

March 13, 2017

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

RE: EM-AT&T-054-17036 – AT&T Wireless Notice of Intent to Modify an existing telecommunication facility at 577 Bell Street, Glastonbury, CT

Dear Ms. Bachman:

Enclosed please find 3 sets of Parcel maps with ownership data that were inadvertently omitted from my application. Electronic copies will be forwarded to you this afternoon.

I have ordered the requested revised structural in accordance with your correspondence and will forward it to you immediately upon my receipt.

For the record, you and your staff have been nothing but helpful to me. I received your email with attachments on Friday after 4 pm, and I was merely attempting to draft a message to you before the close of business. The tone of my email merely expressed haste in writing; I intended no disrespect.

Thank you for your patience in this matter.

Respectfully submitted,

Jack Andrews
Zoning Manager, Empire Telecom
o/b/o AT&T Wireless
10130 Donleigh Drive
Columbia, MD 21046
443-677-0144
jandrews@empiretelecomm.com

Enclosures

Owner of Record

GIS ID: 03200577
Owner: 577 BELL STREET LLC
Co-Owner:
Address: 499 BELL ST
City, State ZIP: GLASTONBURY, CT 06033-1419

Account Number: 03200577
Property Address: 577 BELL ST

Parcel Information

Map/Street/Lot H3 / 0320 / W0011A **Property ID:** 12497
Developer Lot ID: 0001 **Water:** Well
Parcel Acreage: 1.20 **Sewer:** Septic
Zoning Code: RR **Census:** 5201

Valuation Summary

Item	Appraised Value	Assessed Value
Buildings	115700	81000
Land	151600	106100
Appurtenances	1800	1300
Total	269100	188400



Property highlighted in blue

Owner of Record

577 BELL STREET LLC
 SPENCER JOHN B IRREV TRUST
 SPENCER JOHN B REV TRUST
 SPENCER JOHN

Deed / Page	Sale Date	Sale Price
3312/0219	01/21/2016	0
2938/0349	01/19/2012	0
2400/0050	12/14/2006	0
0311/1146	12/19/1985	0

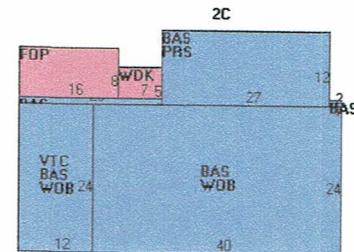


Building Information

Building ID 12497

Year Constructed : 1977
Building Type : Residential
Style : Ranch
Occupancy : Single Family
Stories : 1
Building Zone : RR
Roof Type : Gable
Roof Material : Asphalt Shingl
Est. Gross S.F. : 3620
Est. Living S.F. : 1597

Number of Rooms : 4
Number of Bedrooms : 02
Number of Bathrooms : 1
Number of Half-Baths : 0
Exterior Wall : Vinyl
Interior Wall : Drywall
Interior Floor : Pine
Interior Floor #2 : No entry
Air Conditioning Type : None
Heat Type : Forced Air
Fuel Type : Oil



Subarea Type	Est. Gross S.F.	Est. Living S.F.	Outbuilding Type	Est. Gross S.F.	Comments
First Floor	1597	1597	Shed-Wood/Comp	560.00	
Porch, Open	128	0			
Piers	324	0			
Vaulted Ceiling	288	0			
Wood Deck	35	0			
Walk out basement	1248	0			



Town of Glastonbury GIS



146 0 73 146 Feet

NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
© Town of Glastonbury GIS

1: 875 

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CT1245



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

www.ct.gov/csc

March 10, 2017

Jack Andrews, Zoning Manager
Empire Telecom
o/b/o AT&T Wireless
10130 Donleigh Drive
Columbia, MD 21046

RE: **EM-AT&T-054-170306** – AT&T Wireless notice of intent to modify an existing telecommunications facility located at 577 Bell Street, Glastonbury, Connecticut.

Dear Mr. Andrews:

The Connecticut Siting Council (Council) received a notice of intent to modify the above-referenced facility on March 6, 2017.

Staff has reviewed this exempt modification request for completeness and has identified the following deficiencies:

1. identification of the property owner and proper parcel address with a corresponding parcel map was not provided; and
2. Bennett and Pless Tower modification drawings dated January 20, 2017 are not included in the structural analysis.

Therefore, the exempt modification request is incomplete at this time. The Council recommends that Empire Telecom submit the above information on or before March 24, 2017. If additional time is needed to gather the requested information, please submit a written request for an extension of time prior to March 24, 2017.

According to Section 16-50j-71 of the Regulations of Connecticut State Agencies, "...any modification, as defined in Section 16-50j-2a of the Regulations of Connecticut State Agencies, to an existing tower site, except as specified in Sections 16-50j-72 and 16-50j-88 of the Regulations of Connecticut State Agencies, may have a substantial adverse environmental effect."

This notice of incompleteness shall have the effect of tolling the Federal Communications Commission (FCC) 60-day timeframe in accordance with Paragraph 217 of the FCC Wireless Infrastructure Report and Order issued on October 21, 2014 (FCC 14-153).

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 860-827-2951.

Very truly yours,

Melanie Bachman
Executive Director

MAB/FC

- c: The Honorable Stewart Beckett III, Chairman, Town of Glastonbury
- Richard J. Johnson, Town Manager, Town of Glastonbury
- Khara Dodds, Director of Planning and Land Use Services, Town of Glastonbury



Affirmative Action / Equal Opportunity Employer