

Docket No. 498
Diamond Towers V, LLC
185 Academy Road, Cheshire
Development and Management Plan
Draft Staff Report
January 7, 2022

On August 13, 2021, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Diamond Towers V, LLC (Diamond) for the construction, maintenance, and operation of a 95-foot monopole wireless telecommunications facility at 185 Academy Road in Cheshire, Connecticut. As required in the Council's Decision and Order (D&O), Diamond submitted a Development and Management (D&M) Plan to the Council on October 13, 2021. Copies of the D&M Plan were also submitted to the service list, property owner and Town of Cheshire. The Council has not received any comments regarding the D&M Plan to date.

On November 22, 2021, Diamond consented to the Council's request for an extension of the deadline for a decision on the D&M Plan to January 14, 2022.

The site is located in the southern portion of an 8.1-acre property zoned residential and developed with a church building and parking area. Land use surrounding the subject parcel is predominantly residential. The parcel is owned by the United Methodist Church. The tower site is located in a landscaped area adjacent to the existing parking lot.

Consistent with the Council's D&O, Diamond will construct a 95-foot monopole designed in accordance with the EIA/TIA Structural Standards for Steel Antenna Towers and Antenna Supporting Structures- Revision H. The monopole would be painted brown and have faux branches designed and configured to conceal the antennas extending 4-feet above the top of the pole bringing the height to 99 feet above ground level (agl). It can support four levels of platform-mounted antennas, and municipal/emergency communication whip antennas.

The nearest property boundary is approximately 40 feet to the south of the facility. In accordance with D&O Condition 2(c), the tower is designed with a yield point at 55 feet to ensure that the tower setback radius remains within the boundaries of the subject property.

In accordance with D&O Condition No. 2(a), the D&M Plan contains a letter from Cellco Partnership d/b/a Verizon Wireless (Verizon) dated October 7, 2021, certifying that Verizon is committed to co-locating on the facility once Diamond completes construction of the site. Specifically, Verizon will install 6 panel antennas and 9 remote radio heads on three T-arm antenna mounts at a centerline height of 90 feet agl. The antennas will be wrapped in green socks and all other appurtenances will be painted brown to match the tower. The top of Verizon's antennas will extend to 93 feet agl.

Diamond will construct an approximately 42-foot by 50-foot equipment compound at the site within a 52-foot by 50-foot lease area. The compound will be enclosed by an eight-foot high wood shadow box fence with a matching 12-foot wide gate. Verizon will install one equipment cabinet on a 9-foot by 9-foot concrete pad with a protective ice canopy, a 30-kilowatt propane fueled emergency backup generator on a 4-foot by 8-foot 6-inch concrete pad and a 500-gallon propane tank on a 4-foot by 10-foot concrete pad, all located within the northern portion of the equipment compound. A steel H-frame will be installed on the pad to support additional cabinets/telco equipment. Electrical meter equipment and a transformer will be installed outside of the perimeter fence, protected by bollards.

Access to the compound will utilize an existing 20-foot wide paved driveway on the property extending southeast from Academy Road to the compound gate. Utilities would extend underground from the western corner of the compound to an existing utility pole located about 8 feet from the southwestern corner of the compound and then routed overhead to an existing utility pole located along Academy Road. One utility pole would be installed at the southeastern corner of the compound as part of the utility connection.

Emergency power will be provided to Verizon's equipment from a 30-kilowatt propane-fueled generator with built-in oil/coolant spill containment features. The generator would be supplied by a 500-gallon propane tank. The propane tank will be situated to maintain a minimum 10-foot radial no spark zone as clearance from any ignition source.

No trees will be removed to develop the site and no landscaping is proposed. The nearest wetland is located about 105 feet east of the facility along the southeastern boundary of the parcel. Diamond will install silt fencing along the eastern (rear) and southern sides of the equipment compound which would be monitored and maintained throughout the construction period. In compliance with Condition No. 2(f) of the Council's D&O, Diamond will implement a Spill Prevention, Containment and Countermeasures Plan.

The site is located on mostly level ground. Erosion and sedimentation controls will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*.

Construction hours will be from 8:00 a.m. to 5:00 p.m., Monday through Friday.

The cumulative worst-case radio frequency power density level for Verizon's antennas at the base of the tower will be 9.4 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit taking into account a 10 dB off-beam pattern loss to account for the relative gain below the antennas.

The D&M Plan is consistent with the Council's D&O for Docket No. 498. If approved, staff recommends the following condition:

1. Prior to the commencement of construction, Diamond shall provide contact information for the spill response contractor.