



STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL

Ten Franklin Square  
New Britain, Connecticut 06051  
Phone: (860) 827-2935  
Fax: (860) 827-2950

September 3, 1999

Peter W. van Wilgen  
Director – Real Estate Operations  
SNET Wireless, Inc.  
500 Enterprise Drive  
Rocky Hill, CT 06067-3900

RE: TS-SCLP-158-990806 - Springwich Cellular Limited Partnership request for an order to approve tower sharing at an existing telecommunications facility located at 515 Post Road (Route 1) in Westport, Connecticut.

Dear Mr. van Wilgen:

At a public meeting held August 31, 1999, the Connecticut Siting Council (Council) ruled that the shared use of this existing tower site is technically, legally, environmentally, and economically feasible and meets public safety concerns, and therefore, in compliance with General Statutes § 16-50aa, the Council has ordered the shared use of this facility to avoid the unnecessary proliferation of tower structures.

This facility has been carefully modeled to ensure that radio frequency emissions are conservatively below State and federal standards applicable to the frequency now used on this tower. Any additional change to this facility will require explicit notice to this agency pursuant to Regulations of Connecticut State Agencies Section 16-50j-73. Such notice shall include all relevant information regarding the proposed change with cumulative worst-case modeling of radio frequency exposure at the closest point uncontrolled access to the tower base, consistent with Federal Communications Commission, Office of Engineering and Technology, Bulletin 65. Any deviation from this format may result in the Council implementing enforcement proceedings pursuant to General Statutes § 16-50u including, without limitation, imposition of expenses resulting from such failure and of civil penalties in an amount not less than one thousand dollars per day for each day of construction or operation in material violation.

This decision applies only to this request for tower sharing and is not applicable to any other request or construction.

The proposed shared use is to be implemented as specified in your letter dated August 6, 1999. Please notify the Council when all work is complete.

Very truly yours,

  
Mortimer A. Gelston  
Chairman

MAG/RKE/sll

cc: Honorable Diane G. Farrell, First Selectman, Town of Westport  
Steve Kotfila, Site Development Manager, Sprint PCS



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Ten Franklin Square  
New Britain, Connecticut 06051  
Phone: (860) 827-2935  
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August 12, 1999

Honorable Diane G. Farrell  
First Selectman  
Town of Westport  
Town Hall  
110 Myrtle Ave., P.O. Box 549  
Westport, CT 06881

RE: TS-SCLP-158-990806 - Springwich Cellular Limited Partnership request for an order to approve tower sharing at an existing telecommunications facility located at 515 Post Road (Route 1) in Westport, Connecticut.

Dear Ms. Farrell:

The Connecticut Siting Council (Council) received this request for tower sharing, pursuant to Connecticut General Statutes § 16-50aa.

The Council will consider this item at the next meeting tentatively scheduled for Tuesday, August 31, 1999, at 1:30 p.m. in Hearing Room One, Ten Franklin Square, New Britain, Connecticut.

Please call me or inform the Council if you have any questions or comments regarding this proposal.

Thank you for your cooperation and consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joel M. Rinebold".

Joel M. Rinebold  
Executive Director

JMR/tsg

Enclosure: Notice of Tower Sharing

**FILE  
COPY**

500 Enterprise Drive  
Rocky Hill, Connecticut 06067-3900  
Phone: (860) 513-7730  
Fax: (860) 513-7614

## Springwich Cellular Limited Partnership

August 6, 1999

**Peter W. van Wilgen**  
*Director - Real Estate Operations*

Mr. Mortimer A. Gelston, Chairman  
Connecticut Siting Council  
10 Franklin Square  
New Britain, Connecticut 06051

**Re: Request by Springwich Cellular Limited Partnership for an  
Order to Approve the Shared Use of a Tower Facility  
at 515 Post Road (Route 1), Westport, Connecticut**

Dear Mr. Gelston:

Pursuant to Connecticut General Statutes (C.G.S.) §16-50aa, Springwich Cellular Limited Partnership ("Springwich") hereby requests an order from the Connecticut Siting Council ("Council") to approve the proposed shared use by Springwich of a tower located on property known as 515 Post Road (Route 1), Westport, Connecticut. The property, the location of the Westport Fire Department, is owned by the Town of Westport. Several years ago, Sprint PCS received local approval for and constructed the tower for its use and that of the Town.

An existing 150 foot AGL monopole tower is currently used by the Fire Department and Sprint PCS. Springwich is proposing to place antennas on the existing facility and place its equipment inside a recently approved addition to the fire station.

Springwich requests that the Council find that the proposed shared use of the tower satisfies the criteria stated in C.G.S. §16-50aa, and issue an order approving the proposed use.

### **Background**

The existing facility and fire station are located on the Post Road (Route 1) in Westport. The existing tower is a 150-foot AGL monopole tower located adjacent to the fire station. Currently, the tower has antennas operated by Sprint PCS and eight antennas

operated by the Fire Department on a platform on the 100 foot level of the tower and one Fire Department antenna at the 120 foot level of the tower.

As shown on the attached drawings and as further described below, Springwichee proposes to install twelve (12) Allgon Model 7120.16 antennas, approximately 52 inches in length, on the tower at 120 feet AGL. The associated equipment will be placed inside a recently approved two-story addition to the Fire station, where the first floor will be for the Fire Department, and the second floor will be for Springwichee's equipment. The addition, relocation of the Town's antennas, and Springwichee's proposal received final approval from the Town of Westport on April 15, 1999 (please see attached). Springwichee, the Town of Westport, and the tower owner (Sprint PCS) have agreed to the proposed shared use of this facility and are finalizing mutually acceptable terms and conditions.

### **Discussion**

C.G.S. §16-50aa provides that, upon written request for approval of a proposed shared use, "if the council finds that the proposed shared use of the facility is technically, legally, environmentally and economically feasible and meets public safety concerns, the council shall issue an order approving such shared use." (C.G.S. §16-50aa(c)(1))

The shared use of the tower satisfies the criteria stated in C.G.S. §16-50aa as follows:

**A. Technical Feasibility.** The original approval by the Town of Westport for the tower specified that the tower support three carriers. It presently contains two platforms and is used by the Town and Sprint PCS. The third carrier would be Springwichee. Thus, the existing monopole tower can support the proposed antenna installations. The site will allow Springwichee to provide improved coverage to Route 1 and Westport and will help in alleviating call traffic blocking from Springwichee's existing adjacent sites. In addition, Springwichee engineers have determined that the proposed antenna installations present minimal potential for interference to or from existing radio transmissions from this or surrounding locations. The proposed shared use therefore is technically feasible.

**B. Legal Feasibility.** Springwichee is finalizing arrangements with the tower and property owner allowing the use of the facility as proposed. There are no restrictions on the property which would preclude such a use. The addition to the Fire station, where Springwichee is proposing to place its equipment, received its final approvals from the Town of Westport on the 15th of April 1999. In order to make space available for Springwichee's antennas, the Town approved the relocation of a Fire Department antenna from the 120 foot level to the top of the tower. Additionally, the Town approved the installation of Springwichee's antennas and placement of the associated equipment inside the new addition. Under the authority vested in the Council by C.G.S. §16-50aa, an order by the Council

approving the shared use would permit Springwiche to obtain a building permit for the proposed installation.

C. **Environmental Feasibility.** The proposed shared use would have a minimal environmental effect, for the following reasons:

1. The proposed installation would have a minimal visual impact because Springwiche's antennas will not increase the height of the facility. The Town of Westport's single, three inch diameter whip antenna at the top level of the tower will be inconspicuous from the ground. Additionally, Springwiche's associated equipment will be installed inside the approved addition to the fire station. This addition will have an exterior finish matching the fire station.

2. The proposed installation would not increase the noise levels at the existing facility by six decibels or more, nor increase the noise levels above the State standard. The only additional noise will be from additional heating and cooling equipment required for the Springwiche equipment.

3. Operation of the additional Springwiche antennas will not increase the total radio frequency electromagnetic radiation power density, measured at the tower base, to a level at or above applicable ANSI standards. As shown in Table 1 below, the collective worst-case general population/uncontrolled exposure would be 21.17 percent of the ANSI standard, as calculated for mixed frequency sites. Actual power density levels at the site will likely be lower than this calculated figure. Power density levels from shared use of the tower facility would thus be below applicable ANSI standards.

4. The proposed installation would not require any water or sanitary facilities, or generate discharges to water bodies. After construction is complete, the proposed installation would not generate any traffic from Springwiche other than for periodic maintenance visits.

For these reasons, the proposed shared use of this facility would not have a significant adverse environmental effect, and is therefore environmentally feasible.

**TABLE 1**

	<u>Tx.Freq.</u> (MHz)	<u>Power</u> (Watts)	<u>Channels</u>	<u>Applicable</u> <u>ANSI Std.</u>	<u>Calculated Percentage</u> <u>"Worst case" MPE</u>	
Springwich (at 120 ft. AGL)	880-894	100	19	0.59 mW/cm <sup>2</sup>	0.0531 mW/cm <sup>2</sup>	9.05
Sprint PCS (at 150 ft. AGL)	1962.5	122	11	1.0000 mW/cm <sup>2</sup>	0.0221 mW/cm <sup>2</sup>	2.21
Westport (at 100 ft. AGL)	45.76	21.18	1	0.2000 mW/cm <sup>2</sup>	0.0009 mW/cm <sup>2</sup>	0.44
Westport (at 150. AGL) (Relocated)	460.575/460.6.25	196.11	1	0.3100 mW/cm <sup>2</sup>	0.0034 mW/cm <sup>2</sup>	1.12
Westport (at 100 ft. AGL)	39.5	21.18	1	0.2000 mW/cm <sup>2</sup>	0.0009 mW/cm <sup>2</sup>	0.44
Westport (at 100 ft. AGL)	46.16	21.18	1	0.2000 mW/cm <sup>2</sup>	0.0009 mW/cm <sup>2</sup>	0.44
Westport (at 100 ft. AGL)	33.86	21.18	1	0.2000 mW/cm <sup>2</sup>	0.0009 mW/cm <sup>2</sup>	0.44
Westport (at 100 ft. AGL)	153.755	40.1	1	0.2000 mW/cm <sup>2</sup>	0.0017 mW/cm <sup>2</sup>	0.83
Westport (at 100 ft. AGL)	166.25	84.33	1	0.2000 mW/cm <sup>2</sup>	0.0035 mW/cm <sup>2</sup>	1.74
Westport (at 100 ft. AGL)	855.7125	250.67	1	0.5700 mW/cm <sup>2</sup>	0.1030 mW/cm <sup>2</sup>	1.71
Westport (at 100 ft. AGL)	155.355	133.66	1	0.2000 mW/cm <sup>2</sup>	0.0055 mW/cm <sup>2</sup>	2.75
Westport (at 24 ft. AGL)	Three <u>Receive Only</u> Antennas					0.00
<b>Total</b>						<b>21.17</b>

**D. Economic Feasibility.** As previously mentioned, Springwich is in the process of entering into mutually acceptable agreements with the tower and property owners. The financial arrangements for the site development described herein will be acceptable to all parties. The proposed tower sharing is therefore economically feasible.

E. **Public Safety Concerns.** Because it was designed to support multiple antenna attachments, the existing tower is structurally capable of supporting the proposed antennas. Springwich is not aware of any other public safety concerns relative to the proposed sharing of the existing facility. In fact, the provision of new or improved wireless communications service in the Westport area, particularly in the Route 1 corridor, through shared use of the existing tower, is expected to enhance the safety and welfare of area residents and travelers.

### **Conclusion**

For the reasons discussed above, the proposed shared use of the tower facility at 515 Post Road in Westport satisfies the criteria stated in C.G.S. §16-50aa, and advances the State and Council's long standing goal of preventing the unnecessary proliferation of towers in Connecticut. Springwich therefore requests that the Council issue an order approving the proposed shared use.

Thank you for your consideration of this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mortimer A. Gelston", with a long, sweeping horizontal line extending to the right.

Attachments

cc: Honorable Diane Goss-Farrell, First Selectman  
Ms. Kathy Barnard, Planning Director

RAD. CENTER: \_\_\_\_\_ FT. (AGL)

FIRE DEPT. ANTENNA TO BE RELOCATED FROM THE 120' LEVEL TO ALLOW FOR SNET ANTENNAS

Sprint PCS Antenna Platform

PROPOSED SNET PANEL ANTENNAS AND PLATFORM

FIRE DEPT. ANTENNA

Fire/Police/EMS Antennas

170'

150'

120'

100'

150' Monopole

Existing Antennas (Receive Only)

PROPOSED SNET EQUIPMENT ON SECOND FLOOR

PROPOSED ICE BRIDGE

SNET MOBILITY  
PRELIMINARY  
DESIGN EXHIBIT

NORTH



SITE NAME: WESTPORT FIRE STATION

ADDRESS: 515 POST ROAD  
WESTPORT, CT 06880

DRAWN:GMP | CHECKED:RGT | SCALE: N.T.S.

SNET #:

MGI #: 14777

TASK #: 2054

DATE: 8/5/99



Maguire Group Inc.  
Architects-Engineers-Planners  
One Court Street  
New Britain, Connecticut 06051

THIS DRAWING AND ALL DATA CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. NOT INTENDED FOR DESIGN OR CONSTRUCTION USE. ALL DATA SHOULD BE VERIFIED





## TOWN OF WESTPORT Zoning Board of Appeals

Town Hall, 110 Myrtle Ave.  
Westport, CT 06880  
Phone (203) 341-1081; Facsimile (203) 341-1153

April 15, 1999

Richard Gough  
Fire Chief / Fire Marshal  
Westport Department of Fire Services  
515 Post Road East  
Westport, CT 06880

**COPY**

### MODIFIED RESOLUTION

RE: ZBA CASE # 5631  
ADDRESS: 515 Post Road East  
OWNER OF PROPERTY: Department of Fire Services / Town of Westport

Dear Chief Gough :

This is to certify that at the work session of the Zoning Board of Appeals held on February 23, 1999, the Board voted 5-0 (Ezzes, Watson, Farrell, Wong & Altschuh) in favor to GRANT WITH CONDITIONS your department's request for variance, and the following resolution was adopted:

RESOLVED: The application of Department of Fire Services / Town of Westport for the property located at 515 Post Road East for a Variance of Sec. 24-5 ( height over 25'); Sec. 24-4 (setback/residential zone less than 30'); Sec. 24-6 (building coverage over 25%); Sec. 24-8.1 (building floor area over 10,000 sq. ft), of the zoning regulations is hereby granted to permit the addition of a triangular platform w/ panel antennas to the existing monopole tower at 120' +/- above grade, to re-locate the fire department's antenna to top of tower, and to permit the construction of a 569 sq. ft. 2 story addition to the rear of the fire station in a GBD zone. (Assessors' Map # 5318-1, Lot 6). The Zoning Board of Appeals found the following unusual hardship from the application of the regulations to the subject property:

- Tower sharing & co-location of commercial uses
- Conformance with the 1996 Federal Telecommunications Act
- Safety Concerns

04/15/99 ZBA RESOLUTION CONTINUED

Page: 2

The variance was approved subject to the following conditions:

- The Power density of the antenna must be limited to the density offered by the applicant with this application (0.0531 mW/cm<sup>2</sup>).

The above being GRANTED in accordance with the plans submitted with the application ("ZONING MAP OF PROPERTY PREPARED FOR DEPARTMENT OF FIRE SERVICES, 515 POST ROAD EAST, WESTPORT, CONNECTICUT; SCALE: 1" = 20'; DATE: JAN. 25, 1999; CERTIFIED SUBSTANTIALLY CORRECT AS NOTED ON SURVEY BY WALTER H. SKIDD, L.S."), and said Plans stamped "APPROVED" by the Zoning Board of Appeals on February 23, 1999.

Effective Date: Contingent upon applicant filing this resolution with the Town Clerk no later than March 23, 1999.

A Zoning Permit must be obtained within one year of the effective date of this variance, or it becomes null and void.

The project must be built in conformance with the approved plans. The structure cannot be demolished unless it has been specifically requested on the application

Execution of this variance by filing with the Town Clerk authorizes you to obtain the necessary permits. Before you can proceed with your project you must obtain a Zoning and Building Permit.

Yours Truly,



James C. Ezzes, Chairman  
Zoning Board of Appeals

JE:RZ  
Certified Mail:RRR  
cc: ZEO  
enc.



# WESTPORT CONNECTICUT

PLANNING & ZONING DEPARTMENT  
TOWN HALL, 110 MYRTLE AVENUE  
WESTPORT, CONNECTICUT 06880  
(203) 341-1030 • (203) 341-1079  
(203) 454-6145 - fax

Hearing: March 18, 1999  
Decision: April 15, 1999

April 19, 1999

Chief Richard Gough  
Westport Department of Fire Services  
515 Post Road East  
Westport, CT 06880

Re: 515 Post Road East, Appl. #99-001

Dear Mr. Gough:

This is to certify that at a meeting of the Westport Planning and Zoning Commission held on April 15, 1999 it was moved by Robert Graham and seconded by Eleanor Lowenstein to adopt the following resolution.

## RESOLUTION # 99-001

WHEREAS, THE PLANNING AND ZONING COMMISSION met on April 15, 1999 and made the following findings:

- The proposed relocation of the Fire Department antenna will not extend the height of the tower, but will provide for better utilization for emergency communications and the commercial carriers.
- The addition of the SNET panels is in conformance with the Town Plan of Development, which called for the "maximum use of existing communication towers for additional service wherever possible."
- The addition of the two-story extension at the rear of the site will not interfere with traffic movements and will provide for needed storage for the Fire Department and communications equipment.
- No additional parking spaces are required for this use.

NOW THEREFORE, BE IT RESOLVED that Application #99-001 by the Town of Westport for property owned by the Town of Westport for a site plan approval to add a triangular platform with panel antennas to existing monopole tower, to relocate primary fire department antenna to top of tower and construct a two story addition to rear of fire headquarters in a GBD, Map 5318-1, Lot 6 be **GRANTED** subject to the conditions listed below:

515 Post Road East, R. #99-001

Page 2 of 3

**CONDITIONS**

1. Conformance to the ZBA Variance #5631
2. Conformance to Existing Conditions Map, prepared by Walter H. Skidd, dated 1/25/99.
3. Conformance to Site Plan (sheet C-1) prepared by the Maguire Group, dated 11/17/98 and received by P&Z on 1/6/99.
4. Conformance to Building Floor Plans and Elevations (sheets A-1, A-2, and C-3) prepared by the Maguire Group, dated 11/17/98 and received by P&Z on 1/6/99.
5. Prior to the issuance of a Zoning Permit please submit the following documents to the office:
  - A. Three sets of site and building plans.
  - B. Site plan must be modified to indicate additional buffer and ornamental landscaping on the Crescent Road side of the property. Dead or out-of-control plants must be replaced.
6. A certified "As-Built" shall be submitted prior to an issuance of a Certificate of Zoning Compliance.
7. All new utilities shall be placed underground.
8. A zoning permit shall be obtained within one year of this approval or said approval shall become null and void.
9. All plantings shown on an approved Site Plan shall be maintained in a healthy growing condition and all fences and walls shall be maintained in good physical condition throughout the duration of the use. Plants, fences or walls not so maintained shall be replaced with new materials no later than the beginning of the next immediately following growing season.
10. All work approved pursuant to this Site Plan and Special Permit shall be completed within 5 years of date of approval, by April 15, 2004.
11. This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect, then this conditional approval is likewise void. The applicant may refile another application for review.

**Reasons:**

The proposed use has been found to be in conformance with the Town Plan of Development and it will

1. be in conformance with the applicable zoning regulations of the Town of Westport; and
2. not prevent or inhibit the orderly growth and development of the area; and
3. not have a significant adverse affect on adjacent areas located within the close proximity to the use.

515 Post Road East, #99-001  
Page 3 of 3

VOTE:

AYES	-7-	(Lowenstein, Graham, MacLachlan, Crowther, Getraer, Stashower, Wexler)
NAYS	-0-	
ABSTENTIONS	-0-	

Very truly yours,

*Eleanor Lowenstein*

Eleanor Lowenstein  
Chairman,  
Planning & Zoning Commission

cc: Glenn Werfelman; Assessor