

First Taxing District Water Department of Norwalk
173½ West Rocks Road
Norwalk, Connecticut

Site Search Summary

Section 16-50j-74(j) of the Regulations of Connecticut State Agencies requires the submission of a statement that describes “the narrowing process by which other possible sites were considered and eliminated.” In accordance with this requirement, descriptions of the general site search process and the identification of the alternative locations considered for development by the First Taxing District Water Department of Norwalk (“FTD”) are provided below.

The Existing FTD Telecommunications Facility

The existing telecommunications facility consists of antennas attached to an out of service 100,000-gallon water tank in the northeast portion of the FTD parcel at 173½ West Rocks Road (“Property”). The existing water tank was constructed in 1953. The first wireless carrier to install antennas on the existing water tank (Verizon Wireless) did so following the Council’s approval of Petition No. 284 in 1992. The existing tank is now shared by AT&T, Verizon Wireless, T-Mobile and Sprint (the “Wireless Carriers”). In 2016, the FTD decided to discontinue the use of the existing water tank due to the discovery of lead paint and polychlorinated biphenyls on the tank and in the soil beneath the tank. As a part of its environmental remediation plan for the Property, FTD will remove the existing water tank and contaminated soils beneath the tank from the Property. In order to maintain existing wireless service in the area, FTD agreed to develop a new monopole tower on the Property and allow the Wireless Carriers to relocate to the new structure.

Site Search Process

To accommodate the needs of the Wireless Carriers at the Property and to maintain a revenue stream to the benefit of FTD’s rate payers, the search for alternative tower locations focused exclusively on the Property. An acceptable alternative tower location at the Property would need to balance a number of competing interests. First, the new cell site would need to be developed in a location on the Property that would not conflict with the FTD’s plans to construct a new 500,000-gallon water tank in the central portion of the Property. Second, the new tower location could not interfere with the FTD’s efforts to complete its environmental remediation in the northeast portion of the Property. Third, the new cell site would need to be located in a manner so that the new FTD water tank did not interfere with the service provided by the Wireless Carriers. Fourth, the new tower location would need to satisfy the State Historic Preservation Officer’s concern regarding potential visual impacts a new tower may have on the Merritt Parkway, a resource on the National Register of Historic Places.

With these goals in mind, the FTD evaluated a total of five (5) alternative tower locations on the Property. The locations investigated are identified on a Site Search Summary Map attached.

1. Alternative Location A

Alternative Location A would involve the construction of a new tower located approximately 60 feet southwest of the existing FTD water tank. The SHPO determined that a tower at this location would be highly visible from and have an adverse effect on the Merritt Parkway.

2. Alternative Location B

Alternative Location B involved the location of a new tower site in the same location as the abandoned water tank. Similar to Alternative Location A, the SHPO determined that a tower at this location would have an adverse effect on the Merritt Parkway. In addition, the use of this location would conflict with the FTD's site environmental remediation plans.

3. Alternative Location C

Alternative Location C was located to the southeast of the existing water tank. The SHPO determined that a tower at this location would have an adverse effect on the Merritt Parkway.

4. Alternative Location D

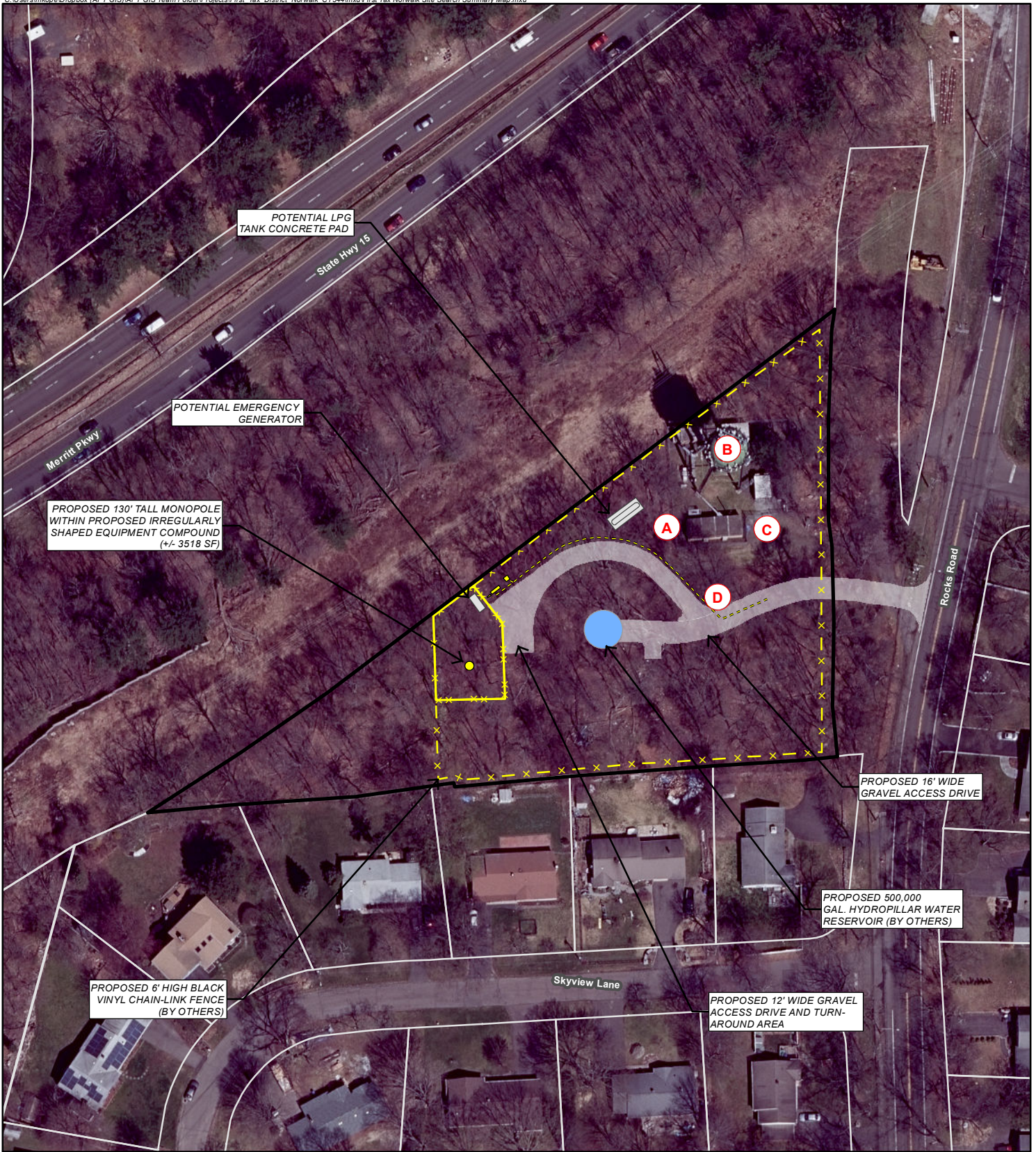
Alternative Location D was the site ultimately selected for the proposed facility. This location was investigated and deemed acceptable to the SHPO and the Wireless Carriers. (See also Attachment 12).

5. Alternative Location E

Alternative Location E was deemed acceptable to the SHPO but rejected by FTD and the Wireless Carriers due to signal blocking that would be caused by the location of the proposed 500,000-gallon water tank to be constructed by FTD.

FTD also discussed with the Wireless Carriers the possibility of installing antennas on the new (proposed) 500,000-gallon water tank. Due to concerns with the impact the antenna mounting structures and related equipment would have on the integrity of the water tank and the quality of water stored therein, the FTD rejected this option.

Finally, at the urging of the SHPO, the FTD and the Wireless Carriers explored opportunities to collocate on the existing Eversource transmission line structures that run parallel to the Merritt Parkway near the Property. For many of the same reasons discussed above (e.g. environmental impacts, visual impacts on the Merritt Parkway, etc.) the option of sharing an existing transmission line structure was rejected. In addition, and as the Council is aware from numerous prior dockets, installation of antennas on an existing 345 kV transmission line towers is not a preferred option for the Wireless Carriers or Eversource. Additional details regarding the site selection process and the FTD's consultation with the SHPO are also discussed in the Visual Impacts Analysis (Attachment 7) and the Historic Resources Determination (Attachment 11).



POTENTIAL LPG TANK CONCRETE PAD

POTENTIAL EMERGENCY GENERATOR

PROPOSED 130' TALL MONOPOLE WITHIN PROPOSED IRREGULARLY SHAPED EQUIPMENT COMPOUND (+/- 3518 SF)

PROPOSED 16' WIDE GRAVEL ACCESS DRIVE

PROPOSED 500,000 GAL. HYDRO-PILLAR WATER RESERVOIR (BY OTHERS)

PROPOSED 6' HIGH BLACK VINYL CHAIN-LINK FENCE (BY OTHERS)

PROPOSED 12' WIDE GRAVEL ACCESS DRIVE AND TURN-AROUND AREA

Legend

- (A) Site Investigated
- Proposed Equipment
- Potential Equipment
- Proposed Lease Area
- Proposed Electrical and Telco Service
- Proposed Gravel Access Drive/Turn-Around Area
- Proposed Hydropillar Water Reservoir (By Others)
- Proposed Fence (By Others)
- Municipal Boundary
- Approximate Parcel Boundary
- Subject Property

Site Search Summary Map

Proposed Wireless Telecommunications Facility
 First Taxing District of
 The City of Norwalk
 173 1/2 West Rocks Road
 Norwalk, Connecticut

Map Notes:
 Base Map Source: 2019 Aerial Photograph (CT ECO)
 Map Scale: 1 inch = 100 feet
 Map Date: March 2020

