smartlink

EM-AT&T-031-170428

April 25, 2017

RECEIVED
APR 28 2017
Connecticut Siting Council

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

ORIGINAL

Re: **Notice of Exempt Modification – Antenna Swap**
Property Address: **36 Mohawk Mountain, Cornwall, CT 06753**
Applicant: **AT&T Mobility, LLC**

Dear Ms. Bachman:

On behalf of AT&T, please accept this application as notification pursuant to R.C.S.A. §16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. §16-50j-72(b) (2).

AT&T currently maintains a wireless telecommunications facility consisting of nine (9) wireless telecommunication antennas at an antenna center line height of 65-feet on an existing 65-foot self-support tower, owned by American Tower Corporation at 36 Mohawk Mountain, Cornwall, CT 06753. AT&T now intends to replace (2) KMW AM-X-CD-16-65-00T-RET on Alpha / Beta with CCI HPA-65R-BUU-H6 , (1) Kathrein 80010764 on Gamma with Andrew SBNHH-1D65A and install (3) NEW RRUS-32 B2 UNITS.

The following is a list of subsequent decisions by the Connecticut Siting Council as an initial decision by the Council or City could not be obtained regarding the approval of the aforementioned structure. Due diligence was performed and back up documentation will be provided with this filing:

Per Karen Griswold Nelson ZEO and LUA, Town of Cornwall, Ct the current telecommunications facility predates zoning and in fact was a fire tower. It is located on state owned land and has never required any approvals from this office that would have triggered any local zoning or permitting. See attached email.

The following is a subsequent decision by the Connecticut Siting Council:

EM-CING-031-021030 - Southwestern Bell Mobile Systems, LLC d/b/a Cingular Wireless notice of intent to modify an existing telecommunications facility located at 36 Mohawk Mountain, Cornwall, Connecticut.

Please accept this letter pursuant to Regulation of Connecticut State Agencies §16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-5I0j-72(b) (2). In accordance with R.C.S.A., a copy of this letter is being sent First Selectman: Gordon M. Ridgway Town Hall 26 Pine Street P.O. Box 97Cornwall, CT 06753 and Karen Nelson Administrator, Zoning Enforcement Officer. A copy of this letter is also being sent to American Tower Corporation-Tower Owner- at 116 Huntington Ave., 11th floor, Boston, MA 02116 and the State of Connecticut 79 elm St. Hartford, Ct 06034.

The planned modifications to AT&T's 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 tower. AT&T's replacement antennas will be installed at the 65-foot level of the 65-foot monopole.
2. The proposed modifications will not involve any changes to ground-mounted equipment and, therefore, will not require and extension of the site boundary.
3. The proposed modifications will not increase the noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.
4. The operation of the modified facility will not increase radio frequency (RF) emissions at the facility to a level at or above the Federal Communications Commission (FCC) safety standard. A cumulative worst-case RF emissions calculation for AT&T's modified facility is provided in the RF Emissions Compliance Report, included in Tab 2.
5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The tower and its foundation can support AT&T's proposed modifications. (See Structural Analysis Report included in Tab 3).

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

Sincerely,

David Barbagallo

Enclosures
CC w/enclosures:

First Selectman: Gordon M. Ridgway
Karen Nelson Administrator, Zoning Enforcement
American Tower Corporation-Tower Owner
State of Connecticut – Land Owner.

David Barbagallo

From: Cornwall Land Use <cwlanduse@optonline.net>
Sent: Wednesday, March 08, 2017 6:11 AM
To: Michael Pattison
Subject: RE: CTL01025 - AT&T Cell Site located at 36 Mohawk Mountain, Cornwall, CT 06753

Mr. Pattison. As relating to the Mohawk Mountain cell facility, I am unable to locate any local approvals. It is my understanding that the current telecommunications facility predates zoning and in fact, was once the site used for spotting enemy aircraft during World War II as well as being a fire tower. It is located on state owned land and has never required any approvals from this office that would have triggered any local permitting. I hope that this answers your questions. If the Connecticut Siting Counsel has any additional questions, they should be directed to this office.

Karen Griswold Nelson
ZEO and LUA, Town of Cornwall

Land Use Office P&Z, ZBA, IWWA Tele 672-4957 fax 672-4069 cwlanduse@optonline.net Tuesday and Thursday 9AM to noon P.O. Box 97 Cornwall, CT 06753

On Tue, Mar 07, 2017 at 11:19 AM, Michael Pattison wrote:

Hello Karen,

We just spoke on the phone regarding the original zoning decision for this site. If you can please send me an email explaining that you were unable to locate the original decision I would greatly appreciate it.

Thank You!

Michael Pattison | Real Estate Specialist

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Property Location: GREAT HOLLOW RD | MAP ID: E06/ 03/ 06E/ / | Bldg Name: | State Use: 5-1

Vision ID: 1265 | Account #98106020 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 08/02/2016 10:14

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CONNECTICUT STATE OF 79 ELM ST HARTFORD, CT 06134 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:
CENSUS TRAC 2632
SURVEY #

GIS ID: | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
VAC RS LN	5-1	563,900	394,800
FOREST	6-2	4,091,600	245,500
Total		4,655,500	640,300

6031
CORNWALL, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CONNECTICUT STATE OF	043/ 472	10/01/1963				

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	5-1	394,800	2010	5-1	656,310	2007	5-1	8,802,990
2015	6-2	133,000	2010	6-2	194,350	2007	6-2	193,120
	Total:	527,800		Total:	850,660		Total:	8,996,110

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0001/A				

NOTES

LAND FOR SKI AREA
2009 CORR AC PER GIS & DEP

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	563,900
Special Land Value	4,091,600
Total Appraised Parcel Value	4,655,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**4,655,500**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
6246	09/15/2000	RP	Repair	10,000		0		
6247	09/15/2000	AD	Addition	15,000		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		Adj. Unit Price	Land Value
1	5-1	VAC LAND	R-5				5.00	AC	336,000.00	0.28	A	1.0000	1.00		0.00	SKI AREA				470,100
1	6-2	FOREST LND	R-5				1,461.30	AC	10,000.00	1.00	0	0.2800	1.00		0.00		490:240			4,091,600
1	5-1	VAC LAND	R-5				6.70	AC	10,000.00	5.00	0	0.2800	1.00		0.00	DEVELOPED SKI SLOPES				93,800

Total Card Land Units: 1,473.00 AC | Parcel Total Land Area: 1473 AC | Total Land Value: 4,655,500

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Model	00		Vacant

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
5-1	VAC LAND	100

COST/MARKET VALUATION

Adj. Base Rate:	0.00
Replace Cost	0
AYB	
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obslnc	
External Obslnc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
	Ttl. Gross Liv/Lease Area:	0	0			

No Photo On Record