

**Cellco Partnership d/b/a Verizon Wireless  
Plattsville Relo Facility**

**Sacred Heart University  
5151 Park Avenue  
Fairfield, 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, the identification of the narrower search area and the alternative locations considered for development of the proposed Cellco Partnership d/b/a Verizon Wireless (“Cellco”) telecommunications facility on the main campus at Sacred Heart University (SHU), 5151 Park Avenue in Fairfield (the “Property”) are provided below.

Site Search Process

Cellco currently operates a wireless telecommunications facility on the roof of the Pierre Toussaint residence hall (“Toussaint Hall”) a five-story co-educational residence hall in the middle of the on the SHU main campus. Cellco has operated this facility since 1997 (formerly the Jewish Home). Cellco identifies this facility as its Plattsville cell site.

Cellco is one of four (4) carriers who maintain antennas and related equipment on the roof of Toussaint Hall. Each carrier has entered into a separate roof-top sub-license agreement with Message Center Management (MCM), the designated roof-top manager at Toussaint Hall and maintains a separate roof-top license agreement with SHU. Cellco’s license agreement with MCM has expired. Cellco has been permitted to maintain and operate its Plattsville cell site subject to the hold-over provision of its current agreement. The remaining roof-top wireless facility agreements will expire sometime in 2021. SHU has made it clear to Cellco that it does not intend to renew and/or extend its license agreement with MCM and that all wireless facilities need to be removed from the roof of Toussaint (Residence) Hall. As a general rule, SHU will not permit the installation of wireless facilities on any residential building on the SHU Campus.

Cellco and SHU have been exploring options for a wireless facility to replace the Toussaint Hall roof-top facility since 2018. Because this is a replacement facility, the “search ring” or “search area” is centered on the SHU main campus. As described in more detail below, Cellco and SHU explored the use of several other non-residential building roof-tops and, as an alternative, a number of ground level tower locations for the Plattsville Relo Facility.

Cellco maintains seventeen (17) existing telecommunications facilities within approximately four (4) miles of the existing Plattsville cell site. Seven (7) of these existing facilities currently interact with the existing Plattsville cell site and will interact, in a similar fashion, with the new Plattsville Relo Facility.<sup>1</sup> The location of these existing facilities is shown on the coverage plots in Attachment 2 of the Application.

If existing towers or structures are not available or technically feasible, other locations are investigated where the construction of a new tower is required to satisfy Cellco's wireless service objectives. The list of available locations may be further reduced if, after preliminary negotiations, the property owners withdraw a site from further consideration. From among the remaining locations, the proposed sites are selected by eliminating those that have greater potential for adverse environmental effects and fewer benefits to the public (i.e., those requiring taller towers, possibly with lights; those with substantial adverse environmental impacts, or in densely populated residential areas; and those with limited ability to share space with other public or private telecommunications service providers). It should be noted that in any given site search, the weight afforded to factors considered in the selection process will vary depending upon the availability and nature of sites within the search area.

#### Identification of the Plattsville Relo Search Area

The primary purpose of the proposed Plattsville Relo Facility is to replace service that Cellco will lose when its existing Plattsville cell site at Toussaint Hall is eliminated. The Plattsville Relo Facility will provide reliable wireless service to the SHU main campus and a portion of the SHU West Campus, the Merritt Parkway, State Route 59, the Fairchild Wheeler Golf Course, local roads in the area, and residential and commercial uses in the vicinity of SHU. In addition, the Plattsville Relo Facility will also provide reliable wireless service to existing gaps located to the north and northeast of SHU in the portions of Easton and Trumbull.

#### Sites Investigated

1. **SHU West Campus:** Cellco investigated four (4) alternative tower locations on the SHU West Campus (formerly the General Electric Corporate Headquarters) and the roof-top of the three-story buildings on site. The West Campus is located approximately one-half mile to the west of the main campus.
  - A. Tower location in the southerly portion of the SHU West Campus, adjacent to an existing United Illuminating ("UI") electric substation.
  - B. Tower location in the westerly portion of the SHU West Campus adjacent to the Merritt Parkway.
  - C. Tower location to the northwest of the UI substation near the existing site access driveway.
  - D. Tower location to the west of the existing site access driveway and

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<sup>1</sup> Cellco's neighboring sites that would interact with the Plattsville Relo Facility include Fairfield, Fairfield South, Easton, Bridgeport NW 2 CT, Bridgeport NW, Trumbull SW, North Bridgeport, Trumbull S3 and Trumbull Center.

parking area.

E. West Campus Building Roof-top

Due to its locations, approximately one mile to the west of the main campus, and generally lower ground elevations, none of the West Campus alternatives facility locations provided Cellco with wireless service comparable to the existing Plattsville Facility.

2. **SHU Main Campus:** Cellco investigated six (6) alternative tower locations and three (3) non-dormitory roof-tops on the SHU main campus.

- A. Tower location in the westerly, wooded portion of the SHU main campus to the west of the existing softball field and tennis courts. This portion of the SHU campus was acquired from the City of Bridgeport and was conveyed subject to a development restriction. Cellco explored opportunities through the City of Bridgeport Mayor's office and Board of Park Commissioners to have the development restrictions lifted. The City, however, refused to lift those restrictions.
- B. Tower location at the southwest corner of the Pitt Recreation Center in the southerly portion of the main campus. SHU rejected this location as it would interfere with existing uses in and around the Pitt Center and the SHU football field.
- C. Tower location in the southeast corner of the Pitt Center. SHU rejected this location as being disruptive to existing activities, parking areas and infrastructure (A/C condensing units) near the Pitt Center.
- D. Tower location to the east of the Pitt Center in an open lawn area. SHU rejected this location as it has plans to develop this portion of the main campus.
- E. Roof-top location on the Pitt Center, a two-story athletic building on the Main campus was too low to provide service comparable to the existing Plattsville cell site. Cellco would need to install a 30 to 40-foot tower on the roof of this building to satisfy its service objectives at this location.
- F. Tower location in the southeast corner of the main campus. SHU rejected this alternative as it has plans to construct a new parking garage at this location.
- G. Roof-top location on the SHU Ryan Matura Library, a three-story building on the main campus was too low to provide service comparable to the existing Plattsville cell site. Cellco would need to install a 30 to 40-foot tower on the roof of this building to satisfy its service objectives at this location.
- H. Roof-top location on the Martire Business and Communications Center, a

three-story building at the northwest corner of Park Road and Jefferson Street was rejected by SHU.

- I. Tower location in the northwest portion of the main campus adjacent to the SHU Maintenance Facility was selected as the Plattsville Relo Facility location. Access to the tower site would extend from Jefferson Street. A 130-foot tower at this location would meet Cellco's wireless service objectives.





**Legend**

- A Site Investigated
- Subject Property (SHU Main Campus)
- Municipal Boundary

**Sites Investigated (SHU Main Campus):**

- A West of the existing softball field and tennis courts
- B Southwest corner of the Pitt Recreation Center
- C Southeast corner of the Pitt Center
- D East of the Pitt Center in an open lawn area
- E Roof-top location on the Pitt Center
- F Southeast corner of Main Campus
- G Roof-top locatoin on the SHU Ryan Matura Library
- H Roof-top location on the Martire Business and Communications Center
- I Proposed Plattsville Relo CT Facility

**Site Search Summary Map  
Sacred Heart University (SHU)  
Main Campus**

Proposed Wireless  
Telecommunications Facility  
Plattsville Relo CT  
5151 Park Avenue  
Fairfield, Connecticut



*Map Notes:*  
Base Map Source: 2019 Aerial Photograph (CT ECO)  
Map Scale: 1 inch = 450 feet  
Map Date: September 2020







**Legend**

- A Site Investigated
- Subject Property (SHU West Campus)
- Municipal Boundary

**Sites Investigated (SHU West Campus):**

- A Adjacent to an existing United Illuminating ("UI") electric substation
- B Adjacent to the Merritt Parkway
- C North of UI substation near the existing site access driveway
- D North of UI substation near the existing site access driveway
- E West Campus Building roof-top

**Site Search Summary Map  
Sacred Heart University (SHU)  
West Campus**

Proposed Wireless  
Telecommunications Facility  
Plattsville Relo CT  
5151 Park Avenue  
Fairfield, Connecticut