



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

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VIA ELECTRONIC MAIL

August 29, 2024

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RE: **DOCKET NO. 518** – New Cingular Wireless PCS, LLC d/b/a AT&T and Tarpon Towers III, LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 99 Dart Hill Road, South Windsor, Connecticut. **Development and Management Plan.**

Dear Attorneys Ball & Pires:

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 8, 2024, with the following conditions:

1. Comply with applicable *Connecticut Guidelines for Soil Erosion and Sedimentation (E&S) Control*; and
2. Submit the location(s) of any temporary off-site soil stockpiles.

This approval applies only to the D&M Plan submitted on July 8, 2024, and other supplemental information dated August 19, 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/IN/laf

Enclosure: Staff Report, dated August 29, 2024

c: Service List, dated August 22, 2023



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Docket No. 518

New Cingular Wireless PCS, LLC d/b/a AT&T and Tarpon Towers III, LLC

99 Dart Hill Road

South Windsor, Connecticut

Development and Management Plan

Staff Report

August 29, 2024

On April 12, 2024, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need (Certificate) to New Cingular Wireless PCS, LLC d/b/a AT&T and Tarpon Towers III, LLC (Certificate Holders) for the construction, maintenance, and operation of a 165-foot wireless telecommunications facility at 99 Dart Hill Road, South Windsor, 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 July 3, 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 7, 2024, the Council issued interrogatories to the Certificate Holders. On August 19, 2024, the Certificate Holders submitted responses to the Council's interrogatories.

The tower site is located in the southern portion of a 3.57-acre undeveloped parcel zoned rural-residential. An Eversource electric transmission line ROW traverses the central portion of the host parcel in a northwest-southeast orientation. Access to the site will be from a gravel drive extending from Dart Hill Road.

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

“The tower shall be constructed as a monopole at a height of 165 feet above ground level to provide the proposed wireless services, sufficient to accommodate the antennas of New Cingular Wireless PCS, LLC d/b/a AT&T 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 165-foot monopole sufficient to accommodate the antennas of New Cingular Wireless PCS, LLC d/b/a AT&T (AT&T) 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 with privacy slats, ground equipment, access road, final utility installation and emergency backup power;**

Certificate Holders will construct a 165-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 municipal antennas. The tower foundation can support a 20-foot extension to accommodate future tower sharing.

The tower will be supported by a mat foundation placed at 4 feet below grade. Blasting will not be required. Certificate Holders will retain an engineering firm to oversee the excavation and preparation of the foundation.

AT&T will install 12 panel antennas and 12 remote radio heads on a 12 foot platform antenna mount at a centerline height of 155 feet above ground level (agl). The Town would install two omni antennas at a centerline height of 165 feet agl, extending to a height of 183 feet agl. The 122-foot, 132-foot and 142-foot levels of the tower will be available for future collocation by other tenants.

Since the Council's April 12, 2024 final decision on the application, Cellco Partnership d/b/a Verizon Wireless has expressed an interest in the installation of antennas and associated equipment at a centerline height of 143 feet agl at the facility. This would require Cellco to submit a request for tower sharing to the Council in the future.

The tower will be located within a square shaped, 3,600 square-foot compound within a 5,625 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 and privacy slats.

AT&T will install one walk in equipment shelter and a 20-kilowatt diesel fueled emergency backup generator with a 54 gallon fuel tank on an approximate 12-foot by 20-foot concrete pad within the compound.

Access to the tower/compound would be from the existing 20-foot wide gravel access drive extending from Dart Hill Road across the Eversource electric transmission line ROW and along a new 250 foot long gravel access drive to a 12-foot by 20-foot vehicle turnaround at the entrance to the compound.

Electrical and telecommunications utilities will extend underground from the compound H-frame/utility board along the access road to an existing utility pole on Dart Hill 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 0.57-acre area. Approximately 20 trees with a diameter of 6 inches or greater at breast height will be removed. Approximately 80 cubic yards of cut and 175 cubic yards of fill will be required to develop the site.

Erosion and sedimentation (E&S) barriers such as hay bale barriers, silt fences, silt sox and sediment traps will be installed along the western perimeter of the compound, access drive and vehicle turnaround. The Council requires E&S controls to comply with the applicable *Connecticut Guidelines for Soil Erosion and Sedimentation (E&S) Control*.¹ 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.

¹ The E&S Control notes on Sheet C-4 reference the "New York State Standard Specifications for Erosion and Sediment Control (Blue Book)."

The site and access drive are located on relatively level ground. Post-construction, stormwater will be allowed to sheet flow across the access drive and compound, following natural drainage patterns.

A temporary concrete washout surrounded by staked hay bale barriers and lined with plastic sheeting would be installed in the central portion of the compound and used to capture and collect water.

Temporary soil stockpile areas will be located to northwest of the compound and shall be protected by a siltation fence and seeded. If the contractor determines additional space is needed, stockpiles may be located off-site.

No tree clearing will occur in the Eversource right-of-way (ROW). No permanent site structures will be installed within the ROW.

c) An approved application for permitted use of the Eversource right of way (ROW), or an alternative plan for access to the site;

In correspondence dated June 17, 2024, Eversource issued an encroachment permit to Certificate Holders for the construction and installation of a twelve foot wide, gravel access road and underground electric and communication wires through portions of the Eversource ROW.

d) A yield point on the tower to ensure the tower setback radius does not encroach upon the Eversource ROW and remains within the boundaries of the host parcel;

The Eversource ROW is approximately 90 feet from the tower location. The tower will include a yield point at 122 feet to ensure the tower setback radius does not encroach upon the Eversource ROW.

e) 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 site is anticipated to begin immediately upon D&M Plan approval with completion in October 2024.

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, Certificate Holders 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.

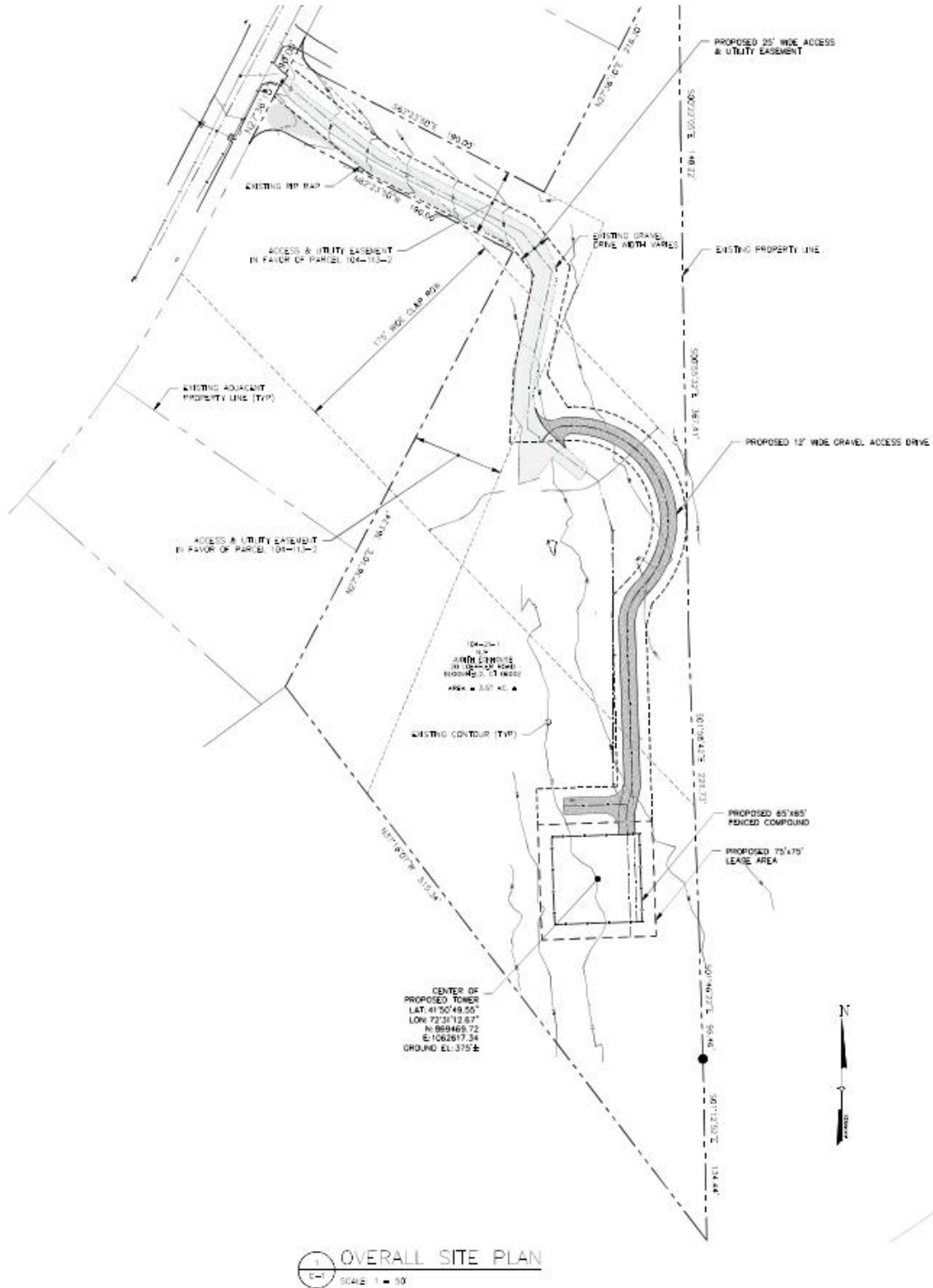
Conclusion

The D&M Plan is consistent with the Council's D&O for Docket No. 518.

If approved, staff recommends the following conditions:

1. Comply with applicable *Connecticut Guidelines for Soil Erosion and Sedimentation (E&S) Control*;
and
2. Submit the location(s) of any temporary off-site soil stockpiles.

Overall D&M Construction Site Plan



Compound Plan

