



QC Development

PO Box 916

Storrs, CT 06268

860-670-9068

Mark.Roberts@QCDevelopment.net

February 2, 2017

Melanie A. Bachman
Acting Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Notice of Exempt Modification – New Cingular Wireless PCS, LLC (AT&T) – CT1130
27 Siemon Company Drive, Watertown, CT 06795
N 41-36-12
W 73-06-42

Dear Ms. Bachman:

AT&T currently maintains nine (9) antennas at the 135-foot level of the existing 140-foot Smokestack at 27 Siemon Company Drive, Watertown, CT. The structure and property are owned by Siemon Realty Company. AT&T now intends to remove three (3) Ericsson remote radio units (RRUS-11) and replace them with three (3) new Ericsson RRUS-12s. The new radio units would be installed at the 135-foot level of the tower.

This facility was approved by the Town of Watertown, and although no record exists of the original approval, the Watertown Planning and Zoning Commission approved a modification to AT&T's antenna facility on September 7, 2011. This approval included no condition(s) that could feasibly be violated by this modification, including total facility height or mounting restrictions. This modification therefore complies with the aforementioned approval.

Please accept this letter as notification pursuant to Regulations of Connecticut State Agencies § 16-50j-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. § 16-50j-73, a copy of this letter is being sent to Thomas L. Wynn, Town Council Chair for the Town of Watertown, as well as the local Land Use Department,

the property owner and 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, AT&T 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).

Please feel free to call me at (860) 670-9068 with any questions regarding this matter. Thank you for your consideration.

Sincerely,



Mark Roberts
QC Development
Consultant for AT&T

Attachments

cc: Thomas L. Wynn - as elected official
Mark Massoud – as local Planning & Zoning Staff (via e-mail)
Siemon Realty Company - as structure and property owner

Power Density

Existing Loading on Tower

Carrier	# of Channels	ERP/Ch (W)	Antenna Centerline Height (ft)	Power Density (mW/cm ²)	Freq. Band (MHz ^{**})	Limit S (mW/cm ²)	%MPE
Other Carriers*							1.26%
AT&T UMTS	6	296	132	0.0402	880	0.5867	0.69%
AT&T UMTS	6	427	132	0.0580	1900	1.0000	0.58%
AT&T LTE	1	500	132	0.0113	880	0.5867	0.19%
AT&T LTE	1	500	132	0.0113	1900	1.0000	0.11%
Site Total							2.83%

*Per CSC Records (available upon request, includes calculation formulas)

** If a range of frequencies are used, such as 880-894, enter the lowest value, i.e. 880

Proposed Loading on Tower

Carrier	# of Channels	ERP/Ch (W)	Antenna Centerline Height (ft)	Power Density (mW/cm ²)	Freq. Band (MHz ^{**})	Limit S (mW/cm ²)	%MPE
Other Carriers*							1.26%
AT&T UMTS	2	293	135	0.0127	850	0.5667	0.22%
AT&T UMTS	1	573	135	0.0124	1900	1.0000	0.12%
AT&T LTE	1	1476	135	0.0319	700	0.4667	0.68%
AT&T LTE	1	889	135	0.0192	850	0.5667	0.34%
AT&T LTE	1	2421	135	0.0523	1900	1.0000	0.52%
AT&T LTE	1	2535	135	0.0548	2100	1.0000	0.55%
AT&T LTE	1	1227	135	0.0265	2300	1.0000	0.27%
Site Total							3.96%

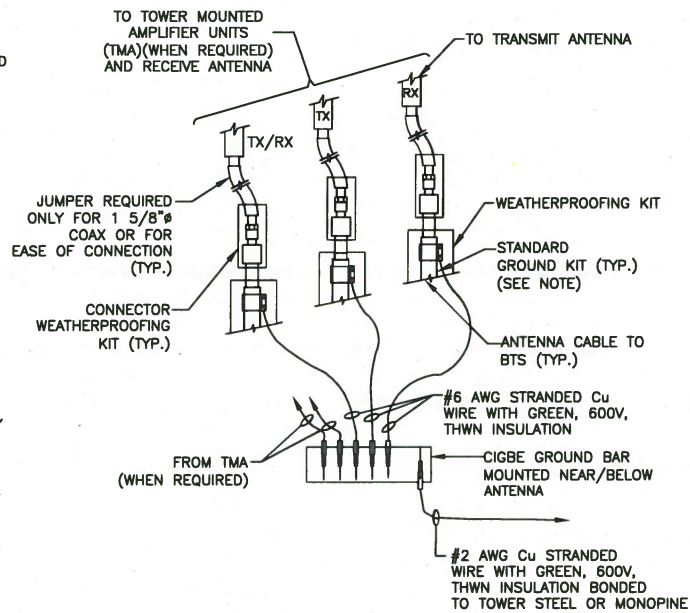
*Per CSC Records (available upon request, includes calculation formulas)

** If a range of frequencies are used, such as 880-894, enter the lowest value, i.e. 880

Note: Proposed Loading may also include corrections to certain Existing Loading values

GROUNDING NOTES:

- THE CONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE A.H.J.), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE CONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE ENGINEER FOR RESOLUTION.
- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GESS'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS. ALL AVAILABLE GROUNDING ELECTRODES SHALL BE CONNECTED TOGETHER IN ACCORDANCE WITH THE NEC.
- THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. USE OF OTHER METHODS MUST BE PRE-APPROVED BY THE ENGINEER IN WRITING.
- THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS ON TOWER SITES AND 10 OHMS OR LESS ON ROOFTOP SITES. WHEN ADDING ELECTRODES, CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURIED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO TWICE THE BURIED LENGTH OF THE RODS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
- METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
- METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO TRANSMISSION EQUIPMENT.
- CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. IN ALL CASES, BENDS SHALL BE MADE WITH A MINIMUM BEND RADIUS OF 8 INCHES.
- EACH INTERIOR TRANSMISSION CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH 6 AWG STRANDED, GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRE UNLESS NOTED OTHERWISE IN THE DETAILS. EACH OUTDOOR CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE BURIED GROUND RING WITH 2 AWG SOLID TIN-PLATED COPPER WIRE UNLESS NOTED OTHERWISE IN THE DETAILS.
- ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE 2 AWG SOLID TIN-PLATED COPPER UNLESS OTHERWISE INDICATED.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. CONNECTIONS TO ABOVE GRADE UNITS SHALL BE MADE WITH EXOTHERMIC WELDS WHERE PRACTICAL OR WITH 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS. HIGH PRESSURE CRIMP CONNECTORS MAY ONLY BE USED WITH WRITTEN PERMISSION FROM SAI MARKET REPRESENTATIVE.
- EXOTHERMIC WELDS SHALL BE PERMITTED ON TOWERS ONLY WITH THE EXPRESS APPROVAL OF THE TOWER MANUFACTURER OR THE CONTRACTORS STRUCTURAL ENGINEER.
- ALL WIRE TO WIRE GROUND CONNECTIONS TO THE INTERIOR GROUND RING SHALL BE FORMED USING HIGH PRESS CRIMPS OR SPLIT BOLT CONNECTORS WHERE INDICATED IN THE DETAILS.
- ON ROOFTOP SITES WHERE EXOTHERMIC WELDS ARE A FIRE HAZARD COPPER COMPRESSION CAP CONNECTORS MAY BE USED FOR WIRE TO WIRE CONNECTIONS. 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS SHALL BE USED FOR CONNECTION TO ALL ROOFTOP TRANSMISSION EQUIPMENT AND STRUCTURAL STEEL.
- COAX BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR USING TWO-HOLE MECHANICAL TYPE BRASS CONNECTORS AND STAINLESS STEEL HARDWARE.
- APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- BOND ALL METALLIC OBJECTS WITHIN 6 FT OF THE BURIED GROUND RING WITH 2 AWG SOLID TIN-PLATED COPPER GROUND CONDUCTOR. DURING EXCAVATION FOR NEW GROUND CONDUCTORS, IF EXISTING GROUND CONDUCTORS ARE ENCOUNTERED, BOND EXISTING GROUND CONDUCTORS TO NEW CONDUCTORS.
- GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT WITH LISTED BONDING FITTINGS.

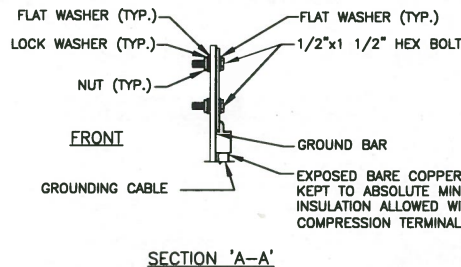
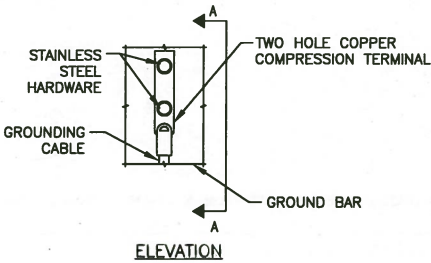


NOTE:

- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO CIGBE.

CONNECTION OF GROUND WIRES TO GROUND BAR (CIGBE)

1



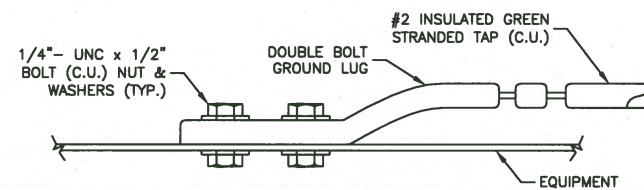
NOTES:

- DOUBLING UP OR STACKING OF CONNECTIONS IS NOT PERMITTED.
- OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.

TYPICAL GROUND BAR MECHANICAL CONNECTION DETAIL

SCALE: N.T.S.

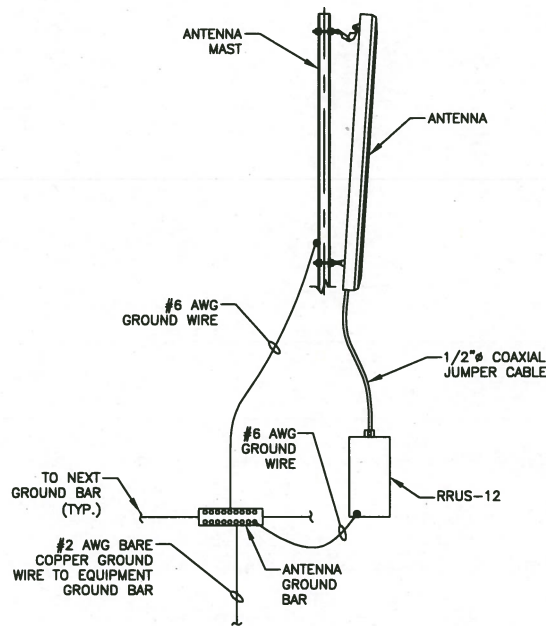
2



CONNECTION TO EQUIPMENT DETAIL

SCALE: N.T.S.

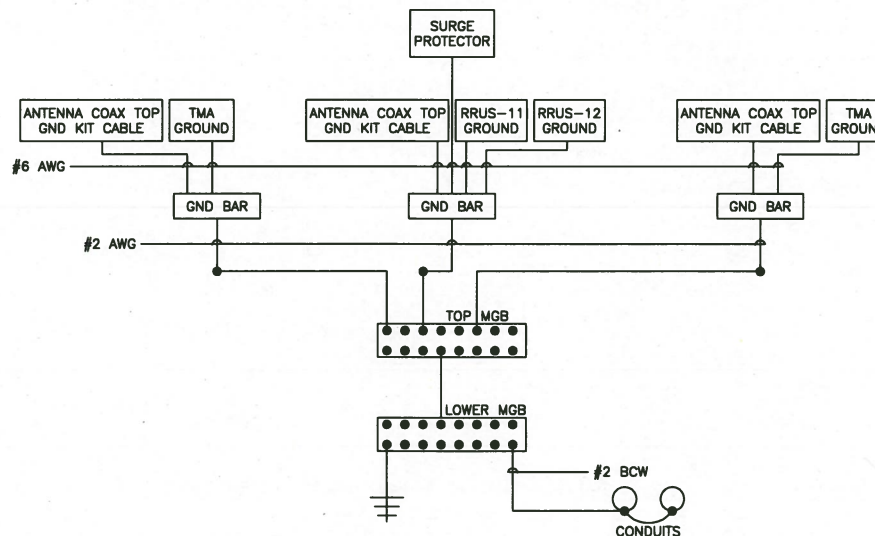
3



TYPICAL ANTENNA GROUNDING DETAIL

SCALE: N.T.S.

4



NOTES:

- BOND ANTENNA GROUNDING KIT CABLE TO TOP CIGBE
- BOND ANTENNA GROUNDING KIT CABLE TO BOTTOM CIGBE.
- SCHEMATIC GROUNDING DIAGRAM IS TYPICAL FOR EACH SECTOR.
- GROUND ALL EQUIPMENT PER MANUFACTURER RECOMMENDATIONS.

SCHEMATIC GROUNDING DIAGRAM

SCALE: N.T.S.

5



500 ENTERPRISE DRIVE SUITE 3A
ROCKY HILL, CT 06067



27 NORTHWESTERN DRIVE
SALEM, NH 03079

**CT1130
WATERTOWN**

CONSTRUCTION DRAWINGS

0	01/20/17	ISSUED FOR CONSTRUCTION
A	01/12/17	ISSUED FOR REVIEW



Dewberry Engineers Inc.
800 PARSIPPANY ROAD
SUITE 301
PARSIIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710



JIANG YU, P.E.
CONNECTICUT LICENSE NO. 0023222
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

DRAWN BY: BJR

REVIEWED BY: BSH

CHECKED BY: GHN

PROJECT NUMBER: 50055106

JOB NUMBER: 50065678

SITE ADDRESS:

76 WESTBURY PARK ROAD
WATERTOWN, CT 06795
LITCHFIELD COUNTY

SHEET TITLE

**GROUNDING NOTES
& DETAILS**

SHEET NUMBER

February 1, 2017

Carl Aquilina
SAI Communications
27 Northwestern Drive
Salem NH , 03079

Re: Site ID: CT1130
Site Name: Watertown
FA#: 10035384
Dewberry No.: 50065678
Site Address: 76 Westbury Park Road
Watertown, CT 06795

Dear Mr. Aquilina,

Dewberry Engineers Inc. (Dewberry) has assessed the structural integrity of the existing masonry smokestack for the proposed telecommunications upgrade at the above mentioned site. The telecommunications upgrade consists of removing and replacing three (3) existing remote radio heads attached to the existing RRH mounts on existing antenna frames attached to smokestack at a centerline elevation of 135'-0" ± A.G.L. The telecommunications upgrade is proposed by AT&T and managed by SAI Communications.

The assessment is based on the following information:

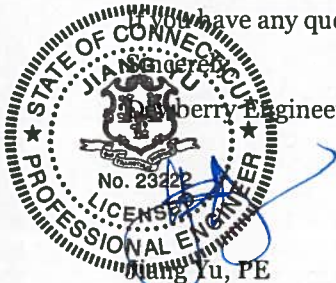
1. Photographs, field notes, visual observation of existing antenna installation and other relevant information acquired on a site visit conducted by Dewberry Engineers on December 1, 2016.
2. RFDS for proposed antenna configuration dated November 1, 2016.
3. Chimney Design Calculations by International Chimney Corporation dated May 16, 2011.
4. 2016 Connecticut State Building Code, Amendments to the 2012 International Building Code.

The load of the proposed AT&T equipment is an increase in load on the masonry smokestack. However, the increase is less than a 5% in gravity load and less than a 10% increase in lateral load to the currently installed configuration. Therefore, per Sections 3403.3 & 3403.4 of 2016 Connecticut State Building Code, Amendments to the 2012 International Building Code, we have determined that the existing masonry smokestack is **structurally adequate** for the proposed upgrade. No structural analysis for the existing smokestack was performed at the time this letter was written. All antennas and associated equipment are to be installed in accordance with configuration in the latest Construction Drawings by Dewberry. Dewberry recommends that the existing masonry smokestack be inspected and maintained for general decay and that any additional installations require a similar evaluation.

This assessment was based on the following limitations and assumptions:

1. No antennas and associated accessories shall deviate from the Construction Drawings without prior written approval of the Engineer.
2. Dewberry is not responsible for any modifications completed prior to and hereafter where Dewberry is not the Engineer of Record.
3. All components supporting the AT&T equipment are assumed to be designed to all applicable codes and designed for loads equal to or larger than the current proposed loads.

If you have any questions, please do not hesitate to call me at 973.739.9400.



CT Professional Engineer License No. 23222



Town of Watertown			
Parcel: 7322 Acres: 9.08			
Name:	SIEMON REALTY COMPANY	Land Value:	1077000
Site:	27 SIEMON COMPANY DR	Improvement Value:	4441000
Sale:	\$0 on 2004-12-27 Reason= Qual=U	Accessory Value:	312700
Mail:	27 SIEMON COMPANY DR	Total Value:	6000000
	WATERTOWN, CT 06795		



The Town of Watertown makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.



Town of Watertown, CT

Recent Sales in Neighborhood	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Watertown Home
Owner and Parcel Information					
Owner Name	SIEMON REALTY COMPANY		Today's Date	January 27, 2017	
Mailing Address	27 SIEMON COMPANY DR WATERTOWN, CT 06795		Parcel ID	7322 (Account #: 7322)	
Location Address	27 SIEMON COMPANY DR		Census Tract		
Map / Block / Lot	110 / 78B / 32		Acreage	9.08	
Use Class / Description	4000 Industrial MDL-96		Parcel Map	<input type="button" value="Show Parcel Map"/> <input type="button" value="Owner List By Radius"/>	
Assessing Neighborhood	120A		Utilities	All Public,	

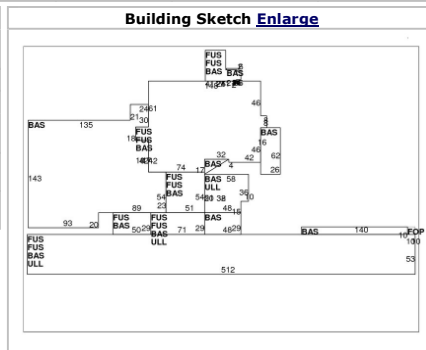
Current Appraised Value Information							
Building Value	XF Value	OB Value	Land Value	Special Land Value	Total Appraised Value	Net Appraised Value	Current Assessment
\$ 4,441,000	\$ 312,700	\$ 169,300	\$ 1,077,000		\$ 6,000,000	\$ 6,000,000	\$ 4,200,000

Assessment History				
Year	Building	OB/Misc	Land	Total Assessment
Current	\$ 3,108,600	\$ 118,600	\$ 753,900	\$ 4,200,000
2015	\$ 3,108,600	\$ 118,600	\$ 753,900	\$ 4,200,000
2014	\$ 4,975,600	\$ 118,600	\$ 753,900	\$ 6,067,000

Land Information				
Use	Class	Zoning	Area	Value
Industrial MDL-94	I	IG20F	9.08 AC	\$ 1,077,000

Commercial Building Information										
Style	Year Built	Eff Year Built	Gross Area	Stories	Grade	Exterior Wall	Interior Wall	Wall Height	# Units	
Office Bldg	1900	1998	217,180	3	C-	Brick	Typical	10	33	
Roof Cover	Roof Structure	Floor Type	Heat Type	Heat Fuel	AC Type	Sprinkler	Construction	Plumbing	Comm Walls	
Tar & Gravel	Flat	Typical	Typical	Forced Air-Duc	Heat/AC Pkgs	%	Masonry	Average	0%	

Building Sub Areas				
Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	82,459	82,459	
FOP	Porch, Open	0	100	
FUS	Upper Story, Finished	102,618	102,618	
ULL	Unfinished Lower Level	0	32,003	
	Totals	185,077	217,180	196,303



Out Buildings / Extra Features				
Description	Sub Description	Area	Year Built	Value
Sprinkler-Wet		214,068 S.F.	1998	\$ 94,200
Elevator Com 2		1 UNITS	1998	\$ 49,800
Load Lv Power		1 UNITS	1998	\$ 1,600
Elevator Com 3		1 UNITS	1998	\$ 53,400
Elevator Com 4		2 UNITS	1998	\$ 113,700
Asphalt Paving		160,000 S.F.	1970	\$ 160,000
Lights 1		5 UNITS	1970	\$ 2,800
Canopy		192 S.F.	1990	\$ 1,500
Lights 2		6 UNITS		\$ 3,700
Lights 3		2 UNITS		\$ 1,300

Sale Information						
Sale Date	Sale Price	Deed Book / Page	Sale Qualification	Reason	Vacant or Improved	Owner
12/27/2004		1358/ 124	Unqualified		Improved	SIEMON REALTY COMPANY
00/00/0000		363/ 199	Unqualified		Improved	SIEMON COMPANY THE

Permit Information								
Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
67460	09/22/2014					0		ELEC WIRING FOR LAB

62979	09/29/2011				0	INSTALL 3 ANTENNAS @ ASSOC EQUIP ON SMOKE STACK
60304	03/25/2009	CM	Commercial		0	

Recent Sales in Neighborhood	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Watertown Home
<p>The Town of Watertown Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: January 22, 2017</p>					



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org

Fax: (860) 945-4706

To: Planning and Zoning Commission

From: Ruth Mulcahy, Land Use Administrator

Date: September 7, 2011

Subject: AT & T Mobility, Siemon Smokestack, 76 Westbury Park Road, Watertown, Special Permit #315//Site Plan application for 3 smokestack mounted panel antennas 132' feet high and equipment cabinets in an equipment shelter in an I-G20F General Industrial District.

WHEREAS, the Town of Watertown Planning and Zoning Commission received a Special Permit #315/Site Plan application from AT & T Mobility, Siemon Realty Princeton Building Smokestack, 76 Westbury Park Road, Watertown on 9.08 acres for 3 smokestack mounted panel antennas 132' feet high and equipment cabinets in an existing equipment shelter in an I-G20F General Industrial District which includes Title Sheet 01, General Notes GN-1, Site Plan & Equipment Plan A-1, Antenna Layout and Elevation A-2 and Grounding, One-Line Diagram & Details G-1 dated 1/26/11 prepared by SAI Communications, 22 Keewaydin Drive, Salem, N.H. and

WHEREAS, the Commission held a public hearing on September 7, 2011;

IT IS THEREFORE RESOLVED the Watertown Planning and Zoning Commission **APPROVES** Special Permit #315/Site Plan application from AT & T Mobility, Siemon Smokestack, 76 Westbury Park Road, Watertown for 3 smokestack mounted panel antennas 132' feet high and equipment cabinets located in an equipment shelter in an I-G20F General Industrial District subject to the following conditions:

1. The equipment shall be painted to match the exterior of the building or structure.
2. All exterior lighting shall be full cut-off fixtures.
3. Prior to Town officials signing a final mylar map and two paper copies, the final map shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission.