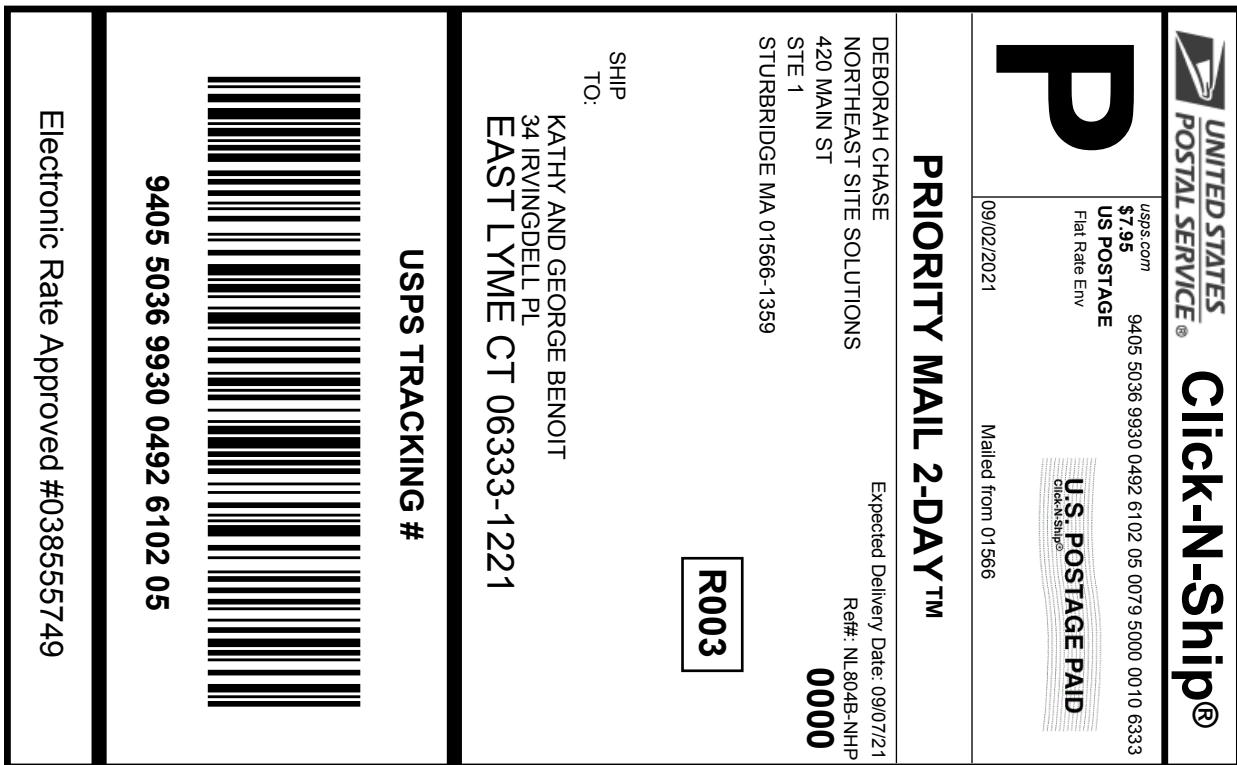
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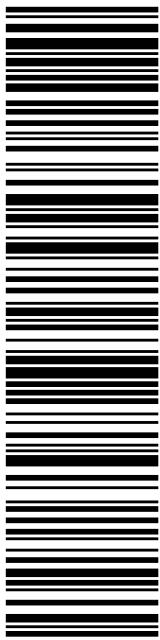


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FISKDALE, MA 01518-9998
(800)275-8777

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03:37 PM

| Product | Qty | Unit Price |
|-----------------------------|-----|------------|
| Prepaid Mail | 1 | \$0.00 |
| East Lyme, CT 06333 | | |
| Weight: 0 lb 9.00 oz | | |
| Acceptance Date: | | |
| Wed 09/08/2021 | | |
| Tracking #: | | |
| 9405 5036 9930 0492 6102 05 | | |
| Prepaid Mail | 1 | \$0.00 |
| Franklin, MA 02038 | | |
| Weight: 0 lb 8.90 oz | | |
| Acceptance Date: | | |
| Wed 09/08/2021 | | |
| Tracking #: | | |
| 9405 5036 9930 0492 6101 82 | | |
| Prepaid Mail | 1 | \$0.00 |
| Old Lyme, CT 06371 | | |
| Weight: 0 lb 8.90 oz | | |
| Acceptance Date: | | |
| Wed 09/08/2021 | | |
| Tracking #: | | |
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| Prepaid Mail | 1 | \$0.00 |
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| Weight: 0 lb 8.90 oz | | |
| Acceptance Date: | | |
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| 9405 5036 9930 0492 6101 51 | | |

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