

Connecticut Siting Council

APPLICATION OF CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS



LITCHFIELD SE
MASON HILL ROAD
LITCHFIELD, CONNECTICUT

DOCKET NO. _____

FEBRUARY 28, 2023

TABLE OF CONTENTS

	Page
EXECUTIVE SUMMARY.....	i
LOCATION MAP.....	ii
AERIAL PHOTO.....	iii
I. INTRODUCTION.....	1
A. Authority and Purpose	1
B. The Applicant.....	2
C. Application Fee.....	3
II. SERVICE AND NOTICE REQUIRED BY C.G.S. SECTION 16-501(b).....	3
III. STATEMENT OF NEED AND BENEFITS FOR THE PROVISION OF ADVANCED AND RELIABLE WIRELESS SERVICES	4
A. Federal Policy	4
B. Public Need and System Design	6
1. Need for the Litchfield SE Facility	6
2. Proposed Cell Site Information.....	7
3. System Design and Cell Site Equipment	9
a. System Design.....	9
b. Cell Site Equipment	10
4. Technological Alternatives	11
C. Site Selection and Tower Sharing.....	11
1. Cell Site Selection.....	11
2. Tower Sharing.....	12
3. Overall Costs and Benefits.....	12
4. Environmental Compatibility.....	13
a. Primary Facility Impact is Visual.....	13
b. Environmental Reviews and Agency Comments.....	14
c. Radio Frequency Emissions.....	17
d. Other Environmental Issues	17
5. Consistency with Local Land Use Controls.....	18
a. Planned and Existing Land Uses.....	18
b. Plan of Conservation and Development	18

TABLE OF CONTENTS
(continued)

	Page
c. Zoning Regulations	18
d. Inland Wetlands and Watercourses Regulations.....	19
6. Local Input	20
7. Consultations With State and Federal Officials.....	21
a. Federal Communications Commission.....	21
b. Federal Aviation Administration	21
c. United States Fish and Wildlife Service	21
d. Connecticut Department of Energy and Environmental Protection	21
e. Connecticut State Historic Preservation Officer.....	22
D. Estimated Cost and Schedule.....	22
1. Overall Estimated Costs.....	22
2. Overall Scheduling.....	22
IV. CONCLUSION.....	22

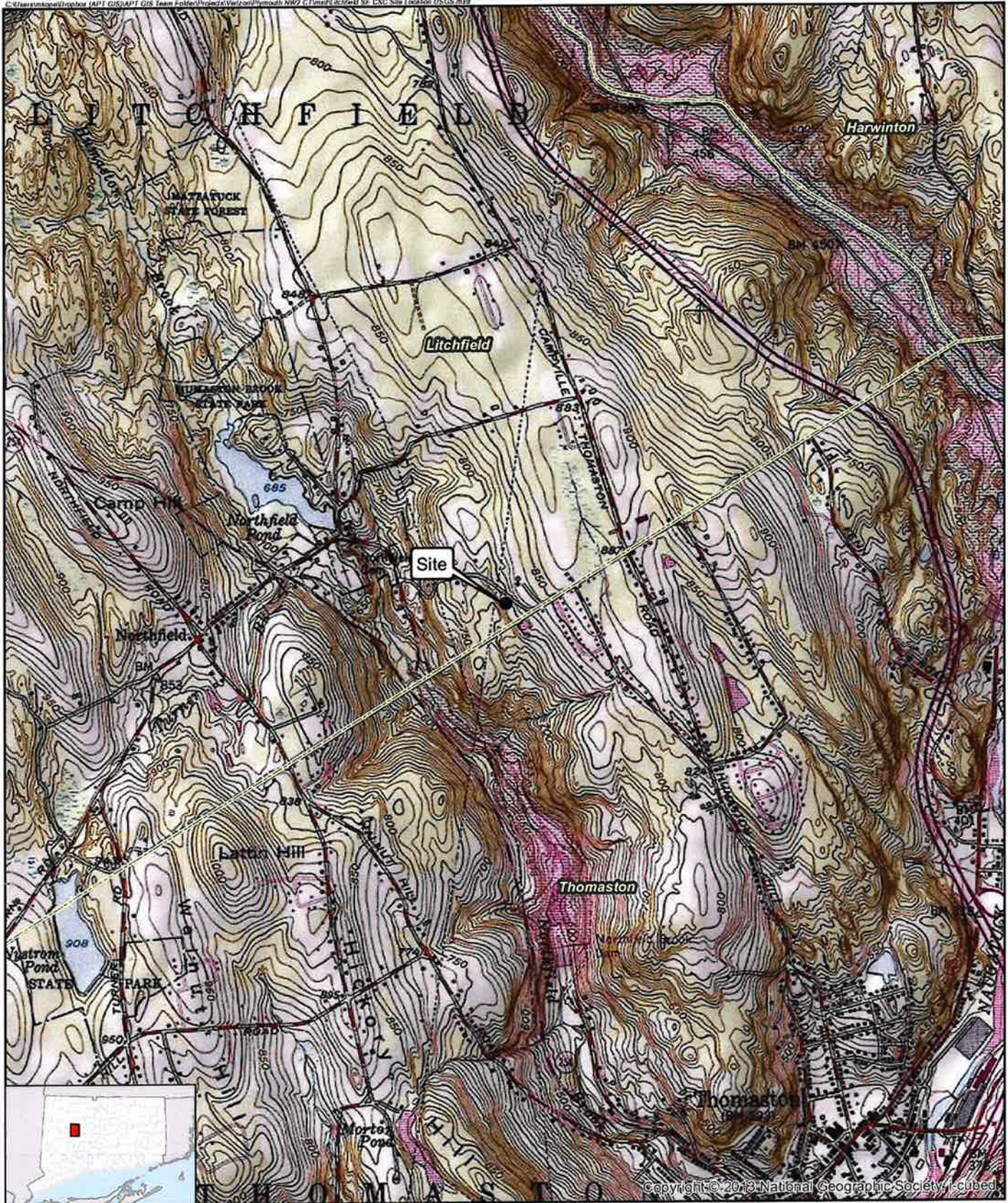
LIST OF ATTACHMENTS

1. Litchfield SE Facility – Factual Summary and Project Plans
2. Certificate of Service of Application on Government Officials; and List of Officials Served
3. Legal Notice in the *Waterbury Republican American*
4. List of Abutting Landowners and Certificate of Service; Notice Letter
5. Federal Communications Commission Licenses
6. Coverage Maps – Location of Litchfield SE and Surrounding Cell Sites
7. Antenna and Equipment Specifications
8. Site Search Summary
9. Visual Assessment & Photo – Simulations
10. USFWS and NDDDB Compliance
11. Wetlands Impact Analysis
12. Avian Resources Evaluation
13. Preliminary Historic Resources Determination
14. Farmland Soils Map
15. RF Exposure – Far Field Tables
16. National Flood Insurance Rate Map
17. Public Information Meeting Legal and Abutter Notices and Presentation Materials
18. Federal Airways & Airspace Summary Report
19. Land Lease Agreement – Redacted

EXECUTIVE SUMMARY

Cellco Partnership d/b/a Verizon Wireless (“Cellco”) (“Applicant”) proposes to construct a wireless telecommunications facility on a 8.17-acre parcel off Mason Hill Road in Northfield, Town of Litchfield, Connecticut (the “Property”). The Property is owned by the Joyce Williams. Cellco refers to this cell site as its “Litchfield SE Facility”. The Litchfield SE Facility would be located in the southeasterly portion of the Property, south of the existing Eversource electric transmission line extending through the Property. The Litchfield SE Facility would allow Cellco to provide improved wireless services to customers in southeast Litchfield and northern portions of Thomaston, particularly along portion of Route 254 and local roads in the area where reliable wireless service is either lacking or non-existent today.

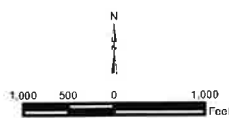
Cellco proposes to construct a 110-foot tall monopole tower within a 50’ x 50’ fenced compound and 100’ x 100’ leased area. Cellco would install up to twelve (12) panel-type antennas and twelve (12) remote radio heads on a triangular-mounting platform at the top of the tower. Cellco’s antenna will be installed at a centerline height of 105 feet above ground level (“AGL”). The top of Cellco’s antennas will not extend above the top of the tower. Radio equipment associated with Cellco’s antenna, a battery cabinet, a propane-fueled backup generator, and a 500-gallon propane fuel tank would be located within a fenced compound. Vehicular access to the Litchfield SE Facility would extend from Mason Hill Road, along an existing gravel access driveway extending underneath the Eversource electric transmission lines to the facility compound. Utilities would extend from existing distribution service along Mason Hill Road immediately north of the facility compound.



Legend

- Site
- Municipal Boundary

Map Notes:
 Base Map Source: USGS 7.5 Minute Topographic
 Quadrangle Map, Thomaston, CT (1976)
 Map Scale: 1:24,000
 Map Date: November 2022



Site Location Map

Proposed Wireless
 Telecommunications Facility
 Litchfield SE CT
 Mason Hill Road
 Northfield, Connecticut



**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE: :
 :
APPLICATION OF CELLCO PARTNERSHIP : DOCKET NO. ____
D/B/A VERIZON WIRELESS FOR A :
CERTIFICATE OF ENVIRONMENTAL :
COMPATIBILITY AND PUBLIC NEED FOR :
THE CONSTRUCTION, MAINTENANCE :
AND OPERATION OF A WIRELESS :
TELECOMMUNICATIONS FACILITY OFF :
MASON HILL ROAD IN LITCHFIELD, :
(NORTHFIELD) CONNECTICUT : FEBRUARY 28, 2023

**APPLICATION FOR CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED**

I. INTRODUCTION

A. Authority and Purpose

This Application and the accompanying attachments (collectively, the “Application”) is submitted by Cellco Partnership d/b/a Verizon Wireless (“Cellco” or the “Applicant”), pursuant to Chapter 277a, Sections 16-50g et seq. of the Connecticut General Statutes (“C.G.S.”), as amended, and Sections 16-50j-1 et seq. of the Regulations of Connecticut State Agencies (“R.C.S.A.”), as amended. The Application requests that the Connecticut Siting Council (“Council”) issue a Certificate of Environmental Compatibility and Public Need (“Certificate”) for the construction, maintenance, and operation of a wireless telecommunications facility off Mason Hill Road in Northfield, Town of Litchfield, Connecticut (the “Property”). Cellco identifies this cell site as its “Litchfield SE Facility”. The proposed Litchfield SE Facility will consist of a 110-foot monopole tower in the southeast portion of the Property south of an existing Eversource electric transmission line. Cellco would install antennas and remote radio heads on

an antenna platform at the top of the tower. Cellco's antennas would be installed at a centerline height of 105 feet above ground level ("AGL"). Cellco's antennas will not extend above the top of the tower. The tower, Cellco's equipment cabinet, a backup battery cabinet, a 30-kilowatt ("kW") propane-fueled generator, and a 500-gallon propane fuel tank will all be located within the 50' x 50' fenced compound (100' x 100' leased area).

Included in this Application, as Attachment 1, is a factual summary and project plans for the proposed Litchfield SE Facility. This summary, along with the other attachments submitted as part of this Application, contain the site-specific information required by statute and the regulations of the Council.

B. The Applicant

Cellco is a Delaware Partnership with an administrative office located at 20 Alexander Drive, Wallingford, CT 06492. Cellco is licensed by the Federal Communications Commission ("FCC") to operate a wireless telecommunications system in the State of Connecticut within the meaning of C.G.S. Section 16-50i(a)(6). Cellco has extensive national experience in the development, construction and operation of wireless telecommunications systems and the provision of wireless telecommunications service to the public. Operation of the wireless telecommunications systems and related activities are Cellco's sole business in the State of Connecticut.

Correspondence and/or communications regarding this Application may be addressed to:

Cellco Partnership d/b/a Verizon Wireless
20 Alexander Drive
Wallingford, Connecticut 06492
Attention: Timothy Parks, Real Estate Regulatory Specialist
Elizabeth Glidden, Real Estate Regulatory Specialist

A copy of all such correspondence or communications should also be sent to:

Robinson & Cole LLP
280 Trumbull Street
Hartford, Connecticut 06103-3597
(860) 275-8200
Attention: Kenneth C. Baldwin, Esq.

C. Application Fee

The estimated total construction cost for the Litchfield SE Facility would be less than \$5,000,000. Therefore, pursuant to Section 16-50v-1a(b) of the Regulations of Connecticut State Agencies, an application fee of \$1,250 accompanies this Application in the form of a check payable to the Council.

II. SERVICE AND NOTICE REQUIRED BY C.G.S. SECTION 16-50(b)

Copies of this Application have been mailed to municipal, regional, state and federal officials, pursuant to C.G.S. Section 16-50(b). A certificate of service, along with a list of the officials served with a copy of the Application, is included as Attachment 2. Because the Litchfield SE Facility is located within 2,500 feet of the Thomaston-Litchfield town boundary the Certificate of Service includes Thomaston and Litchfield municipal officials.

Notice of Cellco's intent to submit this Application was published on February 22 and February 23, 2023, by Cellco in the *Waterbury Republican American* pursuant to C.G.S. Section 16-50(b). A copy of the legal notice is included in Attachment 3. A copy of an Affidavit of Publication will be forwarded to the Council as soon as it is available.

Attachment 4 contains a certification that notice of Cellco's intent to file this Application was sent to each person appearing of record as an owner of land that may be considered to abut the Property in accordance with C.G.S. Section 16-50(b), as well as a list of the property owners to

whom such notice was sent and a sample notice letter, including attachments. Please note the owner of the Property, Joyce S. Williams, also owns an adjacent 30.79-acre parcel to the south of the Property in the Town of Thomaston. In an excess of caution and consistent with prior practice, the list of abutting owners includes abutters to both the Property and the adjacent 30.79-acre Joyce S. Williams parcel in Thomaston.

III. STATEMENT OF NEED AND BENEFITS FOR THE PROVISION OF ADVANCED AND RELIABLE WIRELESS SERVICES

The purpose of this section is to provide an overview and general description of the proposed Litchfield SE Facility.

A. Federal Policy

In 1996, the United States Congress adopted the federal Telecommunications Act (the “Act”). (Pub. L. No. 104-104, 140 Stat. 56). The Act recognized, among other things, an important nationwide need for high-quality wireless telecommunication services of all varieties. The Act also expressly promotes competition and seeks to reduce federal, state and local government regulation in all aspects of the telecommunications industry to foster lower prices for consumers and to encourage the rapid deployment of new and advanced wireless service and technologies.

Because the FCC and the United States Congress have determined that there is a pressing public need for high-quality wireless telecommunications service nationwide, the federal government has preempted the determination of public need by states and municipalities, including the Council, with respect to public need for the service to be provided by the facility described in this Application. In addition, the FCC has promulgated regulations containing technical standards for wireless systems, including design standards, to ensure the technical integrity of each system and nationwide compatibility among all systems. State and local regulation of these matters is

likewise preempted. The FCC has also exercised its jurisdiction over and preempted state and local regulation with respect to radio frequency emission and interference issues by establishing regulations and requirement in these areas as well.

Pursuant to FCC authorizations, Cellco has constructed and currently operates a wireless system throughout Connecticut. This system, together with Cellco's system throughout its New England and national markets, has been designed and constructed to operate as one integrated, contiguous system, consistent with Cellco's business policy of developing compatibility and continuity of service on a regional and national basis.

Recognizing the public safety benefits that enhanced wireless telecommunications networks can provide, the United States, Congress also enacted the Wireless Communications and Public Safety Act of 1999 to promote and enhance public safety by making 911 the universal emergency assistance number, furthering the deployment of wireless 911 capabilities and further encouraging the construction and operation of seamless, ubiquitous and reliable wireless networks. In 2004, Congress enacted the Enhanced 911 (E-911) Act for the specific purpose of enhancing and promoting Homeland Security, public safety and citizen activated emergency response capabilities. These goals and other related responsibilities imposed on wireless service providers can only be satisfied if Cellco maintains a ubiquitous and reliable wireless network.

In December of 2009, President Obama issued Presidential Proclamation No. 8460 (74 C.F.R. 234 (2009)), which recognizes the need to protect the nation's "critical infrastructure", including, among others, "cellular phone towers". In 2010, the FCC developed a national broadband policy¹ to 1) ensure that all Americans would have access to broadband capability,

¹ Connecting America: The National Broadband Plan, Federal Communications Commission (2010).

whether wired or wireless, 2) establish the United States as a leader in wireless service innovation, and 3) establish, in America, the fastest and most extensive wireless network. In an effort to encourage a more timely review and approval of wireless facility siting applications, the FCC, in 2011, established specific time limits for local and State land use decisions on wireless facilities.²

In 2012, Congress passed the Middle-Class Tax Relief and Job Creation Act which included a provision (Section 6409) which mandates the approval of certain eligible wireless facility modifications. The provisions of Section 6409 were further clarified in the FCC's October 17, 2014 Report and Order (FCC-14-153) and again on June 9, 2020 (FCC-20-75) and were specifically designed to accelerate broadband deployment by improving wireless siting policies.

Included as Attachment 5 is a copy of the FCC's authorizations issued to Cellco for its wireless services in Connecticut. The FCC's rules permit a licensee to modify its system, including the addition of new cell sites, without prior approval by the FCC, as long as the licensee's authorized service area is not enlarged. The proposed Litchfield SE Facility would not enlarge Cellco's authorized service area.

B. Public Need and System Design

1. Need for the Litchfield SE Facility

As noted above, the Act has pre-empted any state or local determination of public need for wireless services. In Connecticut, Cellco holds FCC Licenses to provide wireless services and intends to deploy its 700 MHz, 850 MHz, 1900 MHz, 2100 MHz and 3700 MHz (5G) frequencies at the Litchfield SE Facility. Pursuant to its FCC Licenses, Cellco has developed and continues to develop a network of cell sites to serve the demand for enhanced wireless services

² FCC Declaratory Ruling WT Docket No. 08-165.

throughout the nation and more specifically, the State of Connecticut.

Cellco currently provides wireless service in and around Litchfield from seven (7) existing macro-cell sites identified as Cellco's Litchfield, Litchfield NE, Harwinton W, Plymouth NW, Thomaston Center, Watertown NE and Bethlehem NE cell sites.

Wireless service maps/plots showing the extent of wireless service in the area around the proposed Litchfield SE Facility reveal significant portions of southeast Litchfield, where reliable service (service levels greater than or equal to Neg-85 dBm RSRP) is lacking in each of Cellco's operating frequencies. These wireless service deficiencies exist particularly along portions of Route 254 , and local roads in the area surrounding the Property. Plots showing Cellco's "existing" wireless service in southeast Litchfield and its "existing and proposed" wireless service, including service from the proposed Litchfield SE Facility are included in Attachment 6.

2. Proposed Cell Site Information

The proposed Litchfield SE Facility would be located in the southeast portion of a vacant 8.17-acre parcel off Mason Hill Road. The Property is owned by the Joyce Williams. Cellco would install up to nine (9) panel-type antennas and six (6) remote radio heads on an antenna platform at the top of the tower. Cellco's antenna would be installed at a centerline height of 105-feet AGL and will not extend above the top of the tower. Equipment associated with Cellco's antennas, including radio and battery cabinets, a 30-kW propane-fueled backup generator and a 500-gallon propane fuel tank will be installed on a concrete pad(s) inside the fenced facility compound. Cellco's equipment cabinet would house radio receiving, transmitting, switching, processing and performance monitoring equipment. The backup battery system and generator will allow the facility to remain operational if commercial power to the facility is interrupted. The

Litchfield SE Facility would remain unstaffed, except as required for maintenance. Once the cell site is operational, Cellco technicians will visit the cell site periodically for maintenance purposes. Cellco's backup generator is exercised once a month for approximately 30 minutes, and always during daytime hours.

Vehicular access to the Litchfield SE Facility would extend from Mason Hill Road over an existing gravel access driveway underneath the transmission line to the facility compound. Utilities would extend from existing utility service along Mason Hill Road east of the transmission line.

Cellco will deploy its 700 MHz, 850 MHz, 1900 MHz, 2100 MHz and 3700 MHz (5G) wireless services at the Litchfield SE Facility. Coverage from the proposed Litchfield SE Facility is as follows:

Street Name	700 MHz coverage in miles		850 MHz coverage in miles		1900 MHz coverage in miles		2100 MHz coverage in miles		3700 MHz coverage in miles	
	RSRP -85 dBm	RSRP -95 dBm	RSRP -85 dBm	RSRP -95 dBm	RSRP -85 dBm	RSRP -95 dBm	RSRP -85 dBm	RSRP -95 dBm	RSRP -85 dBm	RSRP -95 dBm
RTE 254	2	3.6	1.36	2.9	0.28	1.23	0	0.53	0.07	1
Mason Hill Rd	0.51	0.57	0.45	0.5	0.35	0.48	0.2	0.39	0.5	0.6
Overall Coverage Footprint (Square Miles)	2.55	5.79	1.56	4.02	0.33	1.16	0.12	0.66	0.17	0.93

Cellco's existing surrounding cell sites that will interact with the proposed Litchfield SE include: *Litchfield* – antennas on a tower at 452 Bantam Road in Litchfield, located approximately 7.0 miles northwest of the proposed Litchfield SE Facility; *Litchfield NE* –

antennas on a tower at 383 Torrington Road in Litchfield, located approximately 6.5 miles northwest of the proposed Litchfield SE Facility; *Harwinton West* – antennas on a tower at 123 Campville Road in Harwinton, located approximately 2.8 miles north of the proposed Litchfield SE Facility. *Plymouth NW* – antennas on a tower 297 North Adams Street in Plymouth, located approximately 2.0 miles east of the proposed Litchfield SE Facility. *Plymouth W Relo* – antennas on a tower 33 Keegan Road in Plymouth, located approximately 3.4 miles southeast of the proposed Litchfield SE Facility. *Thomaston Center* – antennas on a tower at 580 Chapel Street in Thomaston, located approximately 2.4 miles southeast of the proposed Litchfield SE Facility. *Watertown NE* – antennas on a tower at 655 Bassett Road in Watertown, located approximately 3.4 miles southwest of the proposed Litchfield SE Facility. *Bethlehem NE* – antennas on a tower at 310 Watertown Road in Bethlehem, located approximately 4.4 miles southwest of the proposed Litchfield SE Facility.

3. System Design and Cell Site Equipment

a. System Design

Cellco's wireless system in general and the proposed Litchfield SE Facility, in particular, have been designed and developed to allow Cellco to achieve and to maintain high quality, reliable wireless service. The system design is capable of orderly expansion and is compatible with other wireless systems. The resulting quality of service compares favorably with the quality of service provided by conventional wireline telephone service. The wireless system is designed to assure a true cellular configuration of base transmitters and receivers in order to cover the proposed service area effectively while providing the highest quality of service possible.

Mobile telephone switching offices ("MTSOs") in Windsor and Wallingford are

interconnected and operate Cellco's wireless systems in Connecticut as a single network, offering the subscriber uninterrupted use of the system while traveling throughout the State. This network is further interconnected with the local exchange company and long-distance carrier networks.

Cellco has designed its wireless system in conformity with applicable standards and constraints for wireless systems. Cellco's system is also designed to minimize the need for additional cell sites in the absence of additional demand or unforeseen circumstances.

b. Cell Site Equipment

The key elements of the cellular system are the two MTSOs located in Windsor and Wallingford and the various connector cell sites around the state. The major electronic components of each cell site are radio frequency transmission and receiving equipment and cell site controller equipment. This equipment is capable of expanding in modules to meet system growth needs. The cell site equipment primarily provides for: message control on the calling channel; call setup and supervision; radio frequency equipment control; internal diagnostics; response to remote and local test commands; data from the mobile or portable unit in both directions and on all channels; scan receiver control; transmission of power control commands; rescanning of all timing; and commands and voice channel assignment.

In addition to the ground-mounted radio equipment, Cellco intends to install nine (9) panel-type transmit/receive antennas; six (6) RRHs; two (2) HYBRIFLEX™ fiber optic antenna cables; and a GPS antenna. Backup power to the Litchfield SE Facility will be provided by backup batteries inside a ground-mounted cabinet and a 30-kW propane-fueled generator. Specifications for Cellco's antennas, RRHs, antenna cables and generator are included in Attachment 7.

4. Technological Alternatives

Pursuant to authorization by the FCC, Cellco is authorized to provide wireless telecommunications services throughout the State of Connecticut. Cellco submits that there are no equally effective technological alternatives to the proposal contained herein. In fact, Cellco's wireless system represents state-of-the-art technology offering high-quality service. Cellco is aware of no viable and currently available alternatives to its system design for carriers licensed by the FCC.

C. Site Selection and Tower Sharing

1. Cell Site Selection

Cellco's goal in selecting cell sites, like the one described above, is to locate a facility in such a manner as to allow it to build and to operate a high-quality wireless system with the least environmental impact. Cellco has determined that the proposed Litchfield SE Facility would satisfy this goal and provide high-quality reliable wireless service along portions of Route 254 in Litchfield and Thomaston, the primary service objective, and local roads, as well as residential areas around the Property.

The methodology of cell site selection for a wireless system generally limits the search for possible locations to a specific site search area established by Cellco's Radio Frequency (RF) Engineers and network designers. In any search area, Cellco first examines the use of existing towers or other sufficiently tall structures that might help satisfy its coverage objectives. A list of existing towers or other non-tower structures considered is described above and included in Attachment 8. Cellco currently shares each of these existing towers, in the area around the Litchfield SE Facility location. These existing sites are also identified on the coverage maps

included in Attachment 6 and are listed above. The adjacent cell sites cannot, however, satisfy the coverage objectives for the Litchfield SE Facility search area.

Cellco also regularly investigates the use of existing, non-tower structures in an area, when available, as an alternative to building a new tower. No such non-tower structures of suitable height were available in southeast Litchfield.

Cellco initiated a site search process for the Litchfield SE Facility in October of 2021. The Site Search Summary (Attachment 8) together with the site information contained in Attachment 1 support Cellco's position that the site selected represents the most feasible alternative of the sites investigated.

2. Tower Sharing

The Applicant will design the proposed tower and facility compound to be shared by a minimum of four (4) wireless carriers, the Town, as well as local emergency service providers, if a need exists. The tower itself could also be designed to be extended up to 20 feet in accordance with past requests from the Council. This type of tower sharing arrangement would reduce, if not eliminate, the need for these other carriers or municipal entities to develop a separate tower in this same area in the future. As of the date of this filing, no other wireless carrier has expressed any interest in the Litchfield SE Facility.

3. Overall Costs and Benefits

Aside from the limited visual impacts discussed further below, the Applicant believes that there are no significant costs attendant to the construction, maintenance, and operation of the proposed cell site. In fact, the public will benefit substantially from its increased ability to receive

high-quality, reliable wireless service in Litchfield.³ The Litchfield SE Facility would be a part of a communications system that addresses the public need identified by the FCC and the United States Congress for high-quality, competitive mobile and portable wireless service. Moreover, the proposed cell site would be part of a system designed to limit the need for additional cell sites in the future. The overall costs to the Applicant for development of the proposed cell site are set forth in Section III.D. of the Application.

4. Environmental Compatibility

Pursuant to Section 16-50p of the General Statutes, in its review of the Application, the Council is required to find and to determine, among other things, the nature of the probable environmental impact, including a specification of every significant adverse effect, whether alone or cumulatively with other effects, on, and conflicting with the policies of the state concerning the natural environment, ecological balance, public health and safety, scenic, historic and recreational values, forests and parks, air and water purity and fish and wildlife.

a. Primary Facility Impact is Visual

The wireless system of which the proposed Litchfield SE Facility would be a part has been designed to meet the public need for high-quality, reliable wireless service while minimizing, to the extent possible, any potential adverse environmental impacts. In part because there are few, if any other adverse impacts, the primary impact of facilities such as this is visual. This visual impact will vary from location to location around a proposed tower site, depending upon factors such as

³ Businesses and individuals across the country have become much more dependent on wireless services especially in emergency situations. The public safety benefits of wireless telephone service are illustrated by the Connecticut State Police Enhanced 911 emergency calling system. The E-911 emergency calling system is available statewide to all wireless telephone users. Numerous other emergency service organizations have turned to wireless telephone service for use during natural disasters and severe storms when wireline service is interrupted or unavailable.

vegetation, topography, the distance of nearby properties from the tower and the location of buildings and roadways in a “sight line” toward the tower. Similarly, visual impact of a tower facility can be further reduced through the use of alternative tower structures; so-called “stealth installations” in appropriate circumstances. Attachment 9 contains a Visual Assessment & Photo Simulations (“Visual Assessment”) prepared by All-Points Technology Corporation (“APT”) for the Litchfield SE Facility. The Visual Assessment assesses the visual impact of the tower on the surrounding areas and includes photo simulations for the Council’s review and consideration.

According to the Visual Assessment, year-round visibility of the tower would be limited to approximately 21 acres within small pockets in the western and southern portions of the study area, generally in open fields at higher ground elevations and/or cleared areas along the transmission line right of way. Seasonal views are anticipated in areas immediately surrounding the Property. Areas of seasonal views (including views through trees in the winter months) would comprise approximately 54 additional acres. Together, the areas where year-round and seasonal views of the tower may occur in less than one percent (0.01%) of the 8,042-acre (two-mile radius) study area.

There are thirty-six (36) residences within 1,000 feet of the Litchfield SE Facility. The closest off-site residence is located approximately 500 feet to the southeast and is owned by Joyce S. Williams, the owner of the Property. There are no schools or commercial day care facilities located within 250 feet of the proposed Litchfield SE Facility.

b. Environmental Reviews and Agency Comments

Section 16-50j of the General Statutes requires the Council to consult with and to solicit comments on the Application from the Commissioners of the Departments of Energy and Environmental Protection, Public Health, Public Utility Regulatory Authority, Economic

Development, and Transportation, the Council on Environmental Quality, and the Office of Policy and Management, Energy Division. In addition to the Council's solicitation of comments, Cellco, as a part of the National Environmental Policy Act ("NEPA") Checklist, solicits comments on the proposed Litchfield SE Facility from the U.S. Department of the Interior, Fish and Wildlife Service ("USFWS"), Environmental and Geographic Information Center of the Connecticut Department of Energy Environmental Protection ("DEEP") and the Connecticut Historical Commission, State Historic Preservation Officer ("SHPO").

(1) USFWS & NDDB Reviews

According to the USFWS, Migratory Birds & NDDB Compliance Determination prepared by APT, one federally-listed threatened species is known to occur in the vicinity of the Property, documented as the *Northern Long-Eared Bat* ("NLEB"). For the reasons discussed in the compliance determination, Cellco submits that the proposed Litchfield SE Facility will not adversely affect the NLEB.

The proposed Litchfield SE Facility would also comply with the USFWS recommended guidelines for reducing impacts to migratory birds. Finally, no known areas of State-listed species are currently depicted on or within 0.25 miles of the most recent DEEP/NDDB maps of the Property. (See Attachment 10).

(2) Wetlands Inspection Report

As discussed in Section III.C.5.d. below, there are two (2) wetland areas on the Property, one in the northwest portion of Property (Wetland No. 2) and one in the southeast portion of the Property (Wetland No 1). The closest wetland area is located approximately 54 feet to the east of the compound. Construction activity associated with the Litchfield SE Facility avoids any direct

impact to on-site wetlands. The installation of soil erosion controls around the facility compound will likely occur within approximately 47 feet from the edge of Wetland 1. With the proper installation of erosion controls and wetland protection measures set forth in Attachment 11 it is unlikely that the proposed facility will impact wetland resources. (See Wetlands Impact Analysis – Attachment 11).

(3) Avian Resources Evaluation

According to an Avian Resources Evaluation completed by APT, no likely adverse impact to migratory bird species would result from the proposed Litchfield SE Facility. The Litchfield SE Facility is also not proximate to any important bird areas (“IBA’s”) and would comply with the USFWS Guidelines for minimizing the potential impact on any bird species. (See APT’s Avian Resources Evaluation – Attachment 12).

(4) State Historic Preservation Officer

According to a Preliminary Historic Resources Determination prepared by APT two resources, the Northfield Knife Company and the Caitlin J. Howard House, both on the National Register of Historic Places are located within one-half mile of the proposed Litchfield SE Facility. According to the Visual Assessment, no views of the Litchfield SE Facility will occur from these resources. (See Attachments 9 and 13).

(5) Agriculture

Farmland soils suitable for agricultural use includes land that is defined as prime or farmland of Statewide or local importance, based on soil type. It identifies the location and extent of the most suitable land for producing food, feed, fiber, forage, and oilseed crops and is available

for these uses.⁴ According to the National Cooperative Soil Survey (U.S. Department of Agriculture, Natural Resources Conservation Service), a narrow band of Prime Farmland Soils occurs along the northern boundary of the Property. Portions of the area may be impacted by upgrades to the existing access driveway and clearing near the facility compound. (See Farmland Soils Map included in Attachment 14).

c. Radio Frequency Emissions

The FCC has adopted standards for exposure to Radio Frequency (“RF”) emissions from telecommunications facilities like those proposed in the Application. To ensure compliance with the applicable standards, Cellco has performed a far field RF exposure analysis for the proposed Litchfield SE Facility according to the methodology prescribed by the FCC Office of Engineering and Technology Bulletin No. 65, Edition 97-01 (August 1997) (“OET Bulletin 65”). The far field analysis accounts for a 6-foot tall person and the actual antenna transmission patterns for the proposed Litchfield SE Facility. Cellco’s radio frequency emissions would remain well below (10.5%) the FCC’s standard. See Attachment 15.

d. Other Environmental Issues

No sanitary facilities are required for the Litchfield SE Facility. The operations at the Litchfield SE Facility will not cause any significant air, water, noise or other environmental impacts, or hazard to human health.

Based on agency comments received and field investigations by Cellco’s project team, the Applicant submits that the proposed Litchfield SE Facility will have no significant adverse effect on scenic, natural, historic or recreational features, and that none of the potential effects alone or

⁴ Connecticut Environmental Conditions Online (CTECO Resource Guide) www.cteco.uconn.edu.

cumulatively with other effects is sufficient reason to deny this Application.

5. Consistency with Local Land Use Controls

The Council Application Guide for Community Antenna Television and Telecommunication Facilities, as amended in July 2012, requires the inclusion of a narrative summary of the project's consistency with the municipality's Plan of Conservation and Development (the "Plan"), Zoning Regulations, and Wetlands Regulations as well as a description of planned and existing uses of the site location and surrounding properties.

a. Planned and Existing Land Uses

The proposed Litchfield SE Facility would be located on an approximately 8.17-acre parcel owned by Joyce S. Williams. The Property is zoned RR – Rural Residence in Litchfield and is traversed by Eversource electric transmission line. The Property is surrounded by developed and undeveloped residential parcels along Mason Hill Road and Penfield Drive.

b. Plan of Conservation and Development

The Town of Litchfield Plan of Conservation & Development (the "Plan"), adopted on May 15, 2017, does not identify telecommunications facilities as a land use consistent or inconsistent with the general planning and conservation principles or policies of the Town. Four (4) copies of the Plan were filed, in bulk, with the Council.

c. Zoning Regulations

According to the Litchfield Official Zoning Map, effective July 20, 2018, the Property is located in the Town's Rural Residence ("RR") zone. According to Section CC.2.c of the Specific Standards and Requirements, Communications Facilities are permitted in the RR zone subject to the approval of a Special Exception. The Litchfield Zoning Regulations state that

Communications Facilities shall, if feasible, be located on existing structures, including but not limited to, buildings, water towers, existing communications facilities, utility poles and towers. The Zoning Regulations recognize the jurisdiction of the Council over certain Communication Facilities. Communications Facilities under the Town's jurisdiction shall provide for camouflaged or stealth tower design, in addition to any conventional tower designs; require towers to be located to have the least scenic and historic areas; including ridgelines, properties listed in the State or Federal Register of Historic places and scenic roadways; and require towers be setback a distance equal 1.5 times the height of the tower from any a lot line, road, habitable dwelling, business or institutional use of public recreation area. Four (4) copies of the Zoning Regulations were filed, in bulk, with the Council.

d. **Inland Wetlands and Watercourses Regulations**

The Litchfield Inland Wetlands and Watercourses Regulations ("Wetlands Regulations") define Regulated Activity as any operation within or use of a wetland or watercourse or any upland area within 100 feet from a wetland; 150 feet from a watercourse or 200 feet from a pond or lake (with a surface area of greater than 5 acres). (See Section 2.1 of the Wetlands Regulations). Four (4) copies of the Wetlands Regulations were filed, in bulk, with the Council. APT completed a thorough wetlands investigation to assess and evaluate potential impacts of the proposed Litchfield SE Facility. A copy of the Wetland Impact Analysis is included in Attachment 11. As mentioned in the Wetlands Inspection Report, construction of the Litchfield SE Facility will have no direct impacts on wetlands identified on the Property. The facility compound will come within approximately 54 feet of Wetland 1. The existing access drive into the Property currently extends within 16 feet of Wetland 2. With the implementation of erosion

controls and wetland protection measures, construction of, the Litchfield SE Facility will not result in an adverse impact on wetland areas.

According to the Federal Emergency Management Agency Flood Insurance Rate Map (“FIRM”), the Litchfield SE Facility would be located in Flood Zone X, an area of minimal flooding, outside the 500-year flood zone. A copy of the National Flood Hazard Layer FIRMette map is also included in Attachment 16.

6. Local Input

Section 16-50l(e) of the Connecticut General Statutes, as amended, requires local input on matters before the Council. On October 27, 2022, Cellco representatives commenced the ninety (90) day municipal consultation process. First Selectwoman Raap received a copy of the technical information summarizing Cellco’s plans to establish a telecommunications facility at the Property. Four (4) copies of Cellco’s Technical Report were filed in bulk with the Council. At the request of the Town, Cellco hosted a Public Information Meeting (“PIM”) on the proposed tower site, during the December 6, 2022 Board of Selectman regular meeting. Notice of the PIM was published in the Waterbury Republican and was sent to all abutting landowners. A list of the abutting landowners notified of the PIM, a copy of the notice letter sent to the abutters, a copy of the Legal Notice of the PIM and a copy of Cellco’s PIM presentation slides is included in Attachment 17. Following the PIM, Cellco conducted a public balloon float as a part of its Visual Impact Assessment several abutters were given notice of the time and date of the balloon float. Cellco also responded to a series of questions about RF emissions from the Chair of the Town’s Planning and Zoning Commission. A copy of Cellco’s response to Chair Bramley’s questions is also included in Attachment 17.

7. **Consultations With State and Federal Officials**

Attachments 10, 11, 12, 13, 16, 17 and 18 and Section III.C.7. of the Application describes consultations with state and federal officials regarding the proposed Litchfield SE Facility.

a. **Federal Communications Commission**

The FCC did not review this particular tower proposal. As discussed above, FCC approval is not required where the authorized service area is not enlarged.

b. **Federal Aviation Administration (FAA)**

Cellco completed a Federal Airways & Airspace Analysis, consistent with FAA Regulations Part 77 Sub-Part C Obstruction Analysis Report, for the proposed Litchfield SE Facility to determine if the proposed tower would constitute an obstruction or hazard to air navigation. This analysis has confirmed, pursuant to FAA standards and guidelines, that the proposed tower would not constitute an obstruction or hazard to air navigation. Therefore, no obstruction marking, or lighting would be required. A copy of the Federal Airways & Airspace Analysis report is included in Attachment 18.

c. **United States Fish and Wildlife Service**

See Section III.C.4.b.(1) above.

d. **Connecticut Department of Energy and Environmental Protection**

(1) **Natural Diversity Data Base**

See Section III.C.4.b.(1) above.

(2) **Bureau of Air Management**

Under normal operating conditions, Cellco's equipment at the Litchfield SE Facility would generate no air emissions. During the loss of commercial power and periodically for maintenance

purposes, Cellco would utilize a propane-fueled generator to provide emergency backup power to the proposed cell site. Cellco’s backup generator will be managed to comply with the “permit by rule” criteria established by the Connecticut Department of Energy and Environmental Protection (“DEEP”) Bureau of Air Management pursuant to R.C.S.A. § 22a-174-3b.

e. Connecticut State Historic Preservation Officer

See Section III.C.4.b.(3) above.

D. Estimated Cost and Schedule

1. Overall Estimated Costs

The total estimated cost of construction for the Litchfield SE Facility is approximately \$590,000. This estimate includes:

(1) Cell site radio equipment	\$300,000
(2) Tower and Foundation	150,000
(4) Antenna and Coax.....	90,000
(3) Generator.....	25,000
(4) Miscellaneous (e.g. site preparation, access, grading, utilities)	25,000

2. Overall Scheduling

Site preparation and engineering would commence following Council approval of Cellco’s Development and Maintenance (“D&M”) Plan and are expected to be completed within two to four weeks. Equipment installation is expected to take an additional four weeks after installation of the building and installation of the tower. Cell site integration and system testing is expected to require two weeks after equipment installation.

IV. CONCLUSION

Based on the facts contained in this Application, Cellco submits that the establishment of the Litchfield SE Facility will not have any substantial adverse environmental effects. A public need exists for high quality reliable wireless service in the Town as determined by the FCC and the United States Congress, and a competitive framework for providing such service has been established by the FCC and the Telecommunications Act of 1996. Cellco submits that the need far outweighs any possible environmental effects resulting from the construction of the proposed cell site.

WHEREFORE, Cellco respectfully requests that the Council grant this Application for a Certificate of Environmental Compatibility and Public Need for the proposed Litchfield SE Facility.

Respectfully submitted,

CELLCO PARTNERSHIP D/B/A VERIZON
WIRELESS



By: _____

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