

CROMWELL NORTH 2

**667, 665, 663 and 663R Main Street
Cromwell, Connecticut**

Description of Proposed Cell Site

Cellco Partnership d/b/a Verizon Wireless
20 Alexander Drive
Wallingford, CT 06492

SITE NAME: CROMWELL NORTH 2

GENERAL CELL SITE DESCRIPTION

The proposed Cromwell North 2 cell site would be located in the northwesterly portion of an approximately 7.78-acre parcel owned by Connecticut Concrete Products, Inc. and Libera Real Estate Holdings, LLC. The facility would consist of a 120-foot telecommunications tower and a steel equipment platform with a canopy roof located within a 50' x 50' fenced compound and 70' x 75' leased area. Cellco will install two (2) equipment cabinets and a diesel-fueled back-up generator on the platform near the base of the tower.

Cellco would attach six (6) antennas and twelve (12) remote radio heads to a square antenna platform at a centerline height of 120 feet above ground level. The top of Cellco's antennas will extend above the top of the tower to a height of 124 feet. Vehicular access to the facility would extend from Main Street over a portion of an existing paved driveway and parking area a distance of 175 feet then along a proposed gravel driveway a distance of approximately 990 feet to the facility compound. Utility service would also extend from Main Street.



- Legend**
- Proposed Verizon Wireless Facility Layout
 - Proposed Verizon Wireless Gravel Drive
 - Proposed Verizon Wireless Telco/Electrical Service
 - Existing Utility Pole (By Others)
 - Subject Property
 - Approximate Parcel Boundary (CTDEEP GIS Parcels Last Updated 2010)



Site Schematic

Proposed Wireless
Telecommunications Facility
Cromwell North 2 CT
667 Main Street
Cromwell, Connecticut



SITE EVALUATION REPORT

SITE NAME: CROMWELL NORTH 2

I. TOWER LOCATION

- A. COORDINATES: 41°-37'-56.493" N 72°-39'-12.048" W
- B. GROUND ELEVATION: Approximately 147± feet AMSL
- C. U.S.G.S. QUADRANGLE MAP: Hartford South, CT
- D. SITE ADDRESS: 665, 667, 663, 663R Main Street, Cromwell, CT
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within ¼ mile of the cell site is in Cromwell's Business Industrial Park (BP) and R-15 and R-25 Residential zoning districts.

II. DESCRIPTION

- A. FACILITY SIZE: 50' x 50' Fenced Compound
70' x 75' Leased Parcel
- B. LESSOR'S PARCEL: Approximately 7.78 acres
- C. TOWER TYPE/HEIGHT: 120' Monopole Tower
- D. SITE TOPOGRAPHY AND SURFACE: Topography in the area slopes down from southeast to northwest. The parcel is used as part of the Cromwell Concrete Products business maintaining only perimeter vegetation. No trees will need to be removed and minimal grading is required to construct the access drive or facility compound.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The tower would be located in the northwest corner of the Cromwell Concrete Products parcel. The closest wetland area to the facility compound is located approximately 85 feet to the west on an adjacent parcel. An additional wetland area exists approximately 354 feet to the northwest. No direct impacts to these wetlands are anticipated.
- F. LAND USE WITHIN 1/4 MILE OF SITE: The subject parcel is surrounded by commercial, residential, agricultural uses, and undeveloped land. (See Aerial Photograph and U.S.G.S. Topographic Map at pp. 2 and 3).

III. FACILITIES

- A. POWER COMPANY: Eversource
- B. POWER PROXIMITY TO SITE: Approximately 1140 feet along Main Street to the east of the facility compound.
- C. TELEPHONE COMPANY: Frontier Communications
- D. PHONE SERVICE PROXIMITY: Same as power
- E. VEHICLE ACCESS TO SITE: Vehicle access to the site would extend from Main Street over the southerly portion of the owner's existing commercial parcel, a total distance of approximately 1165 feet.
- F. CLEARING AND FILL REQUIRED: No tree clearing and minimal grading would be required for construction of the access driveway and facility compound. Detailed construction plans would be developed if this location is approved by the Siting Council.

IV. LEGAL

- A. PURCHASE LEASE
- B. OWNER: Connecticut Concrete Products, Inc. & Libera Real Estate Holdings, LLC
- C. ADDRESS: 667, 665, 663 and 663R Main Street, Cromwell, CT
- D. DEED ON FILE AT:

Town of Cromwell, CT Land Records

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FACILITIES AND EQUIPMENT SPECIFICATION
(NEW TOWER & EQUIPMENT)

SITE NAME: CROMWELL NORTH 2

I. TOWER SPECIFICATIONS:

A. MANUFACTURER: To be determined

B. TYPE: Self-supporting monopole

C. TOWER HEIGHT: 120'

TOWER DIMENSIONS: Approx. 50" base
 Approx. 24" top

II. TOWER LOADING:

A. CELLCO EQUIPMENT:

1. Panel Antennas – Six (6) Model JAHH-65B-R3B

2. Remote Radio Heads (12) (RRHs)
Three (3) Model B13RRH4x30; three (3) Model 4T4R B5; three (3)
Model B25RRH4x30; and three (3) Model B66RRH4x45

3. GPS Antenna: Attached to the equipment platform canopy

4. Transmission Lines:

a. Two (2) Model: HB158-1-08U8-S8J18 HYBRIFLEX™ fiber
optic antenna cables inside the monopole

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The towers will be designed in accordance with Electronic Industries Association Standard EIA/TIA-222-G "Structural Standards for Steel Antenna Towers and Antenna Support Structures." The foundation designs would be based on soil conditions at the site. Details for the towers and foundation designs will be provided as a part of the final D&M Plan.

ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: CROMWELL NORTH 2

I. PHYSICAL IMPACT

A. WATER FLOW AND QUALITY

No water flow and/or water quality changes are anticipated as a result of the construction or operation of the facility. There are no lakes, ponds, rivers, streams, wetlands or other regulated bodies of water located in the area to be used for the facility compound, access drive or related improvements. Cell site equipment used will not discharge any pollutants to area surface or groundwater systems. The closest wetland area to the facility compound is located approximately 85 feet to the west. An additional wetland is located approximately 354 feet to the northwest. (*See also Attachment 11*).

B. AIR QUALITY

Under ordinary operating conditions, Cellco's equipment at the Cromwell North 2 Facility would generate no air emissions. During power outages and periodically for maintenance purposes, Cellco would utilize a diesel-fueled generator to provide emergency back-up power to the facility. Cellco's back-up generator will be managed to comply with the "permit by rule" criteria established by the Connecticut Department of Energy and Environmental Protection ("DEEP") Bureau of Air Management, pursuant to R.C.S.A. § 22a-174-3b.

C. LAND

No trees or vegetation will need to be cleared and minimal grading of the tower compound and access drive will be required. The remaining land of the Lessor would remain unchanged by the construction and operation of the cell site.

D. NOISE

The equipment to be in operation at the site after construction would emit no noise of any kind, except for the occasional operation of the back-up generator which would only run when power to the facility is interrupted and periodically for maintenance purposes. Some noise is anticipated during cell site construction.

E. POWER DENSITY

The worst-case calculation of power density for Cellco's 700 MHz, 850 MHz, 1900 MHz and 2100 MHz antennas at the Cromwell North 2 Facility would be 29.53% of the FCC Safety Standard. (See Attachment 14).

F. VISIBILITY

See Visibility Report included as Attachment 9.

verizon

WIRELESS SERVICES FACILITY

CROMWELL NORTH 2 CT 667 MAIN STREET CROMWELL, CT 06416

Cellco Partnership d/b/a

verizon

99 EAST RIVER DRIVE
EAST HARTFORD, CT 06108

**ALL-POINTS
TECHNOLOGY CORPORATION**

3 SADDLEBROOK DRIVE PHONE: (860)-663-1697
KILLINGWORTH, CT 06419 FAX: (860)-663-0935
WWW.ALLPOINTSTECH.COM

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	05/24/17	FOR REVIEW: RCB
1	02/09/18	FOR REVIEW: RCB
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5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 3 SADDLEBROOK DRIVE
KILLINGWORTH, CT 06419

**VERIZON AT
CROMWELL NORTH 2 CT**

SITE: 667 MAIN STREET
ADDRESS: CROMWELL, CT 06416

APT FILING NUMBER: NY141NB6710

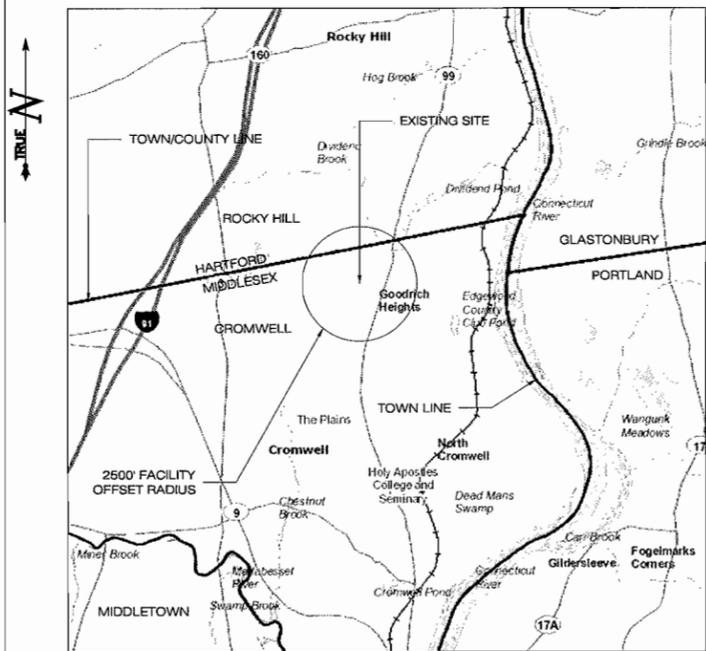
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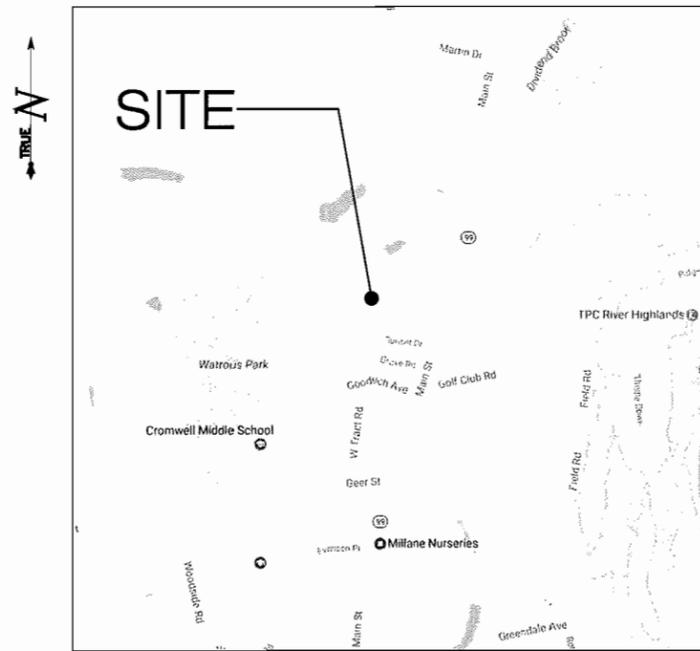
**TITLE SHEET
& INDEX**

SHEET NUMBER:

T-1



MUNICIPAL NOTIFICATION LIMIT MAP
SCALE: 1" = 4000'-0"



VICINITY MAP
SCALE: 1" = 1000'-0"

SITE INFORMATION

SITE TYPE: NEW 120' AGL MONOPOLE

SCOPE OF WORK: PROPOSED RF EQUIPMENT ON NEW 120' AGL MONOPOLE W/ CORRESPONDING GROUND EQUIPMENT WITHIN A PROPOSED 50'x50' FENCED COMPOUND

SITE NAME: CROMWELL NORTH 2 CT

SITE ADDRESS: 667, 665 & 663R MAIN STREET
CROMWELL, CT 06416

ZONING JURISDICTION: CONNECTICUT SITING COUNCIL

COUNTY: MIDDLESEX

ASSESSOR'S TAX ID#: MAP: 48, BLOCK 15, LOTS: 28C, 28 & 40

ZONING DISTRICT: BUSINESS PARK (BP) & RESIDENTIAL (R-15)

LATITUDE: 41°37'56.493" N

LONGITUDE: 72°39'12.048" W

GROUND ELEVATION: 147.1'± AMSL

PROPERTY OWNER: CROMWELL CONCRETE PRODUCTS, INC.
667 MAIN STREET
CROMWELL, CT 06416

APPLICANT: CELCO PARTNERSHIP
d/b/a VERIZON WIRELESS
99 EAST RIVER DRIVE
9TH FLOOR
EAST HARTFORD, CT 06108

LEGAL: ROBINSON & COLE, LLP
KENNETH C. BALDWIN
280 TRUMBULL STREET
HARTFORD, CT 06103

SITE ENGINEER: ALL-POINTS TECHNOLOGY CORP., P.C.
3 SADDLEBROOK DRIVE
KILLINGWORTH, CT 06419
(860) 663-1697

LIST OF DRAWINGS

T-1 TITLE SHEET & INDEX

R-1 ABUTTERS MAP

A-1 COMPOUND PLAN & TOWER ELEVATION

C-1 SITE DETAILS

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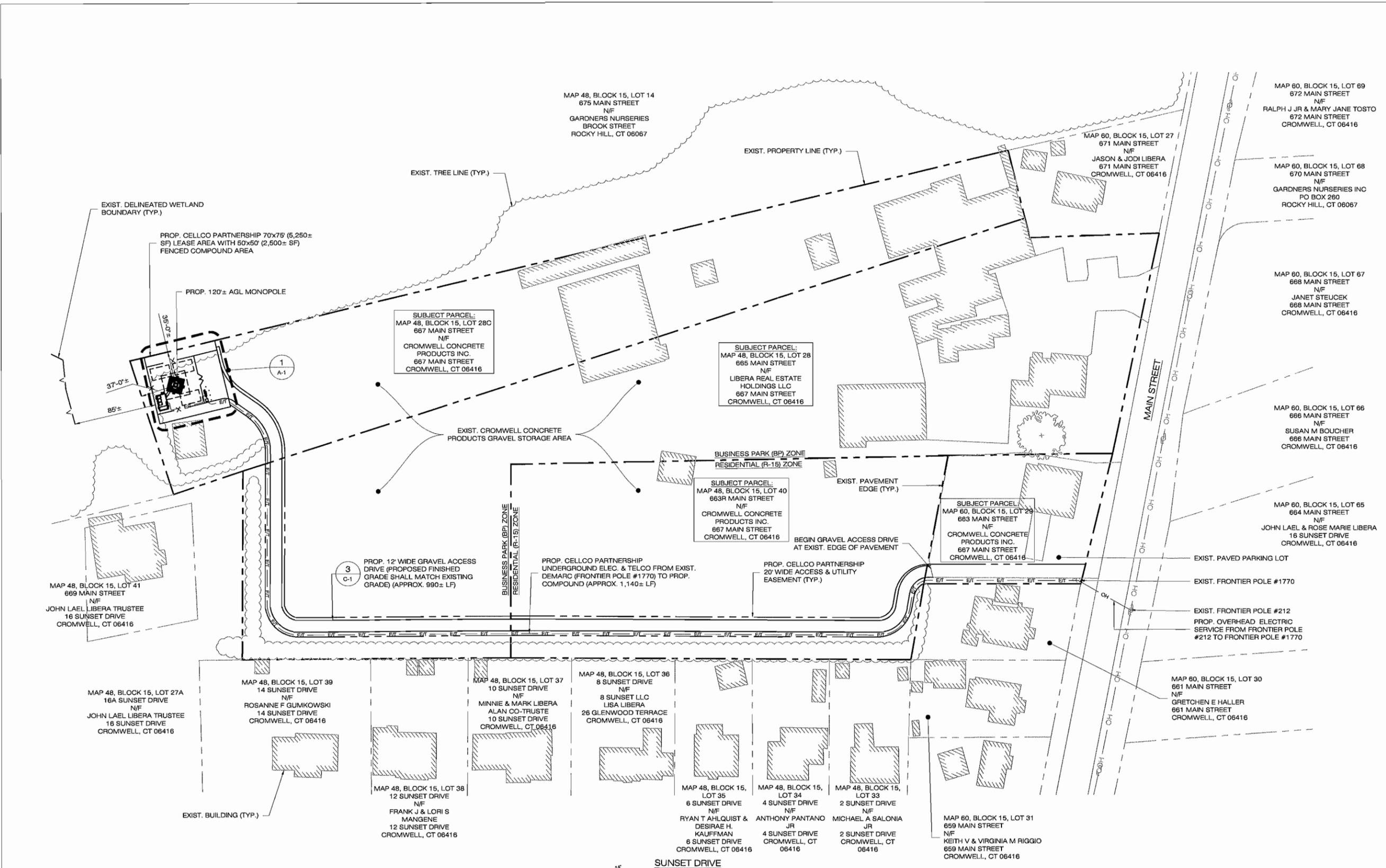
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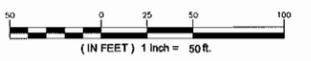
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MAP

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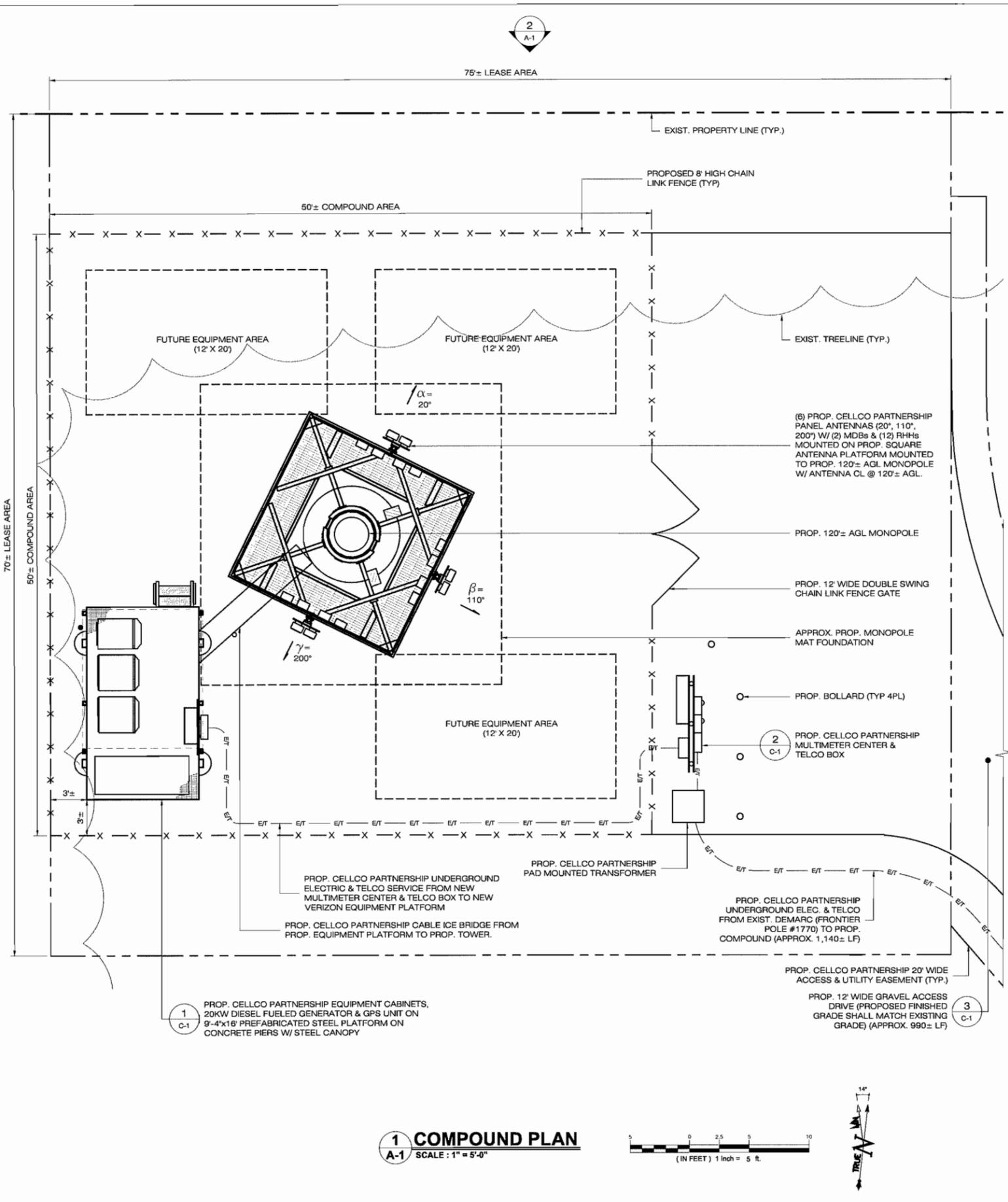
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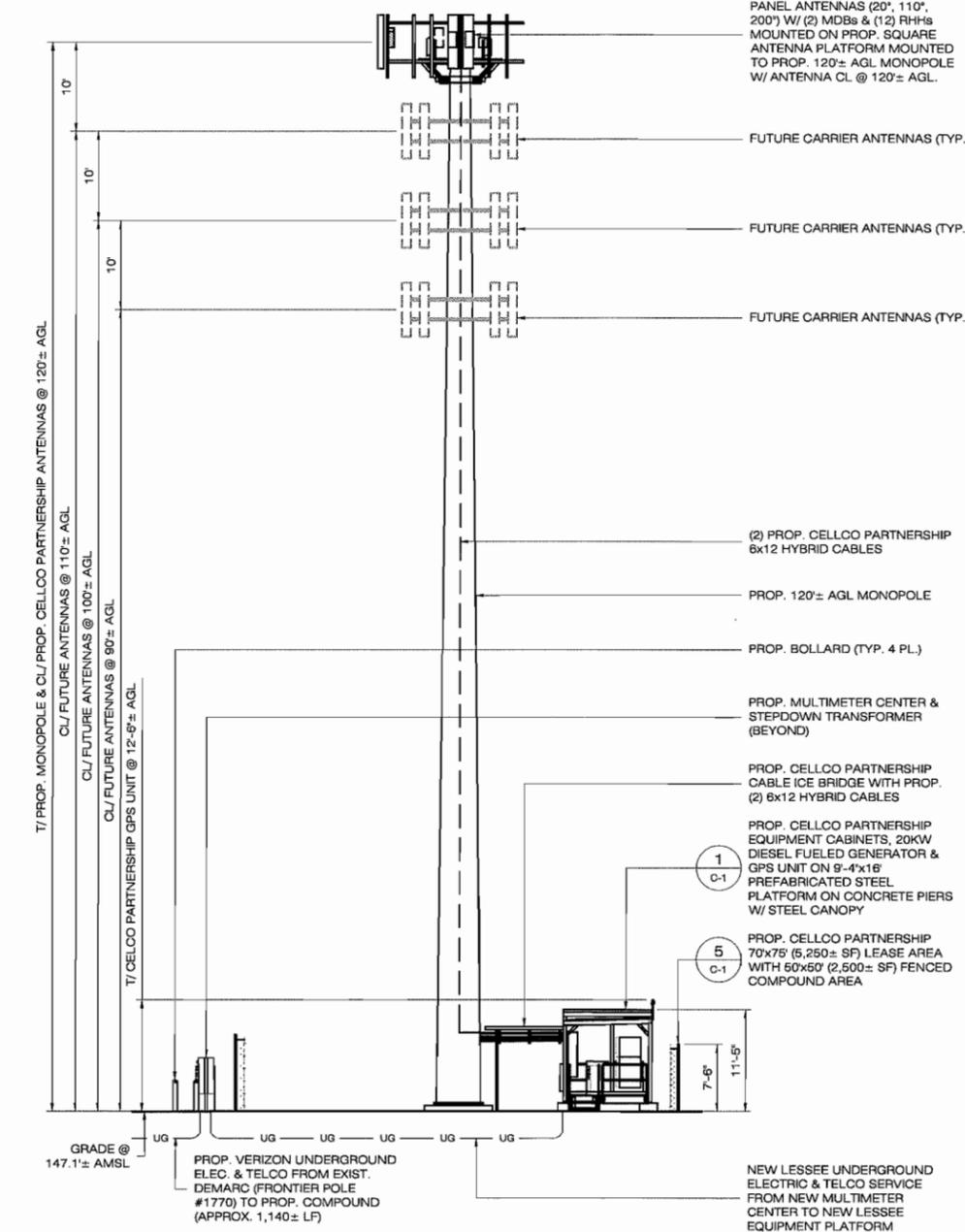
BASE MAPPING FOR SHEETS A-1 & SP-1 FROM:
1. BASE MAPPING BASED ON AERIAL PHOTOGRAPHY AND TOWN OF CROMWELL GIS DATA.
2. BASE MAPPING SUPPLEMENTED W/ FIELD MEASUREMENTS TAKEN BY ALL-POINTS TECHNOLOGY CORP. ON 04-21-2017.



1 ABUTTERS MAP
R-1 SCALE: 1" = 50'-0"



1 COMPOUND PLAN
A-1 SCALE: 1" = 5'-0"



2 NORTH ELEVATION
A-1 SCALE: 1" = 10'-0"



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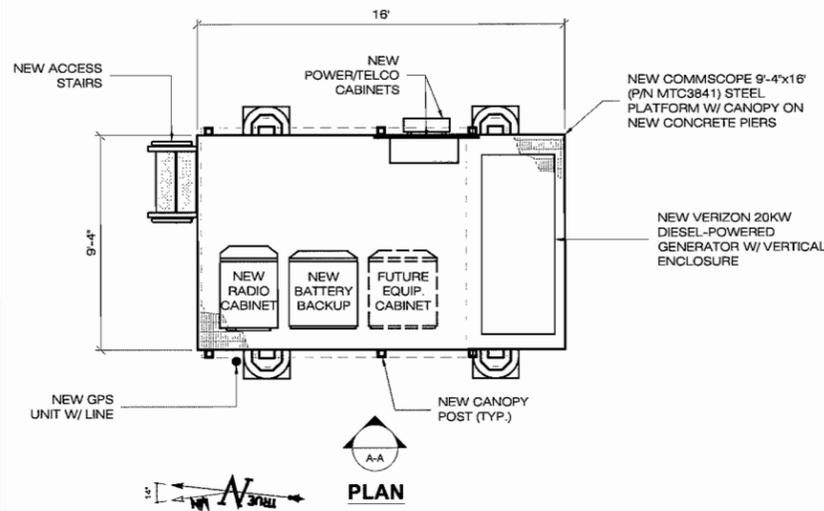
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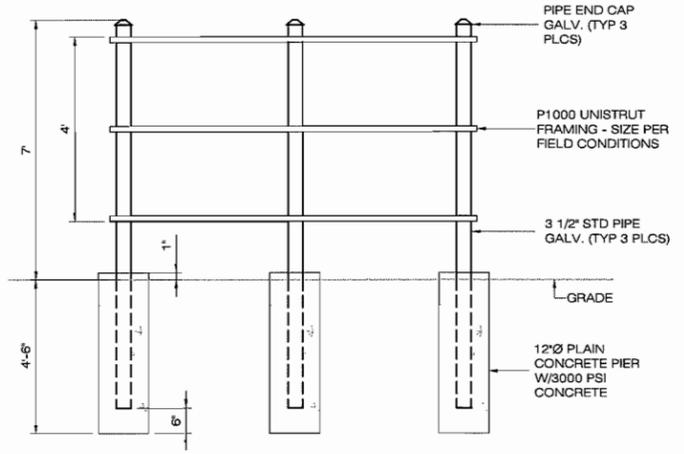
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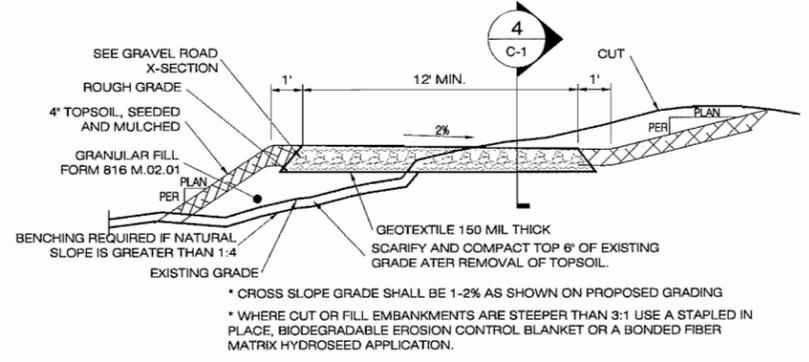
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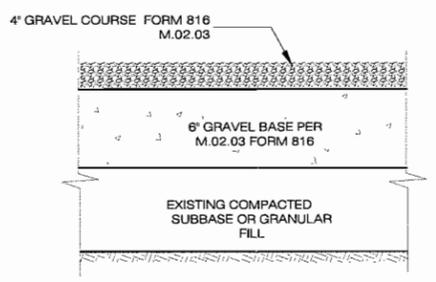
1 EQUIPMENT PLATFORM
 C-1 SCALE: 1/4" = 1'-0"



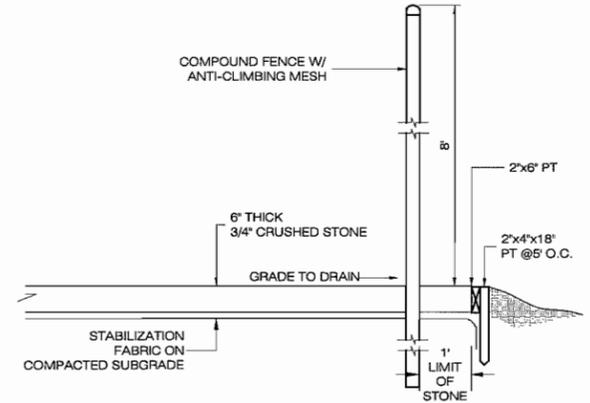
2 UTILITY BACKBOARD DETAIL
 C-1 SCALE: NTS



3 TYPICAL ROAD CROSS SECTION
 C-1 SCALE: NTS



4 GRAVEL ROAD SECTION
 C-1 SCALE: NTS



5 COMPOUND DETAIL
 C-1 SCALE: NTS

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