



STATE OF CONNECTICUT  
*CONNECTICUT SITING COUNCIL*

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**VIA ELECTRONIC MAIL**

April 14, 2023

Philip C. Pires, Esq.  
Cohen and Wolf, P.C.  
1115 Broad Street  
Bridgeport, CT 06604  
[ppires@cohenandwolf.com](mailto:ppires@cohenandwolf.com)

RE: **DOCKET NO. 510** – New Cingular Wireless PCS, LLC d/b/a AT&T and Tarpon Towers II, LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 92 Greens Farms Road, Westport, Connecticut.

Dear Attorney Pires:

At a public meeting of the Connecticut Siting Council (Council) held on April 13, 2023, the Council considered and approved the Development and Management (D&M) Plan submitted for this facility on February 23, 2023.

This approval applies only to the D&M Plan submitted on February 23, 2023, and other supplemental information dated April 3, 2023. Requests for any changes to the D&M Plan shall be approved by Council staff in accordance with Regulations of Connecticut State Agencies Section (RCSA) §16-50j-77(b).

Furthermore, the Certificate Holder is responsible for compliance with the reporting requirements under RCSA §16-50j-77, including:

1. Contact information for the personnel of the contractor assigned to the project;
2. Notification of commencement of construction;
3. Quarterly construction progress reports;
4. Notification of completion of construction and commencement of operation; and
5. Final report.

Please be advised that deviations from the approved D&M Plan and non-compliance with the D&M Plan reporting requirements are enforceable under Connecticut General Statutes §16-50u.

Enclosed is a copy of the staff report for this D&M Plan, dated April 13, 2023.

Thank you for your attention and cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Melanie A. Bachman". The signature is fluid and cursive, with the first name being the most prominent.

Melanie A. Bachman  
Executive Director

MAB/IN/lm

Enclosure: Staff Report, dated April 13, 2023

c: Service List, dated July 21, 2022



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### Docket No. 510

**New Cingular Wireless PCS, LLC and Tarpon Towers II, LLC**

**92 Greens Farms Road**

**Westport Connecticut**

**Development and Management Plan**

### Staff Report

**April 13, 2023**

On January 6, 2023, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to New Cingular Wireless PCS, LLC d/b/a AT&T (AT&T) and Tarpon Towers II, LLC (Tarpon) (collectively the Certificate Holders) for the construction, maintenance, and operation of a 124-foot wireless telecommunications facility at 92 Green Farms Road in Westport, Connecticut. As required in the Council's Decision and Order (D&O), the Certificate Holders submitted a Development and Management (D&M) Plan to the Council on February 23, 2023. Pursuant to Regulations of Connecticut State Agencies (RCSA) §16-50j-75(e), copies of the D&M Plan were also submitted to the service list for comment. On March 2, 2023, the Council received comments from the Town of Westport's Conservation Department related to stormwater management<sup>1</sup>.

On March 20, 2023, the Council issued interrogatories to Tarpon. On April 3, 2023, Tarpon submitted responses to the Council's interrogatories.

The tower site is located on a 1.99-acre parcel zoned residential and located north of the Interstate 95 along Greens Farms Road. It is developed with a residence located in the central portion of the parcel that is accessed from a driveway extending from Greens Farms Road.

Condition No. 1 of the D&O requires the following:

"The tower shall be constructed as a monopole at a height of 124 feet above ground level to provide the proposed wireless services, sufficient to accommodate the antennas of AT&T, Cellco Partnership d/b/a Verizon Wireless and other entities, both public and private..."

In compliance with Condition 1 of the D&O, the D&M Plan includes plans and specifications for a 124-foot monopole sufficient to accommodate the antennas of AT&T, Cellco Partnership d/b/a Verizon Wireless (Cellco) and other entities, public and private.

Condition No. 2 of the D&O requires the following information to be included in the D&M Plan:

- a) **Final site plan(s) for development of the facility that employ the governing standard in the State of Connecticut for tower design in accordance with the currently adopted International Building Code and include specifications for the tower, tower foundation, antennas and equipment compound including, but not limited to, fence design, ground equipment, access road, utility installation and emergency backup power;**

Tarpon will construct a 124-foot monopole designed in accordance with the EIA/TIA Structural Standards for Steel Antenna Towers and Antenna Supporting Structures-Revision H. The 124-foot

<sup>1</sup> [DO510-20230302-WestportDMPlanComments.pdf \(ct.gov\)](#)

monopole would be designed to support four levels of platform-mounted antennas and municipal antennas.

The tower will be supported by a mat foundation adhered to underlying bedrock. Chipping will be used to remove bedrock to create suitable grades. Blasting is not anticipated. Tarpon will retain an engineering firm to oversee the foundation installation.

AT&T will install 9 antennas and 15 remote radio heads on a platform antenna mount at a centerline height of 120 feet above ground level (agl). Cellco will install 12 panel antennas and 9 remote radio heads on a platform antenna mount at a centerline height of 110 feet agl.

The tower will be located within a 35-foot by 64-foot square shaped (2,240 square-foot) compound and a 2,500 square foot lease area. The compound will be enclosed by an eight-foot high chain link fence with a 14-foot wide vehicle access gate.

AT&T will install one walk in equipment cabinet on a concrete pad in the northeast portion of the compound. Cellco will install one equipment cabinet on a concrete pad covered by a steel canopy in the north central portion of the compound.

Access to the tower site would use a new 12-foot wide, 125-foot long gravel drive from Greens Farms Road to the compound. Electrical and telecom utilities will extend underground along the access road from the compound H-frame/utility board to a new utility pole on Greens Farms Road. An overhead utility line would extend from the new pole across Greens Farms Road to an existing utility pole on the opposite side of the road. The meter board, located outside the compound fence, will be protected by bollards.

AT&T will install a 15-kilowatt natural gas emergency backup generator and Verizon would install a 50 kilowatt natural gas emergency backup generator on concrete slabs within the compound.

**b) Construction plans for site clearing, grading, water drainage and stormwater control, site stabilization measures during construction; and erosion and sedimentation (E&S) controls consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended**

Development of the site would disturb an approximate 9,250 square foot area. The site is located on mostly level ground. The access drive would be graded to a slope of about 10%. The equipment compound would have a finished level grade of 19 feet amsl. Post-construction stormwater control includes an 18-inch deep grass lined drainage swale along the southern side of the access drive and the vehicle turnaround. The swale is designed to capture runoff from the gravel access drive and allow sheet flow of water into the nearby wooded area south of the facility. The subsurface bedrock formation below the swale would not interfere with stormwater infiltration. The nearest wetland is located off-site approximately 60 feet to the south of the swale.

Erosion and sedimentation controls will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation (E&S) Control*. Erosion and sedimentation control barriers such as silt soxx and silt fences will be installed along the southern edge of the compound, access drive and vehicle turnaround per Sheet C-105 of the D&M Plan. Tarpon would ensure periodic monitoring of E&S controls during construction.

Nine trees would be removed to develop the site. During construction, an existing 20" cherry tree along the southern edge of the drainage swale would be preserved subject to evaluation of its root system.

A construction sequence has been provided which includes but is not limited to, clearing and grubbing for installation of E&S controls, followed by additional site clearing, construction of the easement and installation of the primary utilities. Grading of the access drive and compound will occur as specified, followed by tower and compound construction. Disturbed areas will be loamed seeded with a grass mix. Temporary erosion control measures would be removed after stabilization of disturbed areas.

- c) **A reconfiguration or removal of the vehicle turnaround located just before the access gate to increase the buffer between the limit of disturbance and Wetland 2;**

Sheets C-2, C-101 and C-102 of the site plans show the redesign of the vehicle turnaround extending eastward at the end of the access drive instead of south as originally proposed. This will increase the buffer between the limits of disturbance and Wetland 2 from 40 feet to approximately 60-feet. In response to Town comments, the grass-lined swale was included in the reconfigured design of the vehicle turnaround to provide additional stormwater control.

- d) **the tower shall be designed with a yield point to ensure that the tower setback radius remains within the boundaries of the subject property;**

The nearest property boundary is approximately 35 feet to the south. The tower is designed with a yield point at 89 feet agl to ensure that the tower setback radius remains with the site property.

- e) **Landscaping Plan including, but not limited to, evergreen plantings to screen the compound and associated equipment;**

Landscaping to screen the compound and associated equipment includes the planting of approximately 10 Norway spruce trees (4-5 feet tall) along Greens Farms Road north of the compound, 10 Norway spruce trees (4-5 feet tall) along the east side of the vehicle turnaround and approximately 6 Norway spruce trees (5 feet tall) along the western and southern sides of the compound.

- f) **The feasibility of a natural gas connection for the emergency backup generators;**

Tarpon would install an underground natural gas line within the easement extending from the gas meter at the southeastern corner of the compound to an existing gas line on Greens Farms Road to provide fuel for the emergency backup generators.

- g) **Petroleum Materials Storage and Spill Prevention Plan including, but not limited to, spill cleanup procedures, and detailed contact information for the spill response contractor;**

The Petroleum Materials Storage and Spill Plan specifies refueling of construction vehicles at a minimum of 100 feet from the nearest property boundary and wetlands, and contains spill response, cleanup, and reporting procedures. The spill response plan also includes emergency contacts for a licensed spill contractor, local, state and federal emergency responders and Tarpon.

- h) **Construction schedule including hours and days of the week for construction activities.**

Construction hours will be from 7:30 a.m. to 6:30 p.m., Monday through Friday. Construction of the facility will take approximately 11 weeks.

Condition No. 4 of the D&O requires the following:

“Prior to the commencement of operation, the Certificate Holders shall provide the Council with a rigorous cumulative far-field radio frequency analysis for the facility that accounts for all entities on the tower, a 6-foot tall person at ground level and the actual antenna pattern for antennas on the facility with a cumulative percent maximum permissible exposure at or below 100 percent, consistent with FCC, Office of Engineering and Technology, Bulletin No. 65, August 1997....”

In accordance with Condition No. 4, Tarpon shall provide its final calculated cumulative far-field worst-case modeling of radio frequency power density for all entities on the tower prior to commencement of operation.

#### **Conclusion**

The D&M Plan is consistent with the Council’s D&O for Docket No. 510.

### D&M Site Plan

