



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
Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL

October 6, 2021

G. Scott Shepherd
Sr. Property Specialist
SBA Communications Corporation
134 Flanders Rd., Suite 125
Westborough, MA 01581
GShepherd@sbsite.com

RE: **EM-T-MOBILE-112-210823** - T-Mobile notice of intent to modify an existing telecommunications facility located at 62 Babbitt Hill Road, Pomfret, 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 11:54 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

Evan, Council,

Re: **EM-T-MOBILE-112-210823**

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**

TOWN ON POMFRET
APPLICATION FOR WIRELESS TELECOMMUNICATION STRUCTURES

Permit Number: 99-01
Date Submitted: 4/19/99
Received by: DEP
(Section 2.3.1) Fee: \$1000.00 PD

(Procedures for this application are explained in the Wireless Telecommunication ordinance)

APPLICANT TO FILL OUT THIS SECTION - Please print

Applicant's Name SBA INC. Phone (617) 803-8344
Address 125 SHAW ST SU 116 NEW LONDON, CT Fax # (860) 439-0159
06320
Co-Applicant's Name _____ Phone _____
Address _____ Fax # _____

If there is an agent for the applicant, please fill in name below:

Name SCOTT THOMAS, TEAM LEADER SBA INC. Phone SAME AS ABOVE
Address 125 SHAW ST SU 116 NEW LONDON, CT Fax # _____

LOCATION OF TOWER

Owner of the land JOSEPH & CECILE STODDARD Phone (860) 974-0635
Address 62 BABBITT HILL ROAD
Street Name BABBITT HILL ROAD Map 23 Block B Lot 005 (Get from Assessor's office)
Nearest roads/intersections: _____

PROPOSED ACTIVITY: (check those that apply)

Commercial Industrial Other-specify TELECOMMUNICATIONS FACILITY
 New Construction Addition Alteration

Please provide the following information with this application:

- a. Site Plan Ingredients (section 3.2) Five (5) copies of site plan - 24" x 36" at a scale of 1" = 40' prepared by a professional land surveyor licensed in the State of Connecticut.
- b. Name of Connecticut Registration Number of Land Surveyor and Professional Engineer. All final plans must have original signatures on maps.
- c. Soil Erosion and Sediment Control Plan (section 3.3) a map of 1" = 50'
- d. Name of Soil Scientist ROBERT GRABAREK / OSPREY ENVIRONMENTAL & ENGINEERING
- e. Architectural Plans (see section 4.1.2)
- f. Fees: \$1,000.00. Please note: If the cost to process and review the application exceeds the initial fee of \$1000.00, the applicant shall pay all associated costs incurred by the Commission and/or the Town prior to the issuance of a permit. (Section 2.3).

The undersigned hereby acknowledges that this application, to the best of his/her knowledge, conforms to the Wireless Telecommunications Regulations Ordinance of the Town of Pomfret and that approval of the plan is contingent upon compliance with all requirements of said ordinance. The undersigned hereby authorizes the Pomfret Board of Selectmen, or its agent, to enter upon the property for the purpose of inspection and enforcement of said regulations. The undersigned warrants and guarantees that all of the improvements as shown on the final approved site plan map will be installed in a good and workmanlike manner, and individually and severally guarantee to provide all necessary funds with respect thereto.

Signed [Signature] Dated 4/18/99
(Applicant)

Signed Joseph P. Stoddard Dated 4/20/99
(Property Owner)

Note: Before site plan approval is granted, the applicant shall file a surety with the Board of Selectmen payable to the Treasurer of the Town of Pomfret and in a form satisfactory to the Town Counsel and in an amount approved by the Board of Selectmen as sufficient to guarantee completion of those items specified by the Board of Selectmen and in conformity with the provisions of these Regulations or any amendments thereto in force at the time of filing. Such surety shall be held by the Town Clerk who shall not be authorized by the Board of Selectmen to release such bond until written certification has been received from the Building Official that all of the requirements of these Regulations have been fully satisfied.

Signed [Signature] Date 4-21-99
Selectmen or Commission

wircapp.wpd

Public Hearing: Yes No Date: N/A

Bond Amount: *None-Waived at Selectmen's Meeting 4/19/99

Applicant has complied with all requirements of the Ordinance: *Donation to Town for Recreation Purposes
Amount of \$10,000.00

Yes: _____ No: ✓ If NO Explain: Selectmen waived bond amount at meeting of 4/19/99

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**TOWN OF POMFRET
BOARD OF SELECTMEN'S MINUTES
MEETING OF APRIL 19, 1999**

Present: David Patenaude, First Selectman, and Charles Balch, Selectman. Not Present: Thomas Pahl, Selectman. Others Present: Scott Thomae, SBA Inc., Kevin Huff, and Ford Fay.

Dave Patenaude opened the meeting at 8:00 A.M. The minutes of the previous meeting of April 5, 1999 were duly approved.

Citizen Comments: Kevin Huff commented that he was concerned about person(s)' inappropriate interference or interruptions in Town Board/Commission meetings.

Correspondence: None

Current Business

1. Road Issues-No discussion
2. Selectmen's Goals 1999-No discussion
3. Recreation Committee-No discussion
4. Ad Hoc Traffic Committee-Update

A plan was submitted to the Board of Finance for the bus turn-around. The Board of Education was told to include the expenditure in their 1999-2000 proposed budget.

5. Positively Pomfret Day-No Update
6. Steak-Umm-Assessment Appeal-Tabled Until Next Meeting

New Business

1. Kevin Huff-357 Orchard Hill Rd: Trailer Permit

Kevin Huff was present with his trailer permit application. Kevin said this is for a trailer that already exists on the property but he never finished the process. The septic is installed and NEDDH has already signed off on the application. Dave reviewed the trailer ordinance with Mr. Huff. A plot plan is needed, a building permit must be taken out and the Building Inspector must sign off on the trailer permit application, and the \$50.00 application fee must be paid.

2. SBA Inc.-Scott Thomae: Telecommunications Tower Application-Babbitt Hill Rd.

Scott Thomae of SBA Inc. submitted a telecommunications tower application with all attached documentation. SBA is to build the tower only; they are not a communications company. The tower will hold up to five carriers. Mr. Thomae reviewed the proposal and findings section with the Selectmen. He reviewed the site maps for existing coverage, which included PCS digital systems and existing cellular coverage, and the projected coverage done by an electrical engineer. This showed that a second tower in Pomfret will not be needed. Mr. Thomae reviewed the basic structural design, tower specifications, copy of the lease showing the improvements to restore the area back to normal state, specifications for panel antennas, letters of integrity for safety purposes for monopole communication towers, power density study which shows maximum exposure scenario at 21%, graphs showing that the frequency won't interfere with other carriers in Town, and the map showing the places where the balloon test could be seen in Town.

The findings show that the application was in compliance in all sections except section 3.6 "Surety Bond". Mr. Thomae asked that the Selectmen, in lieu of a donations of \$10,000 to the Town of Pomfret, waive the surety bond requirements. The Selectmen would like a mylar of the

plan filed in the land records. Wetlands approval has been received. Dave made motion that the requirement for a surety bond in section 3.6 of the "Town of Pomfret-Wireless Telecommunication Regulations Ordinance" for the proposed tower by SBA, Inc. be waived. Chuck seconded and the motion was approved all in favor. Motion was made by Dave that the application by SBA, Inc. to construction a telecommunications tower on Babbitt Hill Rd. be approved as presented. Motion was seconded by Chuck and approved unanimously. Mr. Thomae is to get in touch with the Building Inspector. Mr. Thomae submitted a check for \$10,000 in lieu of the bond requirement to be contributed to the Town to be used for recreation or to purchase land for recreation purposes. The check also included \$1,120.00 for building inspection fees.

**3. CT Small Cities Community Development Block Grant-Joint Community Application:
Resolution with Town of Putnam and Ten NECCOG Towns**

Dave explained that the grant is for economic opportunities and is being submitted by the Town of Putnam. The resolutions give the Town of Putnam and NECCOG the authority to act on our behalf in regards to this grant. Motion to approve the resolution for cooperative agreement was made by Chuck. Dave seconded and the motion was approved all in favor.

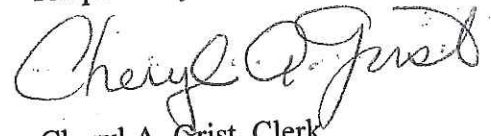
Tax Refunds/Abatements: None

Gun Permits: None

Approval to Pay Bills: Checks #12548-12550 dated 3/30/99 for \$133.76; #12553-12565 dated 4/2-4/14/99 for \$7615.95; and bill checks to be dated 4/19/99 for \$8,558.02. Motion was duly approved to pay the bills as presented.

Adjournment: The meeting was duly adjourned at 9:05 A.M.

Respectfully submitted,



Cheryl A. Grist, Clerk

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62 BABBITT HILL RD

Location 62 BABBITT HILL RD

Mblu 23/ B/ 005.00/ A/

Acct# S0159010

Owner STODDARD JOSEPH & CECILE

Assessment \$1,233,900

Appraisal \$1,762,700

PID 100643

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,762,700	\$0	\$1,762,700

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$1,233,900	\$0	\$1,233,900

Owner of Record

Owner STODDARD JOSEPH & CECILE

Sale Price \$0

Co-Owner C/O SBA TOWERS INC

Certificate

Book & Page 0053/1043

Sale Date 02/29/1984

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
STODDARD JOSEPH & CECILE	\$0		0053/1043	02/29/1984

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Outbuildings
Model	


Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Full Baths:	
Half Baths:	
Xtra Fixtrs:	
Total Rooms:	
Extra Kitchens	
Whirlpool	
Fireplace	
Xtra Opening	
Blocked FPL	
Gas Fireplace	

Building Photo



(<http://images.vgsi.com/photos/PomfretCTPhotos//\00\00\37\22>)

Building Layout

 Building Layout

(<http://images.vgsi.com/photos/PomfretCTPhotos//Sketches/100>)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
Use Code 4300	Size (Acres) 0
Description TEL TWR MDL-00	Frontage 0
Zone RR	Depth 0
Neighborhood	Assessed Value \$0
Alt Land Appr Category No	Appraised Value \$0

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
	CELL TOWER			9	\$1,653,000	1
FN1	FENCE-4' CHAIN			320 L.F.	\$1,700	1
SHD5	Shed-Cell			200 SF	\$54,000	1
SHD5	Shed-Cell			200 SF	\$54,000	1

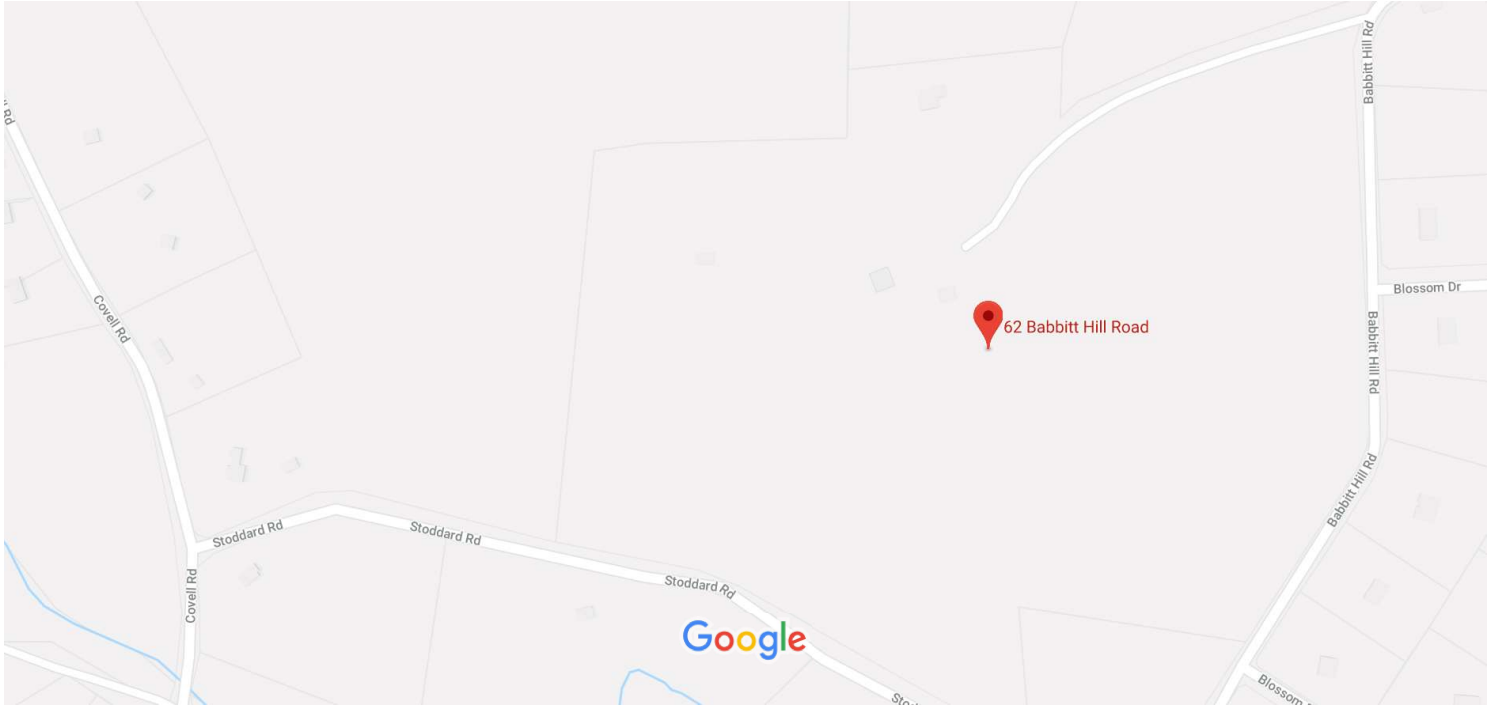
Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,762,700	\$0	\$1,762,700
2017	\$1,762,700	\$0	\$1,762,700
2016	\$1,762,700	\$0	\$1,762,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,233,900	\$0	\$1,233,900
2017	\$1,233,900	\$0	\$1,233,900
2016	\$1,233,900	\$0	\$1,233,900

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Google Maps 62 Babbitt Hill Rd



Map data ©2019 Google 200 ft



62 Babbitt Hill Rd

Pomfret Center, CT 06259



Directions



Save



Nearby



Send to your phone



Share



V297+RQ Pomfret, Connecticut