

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE: :
: :
APPLICATION OF CELLCO PARTNERSHIP : DOCKET NO. 415
D/B/A VERIZON WIRELESS FOR A :
CERTIFICATE OF ENVIRONMENTAL :
COMPATIBILITY AND PUBLIC NEED FOR :
THE CONSTRUCTION, MAINTENANCE :
AND OPERATION OF A WIRELESS :
TELECOMMUNICATIONS FACILITY AT 87 :
WEST QUASSET ROAD, WOODSTOCK, :
CONNECTICUT : OCTOBER 27, 2011

**CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
SUPPLEMENTAL (PROPOSED) FINDINGS OF FACT**

1. On July 28, 2011, the Connecticut Siting Council (“Council”) voted to re-open the Docket No. 415 record for the purpose of evaluating the status and viability of the existing American Tower Corporation (“ATC”) lattice tower on a 30-acre parcel at 87 West Quasset Road in Woodstock (“Property”). (Record).
2. The Council granted ATC intervenor status in Docket No. 415 proceeding on July 28, 2011. (Record).
3. ATC maintains a 140-foot lightweight lattice tower in the southeast corner of the Property. Cellco has two whip antennas attached near the top of the existing ATC tower. (Cellco 1).
4. The existing Cellco facility provides wireless service in southeast Woodstock at cellular frequencies only and is Cellco’s only non-sectorized cell site in its entire New England market area. (Cellco 1).
5. The existing ATC tower with existing antenna loads does not meet current structural standards for towers. (Cellco 8 and 8a.; Tr. 3, pp. 64-65).
6. To bring the existing ATC tower “up to code” would require construction of an “exoskeleton” to the existing tower and an expansion of the tower’s foundation. This effort would be difficult to construct and would be prohibitively expensive. (Cellco 8; Tr. 3, pp. 84-85, 89-90).

7. The existing ATC tower is not capable of supporting antennas commonly used by carriers in the wireless industry today and would likely remain vacant following the removal of the Cellco equipment. (Cellco 7; Cellco 8 and 8a. (Rev. 1); Tr. 3, pp. 84-85, 89-90).
8. ATC would not commit to the removal of its existing tower if Cellco's replacement tower is approved by the Council. (Tr. 3, p. 91).
9. ATC has conceded that the Council has jurisdiction over its existing tower. (ATC 1, p. 1).
10. Pursuant to Article 1 Section 17.7 of the Woodstock Zoning Regulations, a "telecommunications facility not in use for 12 consecutive months shall be removed by the facility owner and property owner at such party's expense." (Cellco 1.d.).

ATC's Replacement Tower Proposal

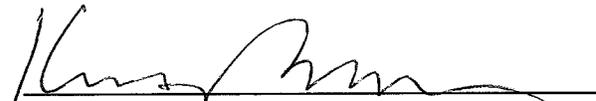
11. ATC and Cellco have been in discussions for at least four years regarding ATC's plans to replace the existing lattice tower with a new 140-foot monopole tower, located approximately 20 feet to the north of the existing lattice structure. (Cellco 7; ATC 1; ATC 2, Q. 1).
12. The ground elevation ("G.E.") at the ATC replacement tower location (684 feet above mean sea level ("AMSL")) is approximately eight (8) feet lower than the G.E. at the proposed Cellco cell site location (692 feet AMSL). (Cellco 1, Tab 1; Cellco 11; Tr. 3, pp. 75-76).
13. Cellco's RF Engineers determined that its antennas need to be mounted at a height of 160 feet above the 684-foot AMSL G.E. on the ATC replacement tower location in order to provide coverage comparable to that which it can achieve with antennas 150 feet above the 692-foot G.E. on the proposed Cellco tower site. (Cellco 9; Tr. 3, pp. 61-64).
14. The ATC replacement tower, located in the southeast corner of the Property, would be within 20 feet of the southerly property line and 85 feet of the easterly property line and West Quasset Road. The residence of Richard T. Carr is located only 280 feet to the south of the proposed ATC replacement tower location. The residence owned by Sharon Anderson is located only 235 feet to the east of the proposed ATC replacement tower location. (Cellco 8; ATC 1).
15. Cellco's proposed replacement tower in the center of the Property is more than 800 feet from the nearest off-Property residence. (Cellco 1, Tab 1).
16. The total area and the number of residential properties with potential views the proposed ATC and Cellco towers are relatively similar. Due to its remote location in the center of the Property, the Cellco tower site, however, would be less visually intrusive on the closest neighboring properties and on residences in the Wappaquasset Pond area to the east than the ATC replacement tower. (Cellco 10; Tr. 3, pp. 12-13, 32-35).

17. The Council has, in several recent dockets, encouraged applicants to relocate proposed tower sites to more remote locations on the same parcel in an effort to reduce impacts on adjacent residents, reduce visual impacts from adjacent properties and lessen the overall visual effect of the new tower, whenever and wherever possible. (Cellco 7; Tr. 3, pp. 35-36).
18. The ATC replacement tower proposal has not been reviewed nor has it received sign-offs or approvals from the State Historic Preservation Officer, the Tribal Historic Preservation Officer, the Connecticut Department of Environmental Protection or the U.S. Fish and Wildlife Service. ATC has also not yet completed its compliance reviews as required under the National Environmental Policy Act (NEPA) for its replacement tower. (Tr. 3, pp. 90-92).
19. ATC has not met with officials from the Town of Woodstock or with the Woodstock Telecommunications Task Force to discuss its plans to pursue approvals for its proposed replacement tower at the Property. (Tr. 3, pp. 79-81).
20. Woodstock's First Selectman Alan Walker notified the Council that the tower location in the central portion of the Property, proposed by Cellco, was the preferred option for a replacement tower at the Property. (August 9, 2011 letter from Alan Walker, First Selectman).

CERTIFICATION

I hereby certify that on this 27th day of October, 2011, a copy of the foregoing was sent,
postage prepaid, to the following parties and intervenors:

Brandon Ruotolo, Zoning Attorney
American Tower Corporation
10 Presidential Way
Woburn, MA 01801


Kenneth C. Baldwin