SAC WIRELESS

Thursday, November 15, 2018

RECEIVED
NOV 19 2018
Connecticut Siting Council

Connecticut Siting Council
Executive Director / Staff Attorney
10 Franklin Square
New Britain, CT 06051

RE: Notice of Exempt Modification — 640 Hilliard Street, Manchester, CT, 06042 — SITE ID: CT52XC028

To Whom It May Concern:

- SAC Wireless, on behalf of Sprint, is requesting the necessary approvals from Connecticut Siting Council (CSC) our scope of work for an existing Sprint facility located at 640 Hilliard St, Manchester, CT, 06042. Scope of work is as follows:
    - Sprint is proposing to install fiber at the telecommunication facility located at the above address.
    - *No tower work will be performed; only ground work.* Therefore, no structural analysis or RF analysis required
    - Site is located at the coordinates (Lat/Long): 41.78450000, -72.55080556
    - The underlying property owner of the site is Hilliard Mills, LLC.
- RF Engineers have determined this minor modification is required to help increase the network for the residents and the workforce within the local jurisdiction by offering faster data transfer speeds, fewer dropped calls and higher capacity.
- CSC, please e-mail me any receipts for application fees and/or fees due after plan review, prior to permit issuance. If any questions or concerns arise, please contact me at 312-895-4977 x 8532.
- We greatly appreciate your help with this proposed Sprint facility upgrade.

CC:

Jay Moran Mayor of Manchester 149 Strawberry Lane Manchester, CT 06040	James Davis Zoning Enforcement Officer 494 Main Street Manchester, CT 06045	Greg Smith Chief Building Official 494 Main Street Manchester, CT 06045	Hilliard Mills, LLC Property Owner 2 Melrose St Glastonbury, CT 06033

Best Regards,

Anthony Urbina

Anthony Urbina | Zoning & Permitting Specialist| C: (312) 895-4977 ext. 8532
SAC Wireless, 540 W. Madison, 9th Floor, Chicago, IL 60661
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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
Internet: ct.gov/csc

Daniel F. Caruso
Chairman

December 5, 2007

TO: Parties and Intervenors

FROM: S. Derek Phelps, Executive Director

RE: **DOCKET NO. 339-** Optasite Towers LLC and Omnipoint Communications, Inc. application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility located at 640 Hilliard Street, Manchester, Connecticut.

By its Decision and Order dated November 29, 2007, the Connecticut Siting Council (Council) granted a Certificate of Environmental Compatibility and Public Need (Certificate) for the construction, maintenance and operation of a telecommunications facility located at 640 Hilliard Street, Manchester, Connecticut.

Enclosed are the Council's Findings of Fact, Opinion, and Decision and Order.

SDP/cm

Enclosures (3)

c: Julie Kohler, Cohen and Wolf
Carrie Larson, Cohen and Wolf
State Documents Librarian

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Daniel F. Caruso
Chairman

December 5, 2007

Julie Kohler, Esq.
Carrie L. Larson, Esq.
Cohen and Wolf, P.C.
1115 Broad Street
Bridgeport, CT 06604

RE: **DOCKET NO. 339**- Optasite Towers LLC and Omnipoint Communications, Inc. application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility located at 640 Hilliard Street, Manchester, Connecticut.

Dear Attorneys Kohler and Larson:

By its Decision and Order dated November 29, 2007, the Connecticut Siting Council (Council) granted a Certificate of Environmental Compatibility and Public Need (Certificate) for the construction, maintenance and operation of a telecommunications facility located at 640 Hilliard Street, Manchester, Connecticut.

Enclosed are the Council's Certificate, Findings of Fact, Opinion, and Decision and Order.

Very truly yours,

S. Derek Phelps
Executive Director

SDP/cm

Enclosures (4)

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Daniel F. Caruso
Chairman

CERTIFICATE

OF

ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED

DOCKET NO. 339

Pursuant to General Statutes § 16-50k, as amended, the Connecticut Siting Council hereby issues a Certificate of Environmental Compatibility and Public Need to Optasite Towers LLC and Omnipoint Communications, Inc. This Certificate is issued in accordance with and subject to the terms and conditions set forth in the Decision and Order of the Council on November 29, 2007.

By order of the Council,

Daniel F. Caruso, Chairman

November 29, 2007

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DOCKET NO. 339- Optasite Towers LLC and Omnipoint Communications, Inc. application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility located at 640 Hilliard Street, Manchester, Connecticut.	}	Connecticut Siting Council November 29, 2007

Findings of Fact

Introduction

1. Optasite Towers LLC (Optasite) and Omnipoint Communications, Inc., a subsidiary of T-Mobile USA, Inc. d/b/a T-Mobile (T-Mobile) referred to collectively as the "Applicants", in accordance with provisions Connecticut General Statutes (CGS) § 16-50g through 16-50aa, applied to the Connecticut Siting Council (Council) on May 25, 2007 for the construction, operation, and maintenance of a wireless telecommunications facility at 640 Hilliard Street in Manchester, Connecticut. (Applicants 1, p. 1)

2. Optasite, a Delaware corporation, would construct and maintain the proposed facility. T-Mobile, a Delaware limited liability company, is licensed by the Federal Communications Commission (FCC) to construct and operate a personal wireless service system in the State of Connecticut. (Applicants 1, p. 3)

3. The party in this proceeding is the Applicants. (Transcript 1 [Tr. 1], 3:05 p.m., pp. 4, 5; Transcript 2 [Tr. 2], 7:05 p.m., 4)

4. The purpose of the proposed facility is to provide service along Route 6, Middle Turnpike and the surrounding areas within Manchester. (Applicants 1, p. 1)

5. Pursuant to CGS § 16-50m, the Council, after giving due notice thereof, held a public hearing on August 28, 2007, beginning at 3:00 p.m. and continuing at 7:00 p.m. in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut. (Council's Hearing Notice dated July 18, 2007; Tr. 1, p. 2; Tr. 2, p. 2)

6. The Council and its staff conducted an inspection of the proposed site on August 28, 2007, beginning at 2:00 p.m. On the day of the inspection, from 8:00 a.m. until 6:00 p.m., the Applicants flew a balloon to simulate the height of the proposed tower. (Council's Hearing Notice dated July 18, 2007; Applicants 11, Affidavit)

7. On August 8, 2007, Optasite placed a sign at the entrance of the proposed site to notify the public of the proposed project and the Council hearing. (Tr. 1, p. 75)

8. Pursuant to CGS § 16-501 (b), public notice of the application was published in The Hartford Courant on May 14 and May 16, 2007 and in The Journal Inquirer on May 15 and May 17, 2007. (Applicants 2, R. 1)

9. Pursuant to CGS § 16-50l(b), notice of the application was provided to all abutting property owners by certified mail. The Applicants have received return receipts for all but one adjacent landowner, which is located at 642 Hilliard Street. The Applicants sent a second certified mailing to the abutter on June 18, 2007 and a third mailing on or before August 10, 2007. (Applicants 1, p. 4; Applicants 2, R. 2; Tr. 1, p. 76)

10. Pursuant to CGS § 16-50l (b), the Applicants provided notice to all federal, state and local officials and agencies listed therein. (Applicants 1, p. 4)

State Agency Comment

11. Pursuant to CGS § 16-50j (h), on July 18, 2007 and September 4, 2007, the following State agencies were solicited by the Council to submit written comments regarding the proposed facility; Department of Environmental Protection (DEP), Department of Public Health (DPH), Council on Environmental Quality (CEQ), Department of Public Utility Control (DPUC), Office of Policy and Management (OPM), Department of Economic and Community Development (DECD), and the Department of Transportation (DOT). (Record)

12. The Council received a response letter providing comments on the proposed project from the DPH on November 23, 2007, which are listed in finding number 60. (record)

13. No comments were received from state agencies regarding the proposed project. (Record)

Municipal Consultation

14. On January 15, 2007, Optasite submitted a letter and technical report to Mayor Josh M. Howroyd at the Town of Manchester. (Applicants 1, p. 19)

15. Mr. Jack McCoy, the Chief Information Officer of the Town of Manchester made a statement at the August 28, 2007 hearing. Mr. McCoy stated that the town might be interested in locating antennas on the proposed tower to support the operational effectiveness of public safety agencies, municipal services and school district educational activities. (Applicants 4, Town of Manchester letter dated July 26, 2007; Tr. 1, pp. 7,8, 93)

16. Optasite would provide space on the tower for the Manchester emergency services, if requested, free of charge. (Applicants 1, p. 9)

17. Optasite does not currently have an agreement with the Town of Manchester to locate antennas on the proposed tower. (Tr. 1, pp. 94, 95)

Public Need for Service

18. In 1996, the United States Congress recognized a nationwide need for high quality wireless telecommunications services, including cellular telephone service. Through the Federal Telecommunications Act of 1996, Congress seeks to promote competition, encourage technical innovations, and foster lower prices for telecommunications services. (Council Administrative Notice Item No. 7)

19. In issuing cellular licenses, the Federal government has preempted the determination of public need for cellular service by the states, and has established design standards to ensure technical integrity and nationwide compatibility among all systems. The FCC has licensed T-Mobile to provide personal wireless communication service in Connecticut. (Council Administrative Notice Item No. 7; Applicants 1, p. 3)

20. The Telecommunications Act of 1996 prohibits local and state entities from discriminating among providers of functionally equivalent services. (Council Administrative Notice Item No. 7)

21. The Telecommunications Act of 1996, a Federal law passed by the United States Congress, prohibits any state or local entity from regulating telecommunications towers on the basis of the environmental effects of radio frequency emissions to the extent that such towers and equipment comply with FCC's regulations concerning such emissions. This Act also blocks the Council from prohibiting or acting with the effect of prohibiting the provision of personal wireless service. (Council Administrative Notice Item No. 7)

22. In an effort to ensure the benefits of wireless technologies to all Americans, Congress enacted the Wireless Communications and Public Safety Act of 1999 (the 911 Act). The purpose of this legislation was to promote public safety through the deployment of a seamless, nationwide emergency communications infrastructure that includes wireless communications services. (Applicants 1, pp. 6, 7)

23. As an outgrowth of the 911 Act, the FCC mandated wireless carriers to provide enhanced 911 services (E911) as part of their communications networks. These services would allow 911 public safety dispatchers to identify a wireless caller's geographical location. The proposed facility would become part of T-Mobile's E911 network in this area of the state. (Applicants 1, p. 7)

Site Selection

24. Optasite established a search ring for the target service area in January of 2006. The search ring was a circular area centered around the proposed site. (Applicants 2, R. 4)

Continued on the following page...

25. Fifteen towers exist or are proposed within approximately four miles of the site search area. There are no existing towers or other tall structures within a four-mile radius of the proposed site that would be adequate for T-Mobile to provide coverage to the target area. (Applicants 1, p. 8)

Address	Height	T-Mobile antennas	Distance from site
1455 Forbes Street, East Hartford	130.9 feet	Yes – 87 feet agl	4.7 miles
Love Lane, Manchester	104.7 feet	No	0.66 miles
Sunset Ridge, East Hartford	39.4 feet	No	2.29 miles
151 Sand Hill Road, South Windsor	198.8 feet	Yes – 160 feet agl	3.54 miles
31 School Street, East Hartford	129.9 feet	No	3.12 miles
148 Roberts Street, East Hartford	126 feet	No	3.3 miles
2 Prestige Park Drive, East Hartford	167 feet	No	2.58 miles
100 Sunset Ridge, East Hartford	140 feet	Yes – 120 feet agl	2.21 miles
205 Spencer Street, Manchester	125 feet	Yes – 123 feet agl	1.31 miles
266 Center Street, Manchester	115 feet	No	1.36 miles
55 Slater Street, Manchester	155 feet	Yes – 133 feet agl	1.69 miles
60 Adams Street, Manchester	140 feet	No	0.68 miles
239 Middle Turnpike East, Manchester	190 feet	No	2.04 miles
1027 Middle Turnpike East, Manchester	Proposed 130 feet	If approved would be at 127 feet agl	3.81 miles
12 Carpenter Road, Bolton	140 feet	Yes – 127 feet agl	4.47 miles

(Applicants 2, R. 6)

26. Existing carrier antenna platforms are located at heights from 90 feet through 140 feet on the Adams Street facility. If T-Mobile were able to locate antennas on the Adams Street facility at a height between 80 feet and 140 feet, some of the existing coverage gap would be filled but it would not completely satisfy the objective. (Tr. 1, pp. 52, 53, 55)

27. Coverage from the 80-foot level, which is the highest available height, of the Adams Street facility would leave an approximately two-mile coverage gap along Route 6, which is a primary coverage objective for the proposed facility. (Applicants 12; Tr. 1, p. 55)

28. At the 140-foot level of the Adams Street facility, which is currently occupied, the predicted coverage would significantly increase over the 80-foot level of the tower; however, a coverage gap would remain near Route 6. At this height on the Adams Street facility, T-Mobile would require an additional site in the southern portion of the search ring. (Tr. 1, pp. 55, 56)

29. T-Mobile intends to use the existing Adams Street facility in the future to increase in-building coverage and to handle the off-loading traffic along I-84 near the Adams Street junction. T-Mobile would likely locate at the 50-foot to 60-foot level on the Adams Street tower to provide these enhancements. (Tr. 1, p. 56)

30. T-Mobile is concerned that extending the height of the Adams Street facility to above 140 feet would be an inefficient network design in a congested area. Antenna heights above 140 feet on the Adams Street tower would result in an umbrella of coverage in the surrounding area causing calls to bounce back and forth between this site and adjacent sites. (Tr. 1, pp. 57, 58)

31. Locating T-Mobile antennas on the existing Connecticut Light and Power Company transmission line structures to the south of Route 6 would not provide coverage to the entire coverage gap along Route 6. (Applicants 13)

32. An existing tower located on Love Lane in Manchester is within the Applicants' search ring for a site in this area. The Applicants rejected use of the Love Lane tower because it is structurally incapable of accommodating installation of wireless communications antennas and the owner of the structure is not interested in replacing the tower. (Tr. 1, p. 79)

33. After determining there were no suitable structures within the search area, Optasite searched for properties suitable for tower development. Optasite investigated the 14 parcels/areas, including the proposed site, as potential sites for tower development. The 13 rejected sites are listed below:

Site	Reason for rejection
160 New State Road	Inadequate ground space for a tower compound
579 Middle Turnpike West	Property owners rejected lease offers
642 Hilliard Street	Property owner rejected lease offers (see finding no. 32)
708 Hilliard Street	Property owner rejected lease offers and intends to use the property for building development
515 Middle Turnpike West	Inadequate ground space for a tower compound
331 Adams Street	Property owners rejected lease offers
249 Adams Street	Too far north to provide adequate coverage
381 Adams Street	Property owner rejected lease offers; difficult topography for construction
346 Middle Turnpike West	Inadequate ground space for a tower compound
106 New State Road	Inadequate ground space for a tower compound
226 New State Road	Inadequate ground space for a tower compound
41 Center Street	Too far from target area to provide adequate coverage
105 New State Road	Too far from target area to provide adequate coverage

(Applicants 1, Tab I)

34. At the request of Mark Pellegrini, the Town of Manchester Director of Planning and Economic Development, Optasite met with the owners of Hilliard Mills, LLC, which is located at 642 Hilliard Street. Following the meeting with the property owners, Optasite identified space on the property for the location of a tower and forwarded a standard lease agreement to the property owners. Optasite was unable to reach an agreement with the owners of the property. (Applicants 2, R. 3)

35. Microcells, repeaters and distributed antenna systems are not viable technological alternatives for providing coverage to the identified coverage gap. Terrain variations and tree cover in Manchester and the surrounding area would limit the use of these technologies. (Applicants 1, pp. 7, 8)

Site Description

36. The proposed site is located on a 1.23-acre parcel at 640 Hilliard Street in Manchester. The parcel, which is owned by 640 Hilliard Street LLC, is an industrial mill with commercial use tenants. The location of the proposed site is depicted in Figure 1 and Figure 2 of this document. (Applicants 1, pp. 2, 10)

37. The property is zoned IND (industrial). The town's Zoning Regulations recommend requirements for new wireless communications facilities as follows:

Requirement	Proposed
Max. height: 175 feet	150 feet
Min. lot area: 20,000 square feet	Over 53,000 square feet
Min. setback from residences: 200 feet	380 feet
Min. 130 foot setback ; Min. 20 foot setback for equipment	234 feet to north; 65 feet to south; 141 feet to west; 29 feet to east
No lighting permitted unless required by the FAA	None proposed
Must be monopole unless otherwise approved	Stealth monopole

(Applicants 1, pp. 16, 17)

38. The proposed site is located in the eastern portion of the property, within an existing gravel parking area approximately 70 feet east of the existing mill building. The proposed site is at an elevation of approximately 94 feet above mean seal level (amsl). (Applicants 1, p. 9, Tab K)

39. The proposed facility would consist of a 150-foot monopole within a 30-foot by 70-foot lease area. The monopole would be painted brown and accommodate flush-mounted antennas for four wireless carriers and the Manchester public safety communications antennas. (Applicants 1, p. 9)

40. T-Mobile would install three panel antennas flush-mounted at 147 feet above ground level (agl). (Applicants 1, p. 9)

41. Cellco Partnership d/b/a Verizon Wireless has communicated with Optasite to locate on the proposed tower. Verizon has a coverage gap and need for capacity in northwest Manchester that would be satisfied by locating antennas at the 137-foot level of the proposed tower. (Applicants 6; Tr. 1, p. 29)

42. A 30-foot by 70-foot equipment compound enclosed by an eight-foot high security fence would be established at the base of the tower. The compound would be able to accommodate the equipment of four wireless carriers. T-Mobile would install an approximately five-foot by ten-foot equipment shelter. (Applicants 1, Tab B)

43. The Applicants would landscape the perimeter of the equipment compound. The proposed landscaping would be outside of the Applicants leased area and is not within the allowances of the lease but the landowner has agreed to the proposed landscaping. (Applicants 1, Tab B; Tr. 1, p. 77)

44. T-Mobile would use battery back up to provide power to the site in the event of a power failure. (Tr. 1, p. 75)

45. T-Mobile does not currently have any sites in Connecticut that use fuel cells as a backup power source and has no plans to install fuel cells at Connecticut sites in the future. T-Mobile is currently investigating the use of fuel cells as an alternate backup power source and is willing to use them once they are fully tested and approved. (Applicants 2, R. 25)

46. Development of the proposed site would require minimal grading and clearing. (Applicants 1, p. 10)

47. Access to the proposed compound would be via an existing gravel driveway extending from Hilliard Street for a distance of approximately 270 feet to the compound. The access road would not require any additional construction or clearing. (Applicants 1, p. 10, Tab B)

48. Utilities would extend underground within a ten-foot wide utility easement to the west of the access road from a new utility pole along Hilliard Street. (Applicants 1, p. 10, Tab B)

49. Development of the proposed site would not require blasting. (Applicants 2, R. 9)

50. The tower setback radius would extend onto adjacent properties to the northeast, east, south and west. The property to the northeast is 318 Adams Street, owned by Leonard E. Belcher Inc. The proposed tower would extend over the property line by approximately 100 feet. The property to the east is 330 Adams Street, owned by Leonard E. Belcher Inc.; the proposed tower would extend over the property line by approximately 110 feet. Hilliard Mills LLC owns the property to the south, at 370 Adams Street; the proposed tower would extend over the property line by approximately 90 feet. Hilliard Mills LLC also owns the property to the west, 642 Hilliard Street; the proposed tower would extend over the property line by approximately 12 feet. (Applicants 1, Tab B)

51. Optasite would design the proposed tower with a yield point to allow the tower setback radius to remain within the lessor's property boundaries. (Applicants 2, R. 11)

52. The 318 Adams Street and 330 Adams Street parcels, which are used as one property, are zoned industrial and currently in use as a gas station. The 370 Adams Street property is zoned industrial and is vacant land. The 642 Hilliard Street property is zoned industrial and contains a mill that is being renovated for tenants. (Applicants 2, R. 10)

53. There are 44 residences within a 1,000-foot radius of the proposed site. The nearest residence is approximately 222 feet southeast of the tower site, at 340 Adams Street. (Applicants 2, R. 12; Tr. 1, p. 40)

54. The estimated construction cost of the proposed facility, not including antennas or radio equipment, is:

Tower and foundation (incl. installation)	$74,000
Site development	$74,000
Utility installation	$31,000
Total	**$179,000**

(Applicants 1, p. 21)

Environmental Considerations

55. The E.E. Hilliard Woolen Mill, which is located on the host property and the property adjacent to the proposed site at 642 Hilliard Street, possesses historic and architectural importance and is eligible to be listed on the National Register of Historic Places by the National Park Service. According to the SHPO, the proposed facility would have no adverse effect on the E.E. Hilliard Woolen Mill. (Applicants 1, p. 13, Tab N; Applicants 2, R. 15; Tr. 1, p. 46, 97)

56. The Barn owl, a state endangered species, historically was present along the Hockanum River near the proposed site. Barn owl habitat includes grassy fields, old fields and wet meadows. The proposed project would occur entirely on a gravel driveway and parking area associated with the existing mill building and is adjacent to a gasoline service station; therefore, barn owl habitat would not be impacted by the proposed project. (Applicants 1, p. 13, Tab N)

57. The nearest wetland is located more than 114 feet to the south of the proposed site. A Professional Soil Scientist, in accordance with the Connecticut Inland Wetlands and Watercourses Act, delineated the wetland boundary. The wetland boundary edge was determined based on soil profiles from hand dug test holes using a hand auger and spade. (Applicants 1, Tab B, Tab J; Applicants 3, R. 27)

58. The proposed facility is not located within a floodplain, as defined by the Federal Emergency Management Agency. The base flood elevation in the area of the proposed site ranges between 88 feet and 91 feet amsl. The ground elevation at the base of the proposed structure is 94 feet amsl. (Applicants 1, p. 15; Tr. 1, pp. 40, 41; Applicants 7)

59. A penstock is located approximately 15 feet south of the nearest boundary of the proposed compound. The proposed tower foundation would be located approximately 45 feet from the penstock. (Tr. 2, p. 57)

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60. The proposed site is within the New State Road Wellfield of the Town of Manchester Water Department. Best Management Practices that should be followed during construction and operation of the proposed site include:

    - Coordinate construction activities with the Town of Manchester Water Department.
    - Write an emergency response plan regarding the containment of accidental chemical or fuel spills occurring during construction. Spill response equipment should be available on-site at all times. Designate a person for spill response coordination to be available at all times. Notify the Manchester Water Department in the event of a spill.
    - Avoid the cleaning of equipment, storage of fuel and refueling within the watershed and aquifer protection areas. Designate an area for parking vehicles, refueling and routine equipment maintenance outside of the source areas and well away from exposed surfaces or storm drains. Perform major equipment repairs off-site.
    - Keep pollutants off exposed surfaces. Do not bury stumps and construction debris at the proposed site. Install and maintain erosion and sedimentation controls. Use as little water as possible for dust control. Immediately clean any leaks, drips or other spills. Avoid hosing down contaminated pavement or surfaces where materials have spilled. Use dry cleanup methods when possible.
    - Consider impacts to area prior to blasting, including the possible effects on ground water.
    - Store paints, paint products and other hazardous materials in a secure area or remove them from the proposed site during non-work hours.
    - Avoid construction of slopes at 15 percent or greater. If construction of steep slopes cannot be avoided, an environmental consultant should be on site to ensure proper erosion and sedimentation controls and report to the Manchester Water Department. (DPH comments, received November 23, 2007)

61. Vegetation near the proposed site consists of mature, mixed deciduous hardwood species with an average height of approximately 60 feet. (Applicants 1, p. 12)

62. The proposed facility would not require obstruction marking and/or lighting. The nearest airport to the proposed site is the Hartford Brainard Airport located 5.7 miles to the southwest. (Applicants 1, p. 20; Applicants 2, R. 17)

63. The maximum power density from the radio frequency emissions of T-Mobile's proposed antennas would be 0.05 mW/cm^2 or 5.3% of the standard for Maximum Permissible Exposure, as adopted by the FCC, at the base of the proposed tower. This calculation was based on methodology prescribed by the FCC Office of Engineering and Technology Bulletin No. 65E, Edition 97-01 (August 1997) that assumes all antennas would be pointed at the base of the tower and all channels would be operating simultaneously. (Applicants 1, Tab O)

Visibility

64. The proposed tower would be visible year-round from approximately 45 acres within a two-mile radius of the proposed site. Most of the visibility associated with the proposed tower is located within 0.25 miles of the facility. The tower would be seasonally visible from approximately 17 additional acres, also primarily within approximately 0.25 miles of the proposed site. Visibility of the proposed tower is depicted in Figure 3 of this document. (Applicants 1, Tab K)

65. The proposed tower would be visible year-round from portions of New State Road, Hilliard Street and Adams Street to the north/northeast and portions of Wedgewood Drive, Englewood Drive and Middle Turnpike East to the south. The tower would also be visible year-round from areas along and to the west of the I-84 corridor and several private properties to the east and northeast. (Applicants 1, Tab K)

66. The proposed tower would be visible from specific locations within a two-mile radius of the site as presented in the table below:

Location	Visible	Approx. Portion of Tower Visible	Approx. Distance to Tower
Adams Street (#368)	Yes	20 feet-above trees	0.12 miles southeast
Hilliard Street	Yes	10 feet–above building	0.12 miles west
Wedgewood Drive (#88)	Yes	Entire tower-through trees	466 feet south
West Middle Turnpike (#515)	Yes	5 feet-above trees	0.25 miles south
Adams Street (#273)	Yes	75 feet-above trees	0.15 miles north
New State Road (#409)	Yes	20 feet-above trees	0.5 miles north
New State Road (#313)	Yes	15 feet-above trees	0.34 miles north
Hilliard Street near New State Road	Yes	60 feet-above building	0.22 miles west
Hilliard Street near #586	Yes	45 feet –above trees	0.17 miles northeast
Hoffman Road (#1)	Yes	20 feet-above trees	0.21 miles east

(Applicants 1, Tab K)

67. Land use surrounding the proposed site is comprised of commercial and industrial parcels to the north, east and west. Medium-density residential parcels are located to the south of the site, just beyond a wooded area along the southern boundary of the host property and along Wedgewood Drive and Englewood Drive. (Applicants 1, Tab K)

68. The proposed structure would be visible year-round from portions of approximately 16 residential properties within two-miles of the site. Specifically, two residences along Adams Street, four residences adjacent to the intersection of Adams Street and Middle Turnpike East, three residences along Wedgewood Drive and four properties along Englewood Drive. (Applicants 1, Tab K)

69. Seasonal visibility of the proposed structure from residential properties includes 12 additional residences within a two-mile radius of the site. Four residences along Hoffman Road, four residences along Wedgewood Drive, and four properties along Englewood Drive would have seasonal views of the proposed tower. (Applicants 1, Tab K)

70. Optasite would install four to six foot white pines or arborvitae on all sides of the equipment compound. Optasite would be willing to plant the landscaping in a staggered formation on the north, west and east sides of the compound. (Applicants 1, Tab B; Applicants 2, R. 22)

Existing and Proposed Wireless Coverage – T-Mobile

71. T-Mobile operates in the 1935 – 1945 MHz frequency bands at a signal level service design of -84 dBm for this area, which is adequate for in-vehicle coverage. The signal level threshold for in-building coverage is -76 dBm. (Applicants 1, Tab G; Applicants 2, R. 18, 19)

72. The proposed flush mounted antennas would be adequate to satisfy the anticipated traffic for the site. (Applicants 2, R. 8)

73. The existing T-Mobile coverage gap is 1.2 miles along Route 6 and 0.75 miles along Middle Turnpike West. Coverage from existing sites is depicted in Figure 4 of this document. (Applicants 1, Tab G; Applicants 2, R. 20)

74. The proposed site would fill T-Mobile's coverage gap along Route 6 and Middle Turnpike West. T-Mobile coverage from existing sites and the proposed site at 147 feet agl is depicted in Figure 5. (Applicants 1, Tab G)

75. At the 137-foot level on the proposed structure, T-Mobile coverage would begin to fall below the -84 dBm signal level threshold along Hilliard Street to the northeast of the proposed site. (Tr. 1, p. 80)

76. T-Mobile would co-locate on an existing tower at 60 Adams Street in the future to provide additional in-building coverage and provide capacity in the area of I-84 and Adams Street. (Tr. 1, p. 56)

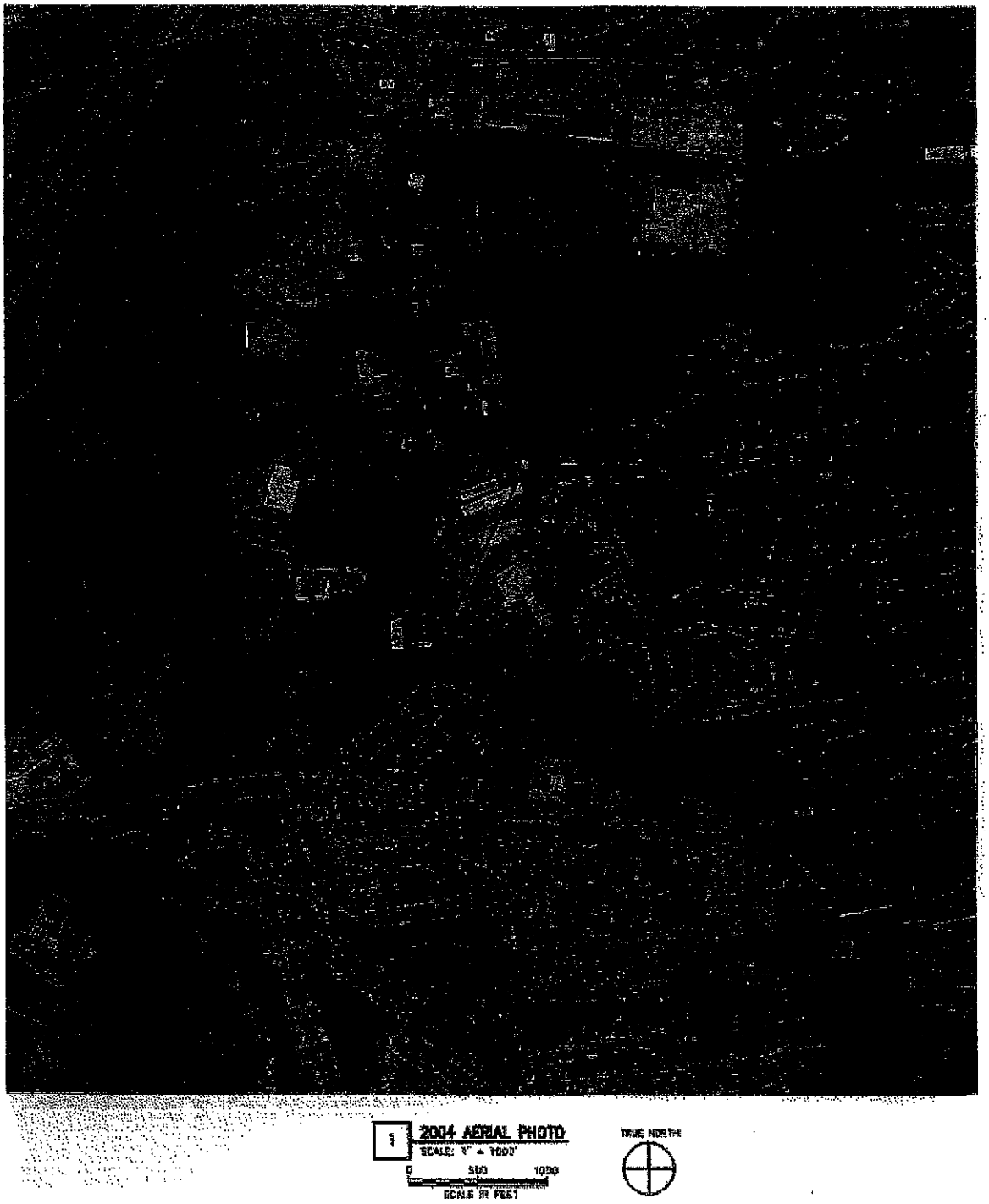

Figure 1. Location of proposed site. (Applicants 1, Tab B)

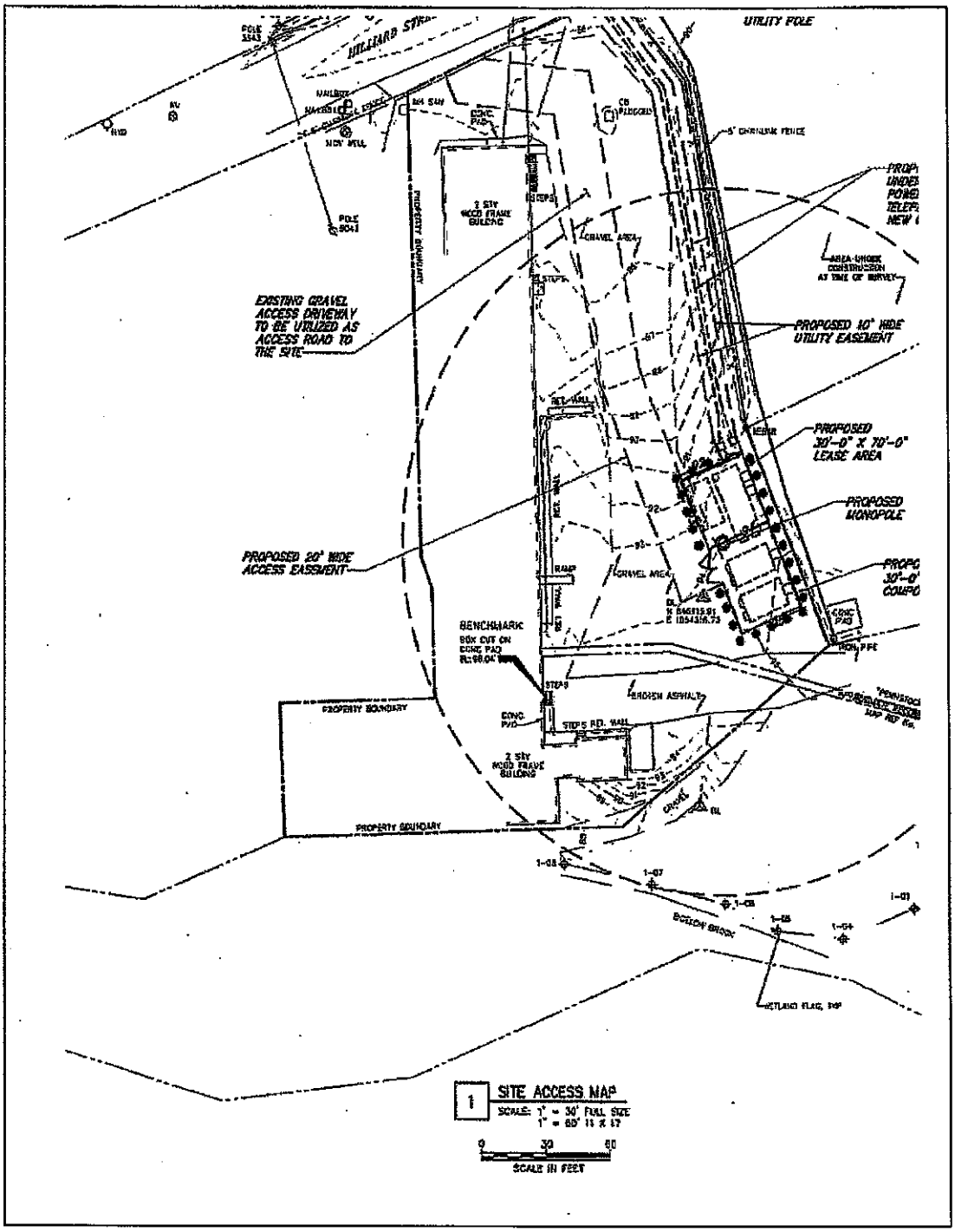

Figure 2. Location of the proposed compound and access road. (Applicants 1, Tab B)

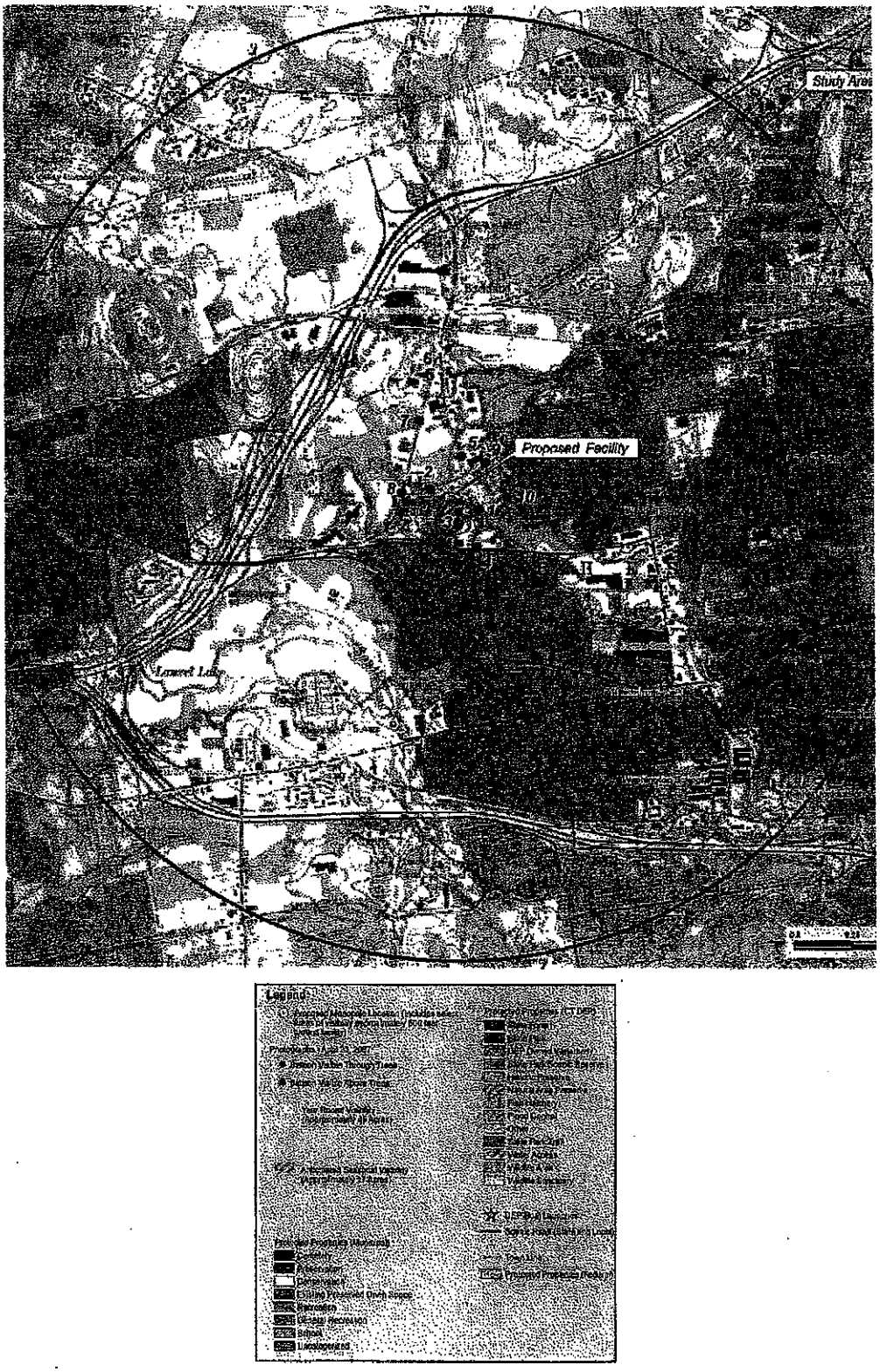

Figure 3. Visibility of the proposed 150-foot tower within a two-mile radius of the site. (Applicants 1, Tab K)

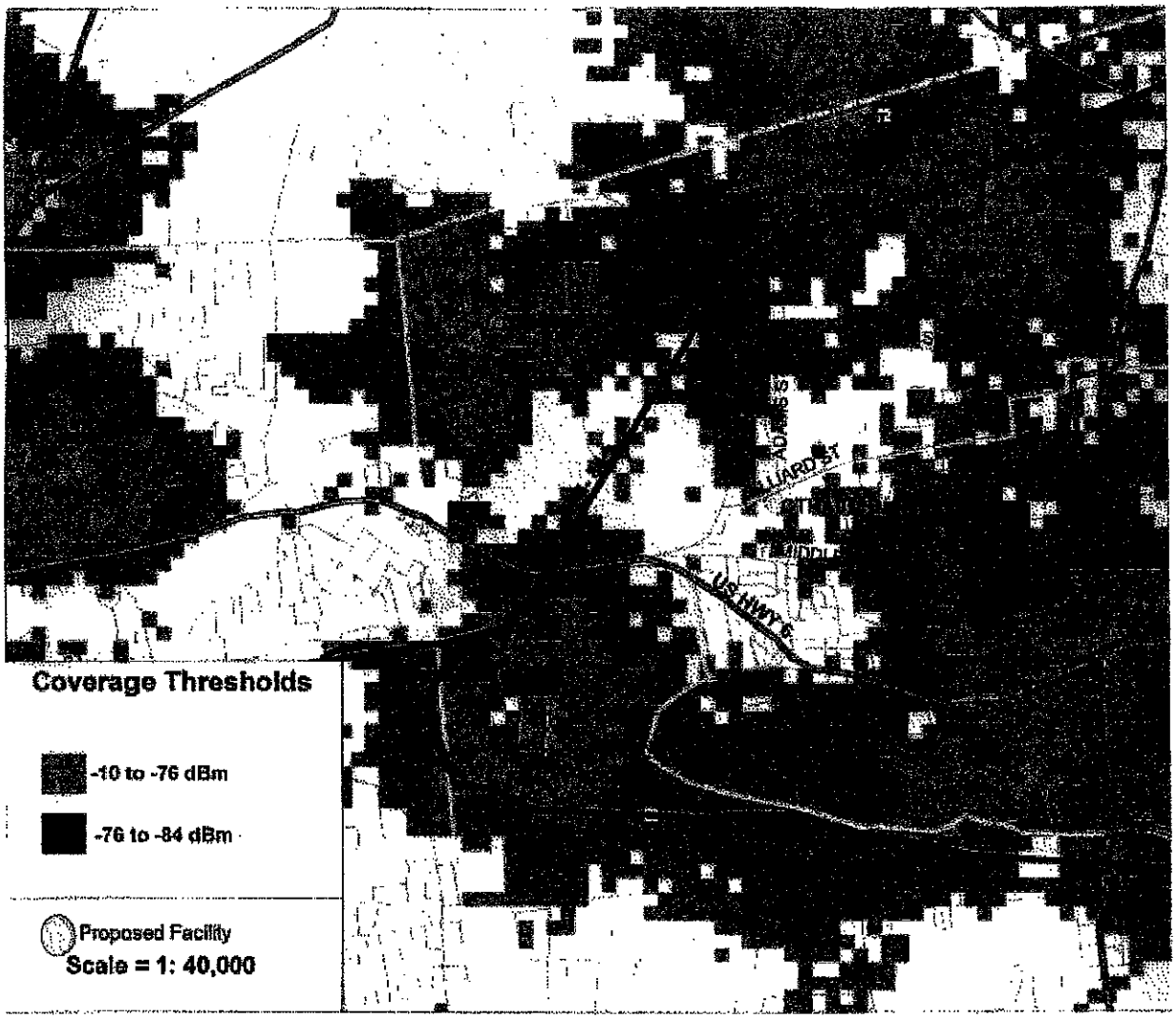

Figure 4. Existing T-Mobile coverage surrounding the proposed site. (Applicants 1, Tab G)

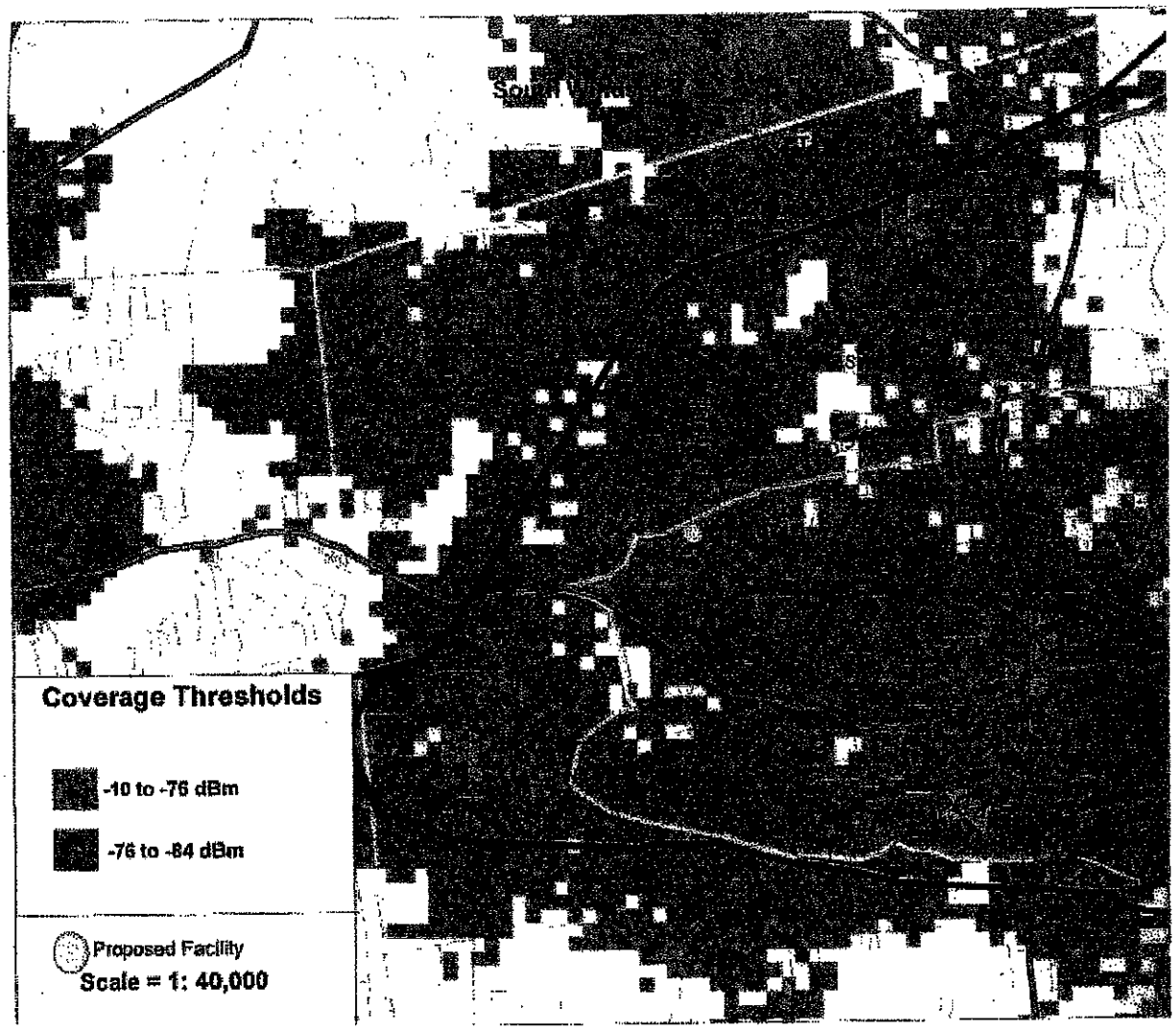

Figure 5. Coverage from existing T-Mobile sites and the proposed site at 147 feet agl. (Applicants 1, Tab G)

DOCKET NO. 339- Optasite Towers LLC and Omnipoint Communications, Inc. application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility located at 640 Hilliard Street, Manchester, Connecticut.	}	Connecticut Siting Council

November 29, 2007

Opinion

On May 25, 2007, Optasite Towers LLC (Optasite) and Omnipoint Communications, Inc., a subsidiary of T-Mobile USA, Inc. d/b/a T-Mobile (T-Mobile) referred to collectively as the "Applicants", in accordance with provisions Connecticut General Statutes (CGS) § 16-50g through 16-50aa, applied to the Connecticut Siting Council (Council) for the construction, operation, and maintenance of a wireless telecommunications facility at 640 Hilliard Street in Manchester, Connecticut. The Applicants propose to construct a facility on property owned by 640 Hilliard Street LLC, which is a former industrial mill. The proposed facility would provide service along Route 6, Middle Turnpike and the surrounding areas within Manchester.

The Applicants propose to construct a 150-foot monopole, painted brown, with flush-mounted antennas and associated compound on the eastern portion of a 1.23 acres parcel. The site is currently a gravel parking area located approximately 70 feet east of the existing mill building. The proposed equipment compound would consist of a 30-foot by 70-foot area within a 30-foot by 70-foot leased area.

The proposed tower would be designed to accommodate flush-mounted antennas for four wireless carriers and Manchester public safety communications antennas. T-Mobile would install three panel antennas flush-mounted at the 147-foot level. Cellco Partnership d/b/a Verizon Wireless has communicated with Optasite to locate on the proposed tower at the 137-foot level.

Landscaping, consisting of four to six foot white pines or arborvitae, is proposed around the perimeter of the equipment compound. The landscaping would be planted in a staggered formation. The landscaping would be outside of the Applicants leased area and is not within the allowances of the lease; however, the landowner has agreed to the proposed landscaping.

Access to the proposed compound would be via an existing gravel driveway extending from Hilliard Street for a distance of approximately 270 feet to the compound. Utilities would extend underground from a new utility pole along Hilliard Street within a ten-foot wide utility easement to the west of the access road.

The tower setback radius would extend between 12 feet and 110 feet onto adjacent properties to the northeast, east, south and west. The proposed tower would be designed with a yield point to allow the tower setback radius to remain within the lessor's property boundaries. Confirmation of such design shall be provided in a Development and Management Plan.

The former E.E. Hilliard Woolen Mill, which is located on the host property and the adjacent property at 642 Hilliard Street, possesses historic and architectural importance and is eligible to be listed on the National Register of Historic Places by the National Park Service. According to the State Historic Preservation Office, the proposed facility would have no adverse effect on the E.E. Hilliard Woolen Mill.

The Barn owl, a state endangered species, historically was present along the Hockanum River near the proposed site. Barn owl habitat includes grassy fields, old fields and wet meadows. The proposed project would occur entirely on a gravel driveway and parking area associated with the existing mill building and is adjacent to a gasoline service station; therefore, barn owl habitat would not be impacted by the proposed project.

The nearest wetland is located more than 114 feet south of the proposed site. Nonetheless, the Council will order that erosion and sedimentation controls be installed prior to commencement of construction consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

The proposed facility is not located within a floodplain, as defined by the Federal Emergency Management Agency. The base flood elevation in the area of the proposed site ranges between 88 feet and 91 feet above mean seal level (amsl). The ground elevation at the base of the proposed structure is 94 feet amsl.

The proposed tower would be visible year-round from approximately 45 acres within a two-mile radius of the proposed site. Approximately 16 residential properties would have year-round views and approximately 12 residential properties would have seasonal views of the proposed tower. Most of the visibility associated with the proposed tower is located within 0.25 miles of the facility. The tower would be seasonally visible from approximately 17 additional acres, also primarily within approximately 0.25 miles of the proposed site.

A tower at 150 feet in height is a prominent feature visible to the community. Both municipalities and this agency view industrially zoned parcels as areas suitable for telecommunications tower locations. This site and abutting properties are zoned industrial. Other uses in the area are both commercial and residential. Consequently, to minimize impact to the surrounding areas the Council will order the monopole and antennas to be painted brown and all antennas shall be flush-mounted.

After reviewing the record in this proceeding, we find that there is a need for coverage along Route 6, Middle Turnpike West and the surrounding area that would be provided by the proposed site. The Applicants have demonstrated that they have investigated the use of existing structures, buildings or property as an alternative to the proposed monopole. The Council finds that the proposed site would enable carriers to provide adequate coverage in the area without significant adverse environmental impact.

According to a methodology prescribed by the FCC Office of Engineering and Technology Bulletin No. 65E, Edition 97-01 (August 1997), the radio frequency power density level of the T-Mobile antennas proposed to be installed on the tower have been calculated by Council staff to amount to 5.3% of the FCC's Maximum Permissible Exposure, as measured at the base of the tower. This percentage is well below federal and state standards established for the frequencies used by wireless companies. If federal or state standards change, the Council will require that the tower be brought into compliance with such standards. The Council will require that the power densities be recalculated in the event other carriers add antennas to the tower. The Telecommunications Act of 1996 prohibits any state or local agency from regulating telecommunications towers on the basis of the environmental effects of radio frequency emissions to the extent that such towers and equipment comply with FCC's regulations concerning such emissions.

Based on the record in this proceeding, the Council finds that the effects associated with the construction, operation, and maintenance of the telecommunications facility at the proposed site, including effects on the natural environment; ecological integrity and balance; public health and safety; scenic, historic, and recreational values; forests and parks; air and water purity; and fish and wildlife are not disproportionate either alone or cumulatively with other effects when compared to need, are not in conflict with policies of the state concerning such effects, and are not sufficient reason to deny this application. Therefore, the Council will issue a Certificate for the construction, operation, and maintenance of a 150-foot brown monopole telecommunications facility with flush mounted antennas at the proposed site, 640 Hilliard Street, Manchester, Connecticut.

DOCKET NO. 339- Optasite Towers LLC and Omnipoint Communications, Inc. application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility located at 640 Hilliard Street, Manchester, Connecticut.	}	Connecticut Siting Council November 29, 2007

Decision and Order

Pursuant to the foregoing Findings of Fact and Opinion, the Connecticut Siting Council (Council) finds that the effects associated with the construction, operation, and maintenance of a telecommunications facility, including effects on the natural environment; ecological integrity and balance; public health and safety; scenic, historic, and recreational values; forests and parks; air and water purity; and fish and wildlife are not disproportionate, either alone or cumulatively with other effects, when compared to need, are not in conflict with the policies of the State concerning such effects, and are not sufficient reason to deny the application, and therefore directs that a Certificate of Environmental Compatibility and Public Need, as provided by General Statutes § 16-50k, be issued to Optasite Towers LLC and Omnipoint Communications, Inc., a subsidiary of T-Mobile USA, Inc. d/b/a T-Mobile, hereinafter referred to as the Certificate Holders, for a telecommunications facility located at 640 Hilliard Street, Manchester, Connecticut.

The facility shall be constructed, operated, and maintained substantially as specified in the Council's record in this matter, and subject to the following conditions:

1. The tower shall be constructed as a brown monopole, no taller than necessary to provide the proposed telecommunications services, sufficient to accommodate the antennas of T-Mobile and other entities, both public and private, but such tower shall not exceed a height of 150 feet above ground level.

2. All antennas on this tower shall be flush mounted and color thereof to match the monopole. The height at the top of the antennas shall not exceed 150 feet above ground level.

3. Such tower shall incorporate a yield point to eliminate the potential fall radius on to the adjacent property.

4. The Certificate Holders shall prepare a Development and Management (D&M) Plan for this site in compliance with Sections 16-50j-75 through 16-50j-77 of the Regulations of Connecticut State Agencies. The D&M Plan shall be served on the Town of Manchester for comment, and all parties and intervenors as listed in the service list, and submitted to and approved by the Council prior to the commencement of facility construction and shall include:
    a) a final site plan(s) of site development to include specifications for the tower, tower foundation, antennas, equipment compound, radio equipment, access road, utility line, and landscaping;
    b) construction plans for site clearing, grading, landscaping, water drainage, and erosion and sedimentation controls consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended; and
    c) detail of construction activities consistent with the Department of Public Health Best Management Practices.

4. The Certificate Holders shall, prior to the commencement of operation, provide the Council worst-case modeling of the electromagnetic radio frequency power density of all proposed entities' antennas at the closest point of uncontrolled access to the tower base, consistent with Federal Communications Commission, Office of Engineering and Technology, Bulletin No. 65, August 1997. The Certificate Holder shall ensure a recalculated report of the electromagnetic radio frequency power density be submitted to the Council if and when circumstances in operation cause a change in power density above the levels calculated and provided pursuant to this Decision and Order.

5. Upon the establishment of any new state or federal radio frequency standards applicable to frequencies of this facility, the facility granted herein shall be brought into compliance with such standards.

6. The Certificate Holders shall permit public or private entities to share space on the proposed tower for fair consideration, or shall provide any requesting entity with specific legal, technical, environmental, or economic reasons precluding such tower sharing.

7. The Certificate Holders shall provide reasonable space on the tower for no compensation for any Town of Manchester public safety services (police, fire and medical services), provided such use can be accommodated and is compatible with the structural integrity of the tower.

8. Unless otherwise approved by the Council, if the facility authorized herein is not fully constructed and providing wireless services within eighteen months from the date of the mailing of the Council's Findings of Fact, Opinion, and Decision and Order (collectively called "Final Decision"), this Decision and Order shall be void, and the Certificate Holder shall dismantle the tower and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made. The time between the filing and resolution of any appeals of the Council's Final Decision shall not be counted in calculating this deadline.

9. Any request for extension of the time period referred to in Condition 8 shall be filed with the Council not later than 60 days prior to the expiration date of this Certificate and shall be served on all parties and intervenors, as listed in the service list, and the Town of Manchester. Any proposed modifications to this Decision and Order shall likewise be so served.

10. If the facility ceases to provide wireless services for a period of one year, this Decision and Order shall be void, and the Certificate Holder shall dismantle the tower and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made.

11. The Certificate Holder shall remove any nonfunctioning antenna, and associated antenna mounting equipment, within 60 days of the date the antenna ceased to function.

12. In accordance with Section 16-50j-77 of the Regulations of Connecticut State Agencies, the Certificate Holder shall provide the Council with written notice two weeks prior to the commencement of site construction activities. In addition, the Certificate Holder shall provide the Council with written notice of the completion of site construction and the commencement of site operation.

Pursuant to General Statutes § 16-50p, the Council hereby directs that a copy of the Findings of Fact, Opinion, and Decision and Order be served on each person listed below, and notice of issuance shall be published in the Hartford Courant and the Journal Inquirer.

By this Decision and Order, the Council disposes of the legal rights, duties, and privileges of each party named or admitted to the proceeding in accordance with Section 16-50j-17 of the Regulations of Connecticut State Agencies.

The parties and intervenors to this proceeding are:

Applicant	**Representative**
Optasite, Inc. Omnipoint Communications, Inc., a subsidiary of T-Mobile USA, Inc. d/b/a T-Mobile	Julie Kohler, Esq. Carrie L. Larson, Esq. Cohen and Wolf, P.C. 1115 Broad Street Bridgeport, CT 06604

June 4, 2007

LIST OF PARTIES AND INTERVENORS
SERVICE LIST

Status Granted	Status Holder (name, address & phone number)	Representative (name, address & phone number)
Applicant	Optasite, Inc. One Research Drive, Suite 200C Westborough, MA 01581 Omnipoint Communications, Inc. 100 Filley Street Bloomfield, CT 06002	Julie Kohler, Esq. Carrie L. Larson, Esq. Cohen and Wolf, P.C. 1115 Broad Street Bridgeport, CT 06604 (203) 368-0211 (203) 394-9901 fax jkoher@cohenandwolf.com clarson@cohenandwolf.com

CERTIFICATION

The undersigned members of the Connecticut Siting Council (Council) hereby certify that they have heard this case, or read the record thereof, in **DOCKET NO. 339-** Optasite Towers LLC and Omnipoint Communications, Inc. application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility located at 640 Hilliard Street, Manchester, Connecticut.:

Council Members	Vote Cast
Daniel F. Caruso, Chairman	Yes
Colin C. Tait, Vice Chairman	Absent
Commissioner Donald W. Downes Designee: Gerald J. Heffernan	Yes
Commissioner Gina McCarthy Designee: Brian J. Emerick	Yes
Philip T. Ashton	Yes
Daniel P. Lynch, Jr.	Abstain
James J. Murphy, Jr.	Yes
Dr. Barbara Currier Bell	Yes
Edward S. Wilensky	Yes

Dated at New Britain, Connecticut, November 29, 2007.

STATE OF CONNECTICUT)

ss. New Britain, Connecticut :

COUNTY OF HARTFORD)

I hereby certify that the foregoing is a true and correct copy of the Findings of Fact, Opinion, and Decision and Order issued by the Connecticut Siting Council, State of Connecticut.

ATTEST:

S. Derek Phelps
Executive Director
Connecticut Siting Council

I certify that a copy of the Findings of Fact, Opinion, and Decision and Order in Docket No. 339 has been forwarded by Certified First Class Return Receipt Requested mail on December 5, 2007, to all parties and intervenors of record as listed on the attached service list, dated June 4, 2007.

ATTEST:

Carriann Mulcahy
Secretary I
Connecticut Siting Council

G:\DOCKETS\339\339CERTPKG.DOC

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
Internet: ct.gov/csc

Daniel F. Caruso
Chairman

December 5, 2007

TO: Classified/Legal Supervisor
339070718
The Hartford Courant
285 Broad St.
Hartford, CT 06115

Classified/Legal Supervisor
339070718
Journal Inquirer
P.O. Box 510
Manchester, CT 06045-0510

FROM: Carriann Mulcahy, Secretary

RE: **DOCKET NO. 339-** Optasite Towers LLC and Omnipoint Communications, Inc. application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility located at 640 Hilliard Street, Manchester, Connecticut.

Please publish the attached notice as soon as possible, but not on Saturday, Sunday, or a holiday.

Please send an affidavit of publication and invoice to my attention.

Thank you.

CM

G:\DOCKETS\339\339CERTPKO.DOC

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
Internet: ct.gov/csc

Daniel F. Caruso
Chairman

NOTICE

Pursuant to General Statutes § 16-50p (d), the Connecticut Siting Council (Council) announces that, on November 29, 2007, the Council issued Findings of Fact, an Opinion, and a Decision and Order approving an application from Optasite Towers LLC and Omnipoint Communications, Inc. for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility located at 640 Hilliard Street, Manchester, Connecticut. This application record is available for public inspection in the Council's office, Ten Franklin Square, New Britain, Connecticut

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