



STATE OF CONNECTICUT  
*CONNECTICUT SITING COUNCIL*

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**VIA ELECTRONIC MAIL**

October 13, 2023

Jesse A. Langer, Esq.  
Updike, Kelly & Spellacy, P.C.  
One Century Tower  
265 Church Street, 10<sup>th</sup> Floor  
New Haven, CT 06510  
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RE: **DOCKET NO. 511** – Barrett Outdoor Communications Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 200 East Main Street Rear, Stratford, Connecticut. **Development and Management Plan.**

Dear Attorney Langer:

At a public meeting of the Connecticut Siting Council (Council) held on October 12, 2023, the Council considered and approved the Development and Management (D&M) Plan submitted for this facility on September 19, 2023 with the condition Barrett Outdoor Communications consult with the Metro North Railroad and The United Illuminating Company regarding project-required safety zones and work procedures prior to commencement of construction.

This approval applies only to the D&M Plan submitted on September 19, 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 **along with a representative photograph of the facility**; 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 October 12, 2023.

Thank you for your attention and cooperation.

Sincerely,

A handwritten signature in dark ink, appearing to read "Melanie A. Bachman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Melanie A. Bachman  
Executive Director

MAB/RDM/laf

Enclosure: Staff Report, dated October 12, 2023

c: Service List, dated August 18, 2022



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### Docket No. 511

#### **Barrett Outdoor Communications 200 East Main Street Rear, Stratford Development and Management Plan**

#### **Staff Report**

**October 12, 2023**

On January 20, 2023, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Barrett Outdoor Communications (BOC) for the construction, maintenance, and operation of a 135-foot wireless telecommunications facility at 200 East Main Street Rear in Stratford, Connecticut. As required in the Council's Decision and Order (D&O), BOC submitted a Development and Management (D&M) Plan to the Council on September 19, 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. The Council has not received any comments regarding the D&M Plan to date.

The tower site is located on a 4.3-acre parcel zoned Retail Commercial District that is used as a boat storage yard. The host parcel is bounded by the Metro North Railroad (MNRR) to the north, the Housatonic River to the east, commercial development to the west and I-95 to the south.

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

“The tower shall be constructed as a monopole at a height of 135 feet above ground level to provide the proposed wireless services, sufficient to accommodate the antennas New Cingular Wireless PCS, LLC [AT&T], Cellco Partnership d/b/a Verizon Wireless [Cellco], Dish Wireless, LLC [Dish] and other entities, both public and private...”

In compliance with Condition No. 1 of the D&O, BOC's D&M Plan includes plans and specifications for a 135-foot monopole sufficient to accommodate the antennas of AT&T, Cellco, Dish 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) **A certified letter from a wireless telecommunications carrier with a firm commitment to install associated wireless equipment at the facility upon completion of construction;**

The D&M Plan contains letters from both AT&T and Cellco, dated August 31, 2023, certifying that AT&T and Cellco are committed to collocating on the facility once BOC completes construction.<sup>1</sup>

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<sup>1</sup> Although no certified letter was provided by Dish, an intervenor to the proceeding, according to the record, it would collocate antennas on the facility at 101 feet agl. Dish would install one equipment cabinet and 2 service boxes within its lease space. An emergency backup battery cabinet will be included.

- b) 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 for all carriers, and equipment compound including, but not limited to, elevated platform design, fence design, ground equipment, access road, utility installation and emergency backup power;**

BOC will construct a 135-foot monopole designed in accordance with the EIA/TIA Structural Standards for Steel Antenna Towers and Antenna Supporting Structures-Revision H. It will be designed to support four levels of platform-mounted antennas and municipal antennas. The tower will be supported by a caisson foundation.

AT&T will install 12 panel antennas and 3 remote radio units on V-frame sector mounts at a centerline height of 132 feet above ground level (agl). Cellco will install 17 panel antennas and 8 remote radio units on a quad-frame sector mount with a walkway at a centerline height of 121 feet agl. Dish would install 3 panel antennas and 6 remote radio units on triangular frame sector mounts at a centerline height of 101 feet agl. The 111-foot level of the tower would be available for future collocation.

The tower will be located in the northeastern corner of the parcel within a rectangular 4,210 square foot compound/lease area, oriented along the MNRR right-of-way. The compound would include a 90-foot long by 23-foot wide elevated steel equipment platform, covered with an open canopy. The metal canopy roof would reach 21.8 feet agl in front of the platform. The elevated platform would have four 10-foot by 16-foot equipment areas, one for each carrier, accessible by two stairways at either end of the platform.

AT&T will install 6 equipment cabinets and 3 fiber boxes within its platform lease space. AT&T will install a 20-kilowatt (kW) diesel-fueled emergency backup generator in the ground level area of the compound. The generator would have a built in 54-gallon fuel tank with a fuel leak containment system.

Cellco will install 2 equipment cabinets and a service box within its platform lease space. Cellco will install a 30-kW propane fueled emergency backup generator and an associated 500 gallon fuel tank in the ground level area of the compound.

An eight-foot high chain link fence with anti-climb mesh will enclose the compound. Two swing gates will provide access to the compound. To protect against vehicle impact, bollards will be installed along the fence line adjacent to traffic areas. Removable bollards will be installed in front of the two access gates. Radio-frequency access restriction and caution signage will be installed at the site in compliance with FCC guidance.

Access to the facility will follow existing driveways for approximately 2,235 linear feet on the host parcel and abutting parcels developed with commercial stores, from a public access point at East Main Street. A new access drive will not be constructed. Electrical utilities will be installed underground in a lease area extending west through the host parcel and along existing driveways that connect to storefronts on abutting parcels to a utility pole on East Main Street. Telcom fiber will extend underground southwards to an existing utility pole adjacent to I-95.

- c) **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 will disturb an approximate 10,600 square foot cleared and developed area. The site is located on mostly level ground and backs up to the south slope of an embankment that extends along the MNRR property line. The elevated equipment platform area will be installed along the slope, supported by micro-piles.

No trees will be removed. Approximately 120 cubic yards of excavated material will be temporarily stockpiled and removed from the site.

Erosion and sedimentation controls will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation (E&S) Control*. A construction sequence has been provided which includes but is not limited to, installation of E&S controls, followed by excavation for the tower foundation, installation of utilities, monopole, equipment compound, elevated platform and fence installation. Disturbed areas will be seeded once work is complete. Temporary erosion control measures will be removed after stabilization of disturbed areas.

- d) **The tower shall be designed with a yield point to ensure that the tower does not interfere with operation of the adjacent Metro-North Railroad and an electric transmission line operated by the United Illuminating Company (UI);**

The tower structural design includes a yield point at 120 feet agl to ensure that the tower setback radius remains within the boundaries of the host parcel. The tower structural analysis was performed by a Professional Engineer duly licensed in the State of Connecticut.

- e) **Information pertaining to the potential use and location of a propane backup power generator for Cellco's equipment;**

Cellco will install a 30-kW propane fueled emergency backup generator on a concrete pad in the southeastern portion of the compound. A 500-gallon propane fuel tank will be installed on a 4-foot by 10-foot concrete pad within the compound. Above-ground propane gas service lines will meet State of Connecticut codes/regulations. Noise created as a result of, or relating to, an emergency, such as an emergency backup generator, is exempt from the DEEP Noise Control Regulations.

- f) **Identification of safety zones and safety procedures for construction adjacent to the Metro-North Railroad and UI electric transmission line; and,**

The construction plans identify safety zones and required setbacks from existing MNRR and UI infrastructure.

- g) **Construction schedule including hours and days of the week for construction activities;**

Construction hours will be from 8:00 a.m. to 5:00 p.m., Monday through Friday. Construction of the facility is anticipated to take 12 weeks.

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

“Prior to the commencement of operation, the Certificate Holder 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, BOC 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. 511.

If approved, staff recommends the following condition:

1. Consult with the MNRR and UI regarding project-required safety zones and work procedures prior to commencement of construction.

### D&M Site Plan

