



STATE OF CONNECTICUT  
*CONNECTICUT SITING COUNCIL*

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**VIA ELECTRONIC MAIL**

August 29, 2024

Kenneth C. Baldwin, Esq.  
Robinson & Cole LLP  
One State Street  
Hartford, CT 06103  
[kbaldwin@rc.com](mailto:kbaldwin@rc.com)

RE: **DOCKET NO. 513** - The Towers LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at Parcel No. 258-10C-001, Mason Hill Road, Litchfield, Connecticut.  
**Development and Management Plan.**

Dear Attorney Baldwin:

At a public meeting of the Connecticut Siting Council (Council) held on August 29, 2024, the Council considered and approved the Development and Management (D&M) Plan submitted for this facility on July 24, 2024, with the following conditions:

1. Submit the blasting permit, if applicable;
2. Submit the location(s) of any temporary off-site soil stockpiles; and
3. Submit an Eversource encroachment permit for use of its ROW prior to commencement of construction.

This approval applies only to the D&M Plan submitted on July 24, 2024, and other supplemental information dated August 15, 2024. 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 August 29, 2024.

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 August 29, 2024

c: Service List, dated April 11, 2024



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**Docket No. 513**  
**The Towers LLC**  
**Parcel No. 258-10C-001, Mason Hill Road**  
**Litchfield, Connecticut**  
**Development and Management Plan**

**Staff Report**  
**August 29, 2024**

On June 23, 2023, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need (Certificate) to Cellco Partnership d/b/a Verizon Wireless (Cellco) for the construction, maintenance, and operation of a 110-foot wireless telecommunications facility at Parcel No. 258-10C-001, Mason Hill Road, Litchfield, Connecticut.

On March 22, 2024, in compliance with Condition No. 15 of the Council's Decision and Order (D&O), Cellco requested to transfer the Certificate to The Towers LLC (Certificate Holder). The Council approved the transfer of Certificate on April 11, 2024.

As required in the Council's D&O, Certificate Holder submitted a Development and Management (D&M) Plan to the Council on July 24, 2024. 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.

On August 2, 2024, the Council issued interrogatories to Certificate Holder. On August 15, 2024, Certificate Holder submitted responses to the Council's interrogatories.

The tower site is located in the southeastern portion of an 8.1-acre undeveloped parcel zoned rural-residential. An Eversource electric transmission line ROW traverses the central portion of the host parcel in a north-south orientation. Access to the site will be from a paved drive extending from Mason Hill Road.

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

“The tower shall be constructed as a monopole at a height of 110 feet above ground level to provide the proposed wireless services, sufficient to accommodate the antennas of 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 110-foot monopole sufficient to accommodate the antennas of 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;**

Certificate Holder will construct a 110-foot monopole designed in accordance with the EIA/TIA Structural Standards for Steel Antenna Towers and Antenna Supporting Structures-Revision H. It is designed to support four levels of platform-mounted antennas and dish antennas (for potential backhaul) at the 64-foot level. The tower can support a 20-foot extension to accommodate future tower sharing.

The tower will be supported by a mat foundation adhered to underlying bedrock. The geotechnical report indicates bedrock could be removed by mechanical methods or blasting. Certificate Holder anticipates blasting will be necessary and will obtain a Blasting Permit from the appropriate local authority. Certificate Holder will retain an engineering firm to oversee the excavation and preparation of the foundation.

Cellco will install 9 panel antennas and 6 remote radio heads on a frame-mounts at a centerline height of 105 feet above ground level (agl). The 95-foot, 85-foot, and 75-foot levels of the tower will be available for future collocation by other tenants.

The tower will be located within an irregularly shaped, 2,355 square-foot compound within a 2,650 square-foot lease area. The south, east and west sides of the compound would be supported by a three to five-foot high modular block retaining wall. The compound will be enclosed by an eight-foot high chain link fence with a 12-foot wide vehicle access gate.

Cellco will install two equipment cabinets and a 30-kilowatt propane fueled emergency backup generator on an approximate 10-foot by 16-foot concrete pad covered by a steel canopy within the compound. A 500-gallon propane tank would be installed on a concrete pad in the southeast corner of the compound.

Access to the tower/compound would be from a new 12-foot wide, 130-foot long paved drive extending from Mason Hill Road to a turnaround on the north side of the compound. The access drive would descend at a 25-30 percent grade before leveling along the north edge of the compound. For vehicle safety, a 30-foot long steel guiderail will be installed along the lower slope of the access drive. Given the slope of the access drive and associated maintenance, it will be paved in its entirety.

Electrical and telecommunications utilities will extend underground from the compound H-frame/utility board along the access road to a new utility pole on the south side of Mason Hill Road. An overhead line would extend from the new pole to an existing pole located on the north side of the road. The meter board, located outside the compound fence, will be protected by bollards.

**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 requires the clearing of an approximate 0.2-acre area. Approximately 12 trees with a diameter of 6 inches or greater at breast height will be removed. Approximately 25 cubic yards of cut and 219 cubic yards of fill will be required to develop the site.

Erosion and sedimentation controls will be installed around the perimeter of the site and will comply with the applicable *Connecticut Guidelines for Soil Erosion and Sedimentation (E&S) Control*. Disturbed areas will be inspected regularly and stabilized through temporary and permanent seeding and mulching. E&S controls will be inspected and repaired as needed.

Stormwater at the site will be controlled by the installation of a riprap-lined swale along the northwest side of the paved access road and an infiltration basin along the north side of the parking area. These features will convey stormwater flows via a pipe under the access drive, discharging to an upland area

southwest of the compound. Drainage from the compound will be collected within a rip-rap swale and infiltration basin on the south side of the compound.

The infiltration basin will be used as a temporary sediment trap during construction. Once construction is complete, the basin will be cleared of sediment and rip rap installed on the basin bottom for post construction use.

Temporary soil stockpiles will be located to the west and east of the compound. If the contractor determines additional space is needed, stockpiles may be located off-site.

Tree clearing will occur in the Eversource right-of-way (ROW), to a distance of five feet along the west side of the site to accommodate construction. No permanent site structures will be installed within the ROW. Certificate Holder will consult with Eversource regarding the tree clearing and use of the ROW for construction purposes only.

- c) The tower shall be designed with a yield point to ensure that the tower does not encroach upon the adjacent Eversource Energy electric transmission line right-of-way;**

The Eversource ROW is approximately 70 feet from the tower location. The tower will include a yield point at 80 feet to ensure the tower setback radius does not encroach upon the adjacent Eversource ROW.

- d) Final design of the vehicle turnaround area upon consultation with Eversource Energy;**

The turnaround area was redesigned to avoid permanent encroachment within the Eversource ROW.

- e) Implementation of USFWS Northern Long-eared Bat conservation measures;**

Certificate Holder will adhere to the US Fish and Wildlife Service (USFWS) recommended tree clearing restriction from April 1-October 31 to reduce impact to northern long-eared bat that may utilize the site. An environmental monitor will conduct contractor training on identification and reporting of rare species.

- f) Wetland Protection Plan;**

Certificate Holder would implement a wetland protection plan during construction that includes an independent environmental compliance monitor to ensure erosion and sedimentation control measures are installed and maintained, contractor training, provisions for fuel storage and spill remediation, herbicide, pesticide and salt restrictions, and site inspection reporting.

A wetland buffer enhancement plan has been developed that includes the planting of 75 native forest understory shrubs, the removal of invasives and the application of appropriate seed mixes for disturbed areas to enhance wildlife and water quality adjacent to a wetland on the east and south sides of the site. Planting installation will be overseen by a wetland scientist and will be inspected for a period of two years to ensure sufficient growth. Plants with excessive damage from deer browse or plants that have died off will be replaced.

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

Construction hours will be from 7:00 a.m. to 5:00 p.m., Monday through Saturday.

Construction of the site is anticipated to begin in December 2024 with completion in February 2025.

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, Certificate Holder 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. 513.

If approved, staff recommends the following conditions:

1. Submit the blasting permit, if applicable;
2. Submit the location(s) of any temporary off-site soil stockpiles; and
3. Submit an Eversource encroachment permit for use of its ROW prior to commencement of construction.



**Compound Plan**

