

March 3, 2017

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

RE: RE: AT&T Wireless Modifications to Telecommunication Facility –
33 Boardman Road, New Milford, CT 06776

Dear Ms. Bachman:

Enclosed please find an original and two (2) copies of a Notice of Exempt Modification including drawings and a check in the amount of six hundred twenty five (\$625.00) for the filing fee. In addition, I have included copies of each notification letter mailed this day to the municipality, the Town Planner, and the owners of both the property and tower. Copies of the RF study and structural reports (without calculations) are also included.

I will submit electronic copies of the filings including the complete structural analysis and the RF table to you via e mail this day.

Please feel free to contact me with any questions or comments. Thank you for your kind cooperation 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

CT 2001 - 33 Boardman Road



Property Information

Property ID 47/73
Location 33 BOARDMAN RD
Owner QUARRY STONE AND GRAVEL LLC



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

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

Parcels updated 10/1/2016
 Properties updated 03/13/2017

33 BOARDMAN RD

Location 33 BOARDMAN RD **Mblu** 47/ / 73/ /
Acct# 005304 **Owner** QUARRY STONE AND GRAVEL LLC
Assessment \$2,871,680 **Appraisal** \$4,896,500
PID 8323 **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,205,300	\$3,691,200	\$4,896,500
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$843,710	\$2,027,970	\$2,871,680

Owner of Record

Owner QUARRY STONE AND GRAVEL LLC **Sale Price** \$0
Co-Owner % O + G INDUSTRIES **Certificate**
Address 112 WALL ST **Book & Page** 778/ 681
TORRINGTON, CT 06790 **Sale Date** 09/11/2003
Instrument 03

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
QUARRY STONE AND GRAVEL LLC	\$0		778/ 681	03	09/11/2003
QUARRY STONE AND GRAVEL LLC	\$0		765/ 512	03	07/08/2003
KOVACS ROBERT G + KOVACS PAUL B + KOVACS	\$0		705/ 499	29	05/23/2002
QUARRY STONE AND GRAVEL LLC	\$0		690/ 804	03	01/09/2002
KOVACS ROGER P + PAUL B + ROBERT G	\$0		361/ 142		12/24/1986

Building Information

Building 1 : Section 1

Year Built: 1989
Living Area: 9,000
Replacement Cost: \$305,640
Building Percent 66
Good:

Building Photo

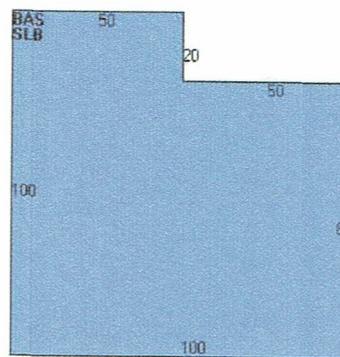
Replacement Cost
Less Depreciation: \$201,700

Building Attributes	
Field	Description
STYLE	Pre-Eng Whse
MODEL	Ind/Comm
Grade	C
Stories:	1
Occupancy	1
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	Minimum
Roof Structure	Gable
Roof Cover	Enamel Metal
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	Sand+Gravl
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	410I
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	20
% Corn Wall	0



(<http://images.vgsi.com/photos/NewMilfordCTPhotos//00\01\57\71.jpg>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9,000	9,000
SLB	Slab	9,000	0
		18,000	9,000

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 410
Description Sand+Gravl
Zone I/R40
Neighborhood C100

Land Line Valuation

Size (Acres) 342.45
Frontage 0
Depth 0
Assessed Value \$2,027,970

Alt Land Appr No
Category

Appraised Value \$3,691,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed	CB	CindBk/Frame	200 S.F.	\$1,600	1
SHD1	Shed	FR	Frame	400 S.F.	\$3,200	1
LT1	Light (1)			100 Units	\$93,600	1
SCL1	Scale			60 TONS	\$21,600	1
SCL1	Scale			60 TONS	\$21,600	1
SITE	Cell Site Tenant	TW	Tower	4 Units	\$862,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$1,086,200	\$3,691,200	\$4,777,400
2009	\$219,200	\$9,275,200	\$9,494,400
2009	\$219,200	\$9,275,200	\$9,494,400

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$760,340	\$2,010,550	\$2,770,890
2009	\$153,440	\$2,038,320	\$2,191,760
2009	\$153,440	\$2,038,320	\$2,191,760

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