

PUBLIC INFORMATION MEETING NOTICE

Cellco Partnership d/b/a Verizon Wireless (“Cellco”) will host a Public Information Meeting (“PIM”) regarding its plans to construct a wireless telecommunications facility in the northwest portion of the Sacred Heart University (“SHU”) main campus. The PIM will be held on Thursday, February 13, 2020, at 7:00 p.m. in the Martire Forum (Martire Center for the Liberal Arts building) at 5481 Park Avenue in Fairfield, CT.

Cellco proposes to construct a 130-foot monopole tower, associated equipment cabinets and a propane-fueled backup generator within a 50’ x 50’ fenced compound. A propane fuel tank will also be located in the facility compound. Cellco’s antennas would be located at the top of the tower. The tower and compound would be available to be shared by other wireless carriers and the Town’s emergency service providers, if a need exists.

The telecommunications facility described above is under the exclusive jurisdiction of the Connecticut Siting Council pursuant to the provisions of Section 16-50g et seq. of the General Statutes and are subject to change. Technical information regarding the proposed telecommunications facility is available for review in the First Selectwoman’s Office, the Fairfield Planning and Zoning Department and the Fairfield Inland Wetlands Department at Sullivan Independence Hall, 725 Old Post Road in Fairfield. If you have any questions you can contact Kenneth C. Baldwin, Esq., Robinson & Cole LLP, 280 Trumbull Street, Hartford, CT 06103, (860) 275-8200, kbaldwin@rc.com.

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts

January 17, 2020

Via Certificate of Mailing

«Name_and_Address»

Re: **Cellco Partnership d/b/a Verizon Wireless – Proposed Telecommunications Facility at Sacred Heart University (SHU), Fairfield, Connecticut**

Dear «Salutation»:

Cellco Partnership d/b/a Verizon Wireless (“Cellco”) will host a Public Information Meeting on Thursday, February 13, 2020, at 7:00 p.m. in the Martire Forum, in the Martire Center for the Liberal Arts building at SHU, 5481 Park Avenue in Fairfield, to discuss a proposal by Cellco to construct a wireless telecommunications facility off Jefferson Road in the northwest portion of the SHU Main Campus.

At this site, Cellco proposes to construct a 130-foot monopole tower, associated equipment cabinets and a propane-fueled backup generator within a 50’ x 50’ fenced compound. A propane fuel tank will also be located in the facility compound. Cellco’s antennas would be located at the top of the tower. The tower and compound would be available to be shared by other wireless carriers and the Town’s emergency service providers, if a need exists. A set of preliminary project plans for the proposed facility is attached for your review.

The proposed telecommunications facility is under the exclusive jurisdiction of the Connecticut Siting Council (“Council”) pursuant to the provisions of the Public Utilities and Environmental Standards Act, Conn. Gen. Stat. § 16-50g et seq. The Public Information Meeting is intended to provide the general public with information about the proposal prior to the

January __, 2020

Page 2

filing of an application with the Council. Technical information regarding the proposed facility is available for your review at First Selectwoman Brenda Kupchick's Office and the Fairfield Planning and Zoning Department and Inland Wetlands Department at Sullivan Independence Hall, 725 Old Post Road in Fairfield.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth C. Baldwin", with a long horizontal flourish extending to the right.

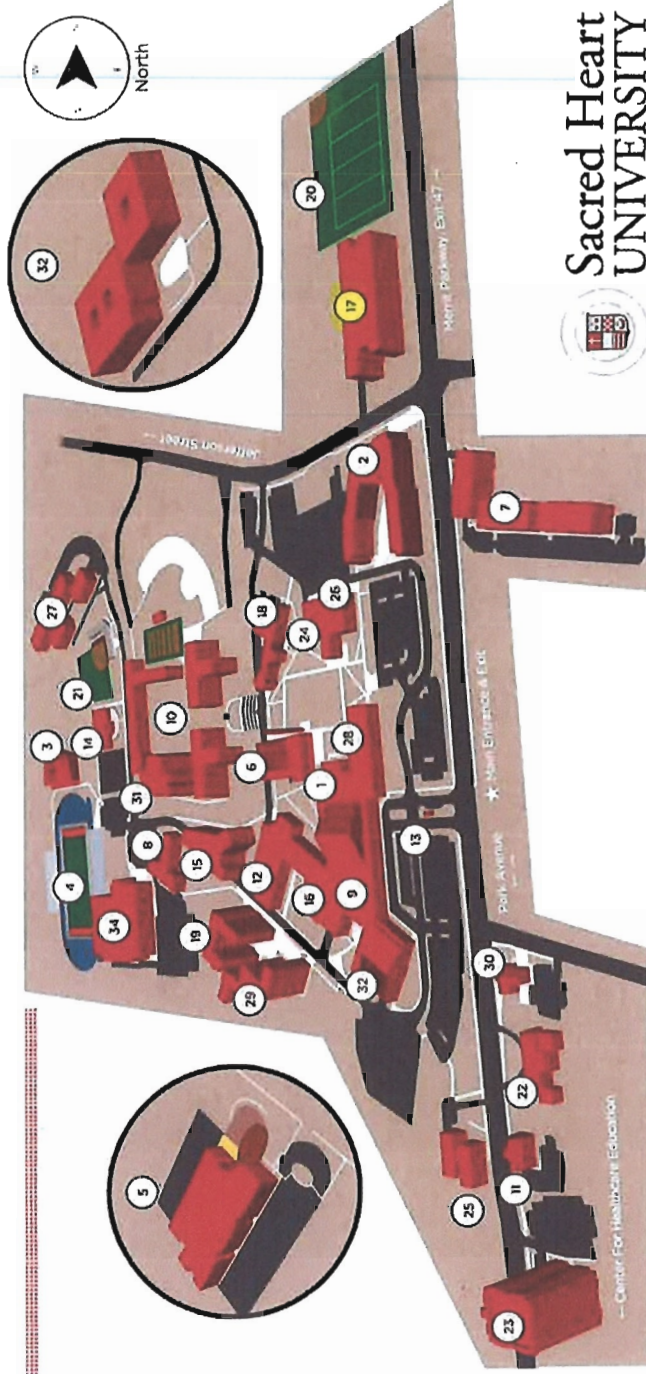
Kenneth C. Baldwin

KCB/kmd
Attachment

SACRED HEART UNIVERSITY CAMPUS MAP

Campus Map Key

- 1 Art & Design Gallery
Showcase for student and faculty art exhibits
- 2 Bergoglio Hall
Pod-style residence hall with CrossFit, gym, game room and grand lounge with fireplace
- 3 Bobby Valentine Health and Recreation Center
Sports and recreation center featuring bowling lanes, a rock climbing wall, indoor track, and a juice bar
- 4 Campus Field
Home to several DI teams, club sports and campus events
- 5 Center for Healthcare Education
A state-of-the-art facility for students in the Colleges of Nursing and Health Professions
- 6 Chapel of the Holy Spirit
SHU's holy sanctuary featuring breathtaking mosaics in both the Main and Nativity Chapels
- 7 Christian Witness Commons
Sophomore residence hall with a fitness center
- 8 Curtis Hall
Undergraduate Admissions, Financial Assistance and other offices
- 9 Edgerton Center for the Performing Arts
Newly-renovated 776-seat theatre
- 10 Future Upper Quad Residence Halls
The living halls of the residential village will offer a combination of suites and apartments
- 11 Health and Wellness Center
Student Health Services and the Counseling Center
- 12 Humanities Center (HC)
Classrooms, faculty offices, computer labs and the Faculty computer Help Desk
- 13 Information Booth
Staffed 24/7 by a SHU Public Safety officer
- 14 JP's Diner
A retro-themed diner offering a unique dining option for students with late-night hours
- 15 Linda E. McMahon Commons & Bookstore
Center for Career and Professional Development; Linda's dining hall, SHU Bookstore
- 16 Main Academic Center
633 dining hall, Pavilion Lounge, Student Activities, Performing Arts, Community Services, Campus Ministry and more



**Sacred Heart
UNIVERSITY**

Martini Center for the Liberal Arts Home of the Office of the College of Arts & Sciences and the School of Communication, Media and the Arts	17	Roncalli Hall Freshman residence hall with Cardio Gym	23	Seton Hall Freshman residence hall	29
Melody Hall Home of the Office of the President, administrative offices and the Office for Graduate Admissions	18	Ryan Matura Library Library resources, group study rooms and Starbucks Library Cafe	24	Student Success Center Student academic services such as tutoring	30
Merton Hall Freshman residence hall	19	Public Safety/MSHU Broadcast Center Nation-wide Public Radio Station and SHU Public Safety headquarters	25	Toussaint Hall Freshman residence hall including the Honors Living-Learning Community	31
Multipurpose Athletic Field Home field for several SHU athletic teams including club sports	20	Schine Auditorium Auditorium for lectures and special presentations	26	University Commons & Atrium Academic lecture and event space	32
Pioneer Park Home of Pioneer Softball	21	Scholars Commons Sophomore residence hall	27	West Campus Formerly General Electric World HQ, this innovation hub now houses the West Campus Center for Technology, the Farmington College of Education and the engineering marketplace	33
President's Residence Residence for the University President	22	Science Center (SC) Labs, research rooms, classrooms and faculty offices	28	William Pitt Athletic & Convocation Center Student fitness center and classes; Varsity and Club Sports Offices	34

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

**SACRED HEART UNIVERSITY PROPERTY
ABUTTERS' LIST**

5151 PARK AVENUE, FAIRFIELD, CT

FAIRFIELD

	<u>Property Address</u>	<u>Owner and Mailing Address</u>
1.	2390 Easton Turnpike	City of Bridgeport c/o Mayor's Office 45 Lyon Terrace Bridgeport, CT 06604
2.	5401 Park Avenue	Sacred Heart University Inc. 5151 Park Avenue Fairfield, CT 06825
3.	118 Jefferson Street	Ludlow Realty LLC 118 Jefferson Street Fairfield, CT 06825
4.	220 Jefferson Street	Bridgeport Roman Catholic Diocesan Corporation 238 Jewett Avenue Bridgeport, CT 06606
5.	288 Jefferson Street	Scott P. and Kathy Auer 288 Jefferson Street Fairfield, CT 06825
6.	22 Donna Drive	Paul Pennino and Susan Coccozza 22 Donna Drive Fairfield, CT 06825
7.	15 Donna Drive	Jeffery and Tracey Taylor 15 Donna Drive Fairfield, CT 06825
8.	370 Jefferson Street	Nay Kang 370 Jefferson Street Fairfield, CT 06825
9.	392 Jefferson Street	Joshua and Melinda Prince 392 Jefferson Street Fairfield, CT 06825

	<u>Property Address</u>	<u>Owner and Mailing Address</u>
10.	418 Jefferson Street	Robert Fuda 418 Jefferson Street Fairfield, CT 06825
11.	12 Weeping Willow Lane	Michael and Erin Russo 12 Weeping Willow Lane Fairfield, CT 06825
12.	21 Weeping Willow Lane	William and Mary Kate Mitchell 21 Weeping Willow Lane Fairfield, CT 06825

BRIDGEPORT

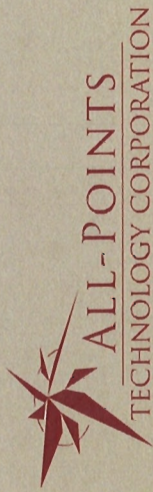
	<u>Property Address</u>	<u>Owner and Mailing Address</u>
1.	4940 Park Avenue	Sacred Heart University Inc. 5151 Park Avenue Fairfield, CT 06825
2.	4950 Park Avenue	Sacred Heart University Inc. 5151 Park Avenue Fairfield, CT 06825
3.	5020 Park Avenue	Sacred Heart University Inc. 5151 Park Avenue Fairfield, CT 06825
4.	5060 Park Avenue	Sacred Heart University Inc. 5151 Park Avenue Fairfield, CT 06825
5.	5088 Park Avenue	Leah Moran 5088 Park Avenue Bridgeport, CT 06606
6.	5120 Park Avenue	Estate of George Saden c/o Peter B. O'Connell, Administrator Goldstein & Peck 1087 Broad Street Bridgeport, CT 06604

	<u>Property Address</u>	<u>Owner and Mailing Address</u>
7.	5160 Park Avenue	North Park Baptist Church Inc. 5160 Park Avenue Bridgeport, CT 06604
8.	5252 Park Avenue	Sacred Heart University Inc. 5151 Park Avenue Fairfield, CT 06825
9.	5294 Park Avenue	Wendy B. Montanaro 16 Wembledon Lane Easton, CT 06612
10.	3935 Old Town Road	Richard Montanaro and Donald Bosak, Trustees 5294 Park Avenue Bridgeport, CT 06604
11.	5336 Park Avenue	Charles and Barbara Adams 5336 Park Avenue Bridgeport, CT 06604

Verizon Wireless – Public Information Meeting 2/13/20

<u>Name</u>	<u>Address</u>	<u>E-Mail</u>	<u>Phone Number</u>
Laura Karson (RTM)		Laura11598@aol.com	
Marcy Spolyar (RTM)		Marcy.spolyar@gmail.com	
Scott Auer	Scott P. and Kathy Auer 288 Jefferson Street Fairfield, CT 06825	cppprog@optimum.net	
David Rabbani		rabbanidavid@yahoo.com	202-538-1064
Robert Fuda	Robert Fuda 418 Jefferson Street Fairfield, CT 06825	Robert.fuda@ge.com	203-921-9346
Paul Pennino	Paul Pennino and Susan Cocozza 22 Donna Drive Fairfield, CT 06825	encoresales@prodigy.net	203-233-3521
Jeff Taylor	Jeffery and Tracey Taylor 15 Donna Drive Fairfield, CT 06825	jeff@tepc.com	
Josh Prince	Joshua and Melinda Prince 392 Jefferson Street Fairfield, CT 06825	joshuaprince@mac.com	989-493-1612

PLATTSVILLE RELO CELL SITE



PREPARED BY:

ALL-POINTS TECHNOLOGY CORPORATION, P.C.
567 Vauxhall Street Extension – Suite 311
Waterford, CT 06385

PREPARED FOR:



**Cellco dba
Verizon Wireless**

February 13, 2020



PREPARED FOR: CTELCO PARTNERSHIP P.A. A.

45 BECHWOOD DRIVE
N. ANDOVER, MASSACHUSETTS
TEL: 978.452.5533
FAX: 978.452.5584

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS	
REV.	DESCRIPTION
1	11/27/18 REVISED SITE LOCATION
2	12/27/18 REVISED FOR REVIEW

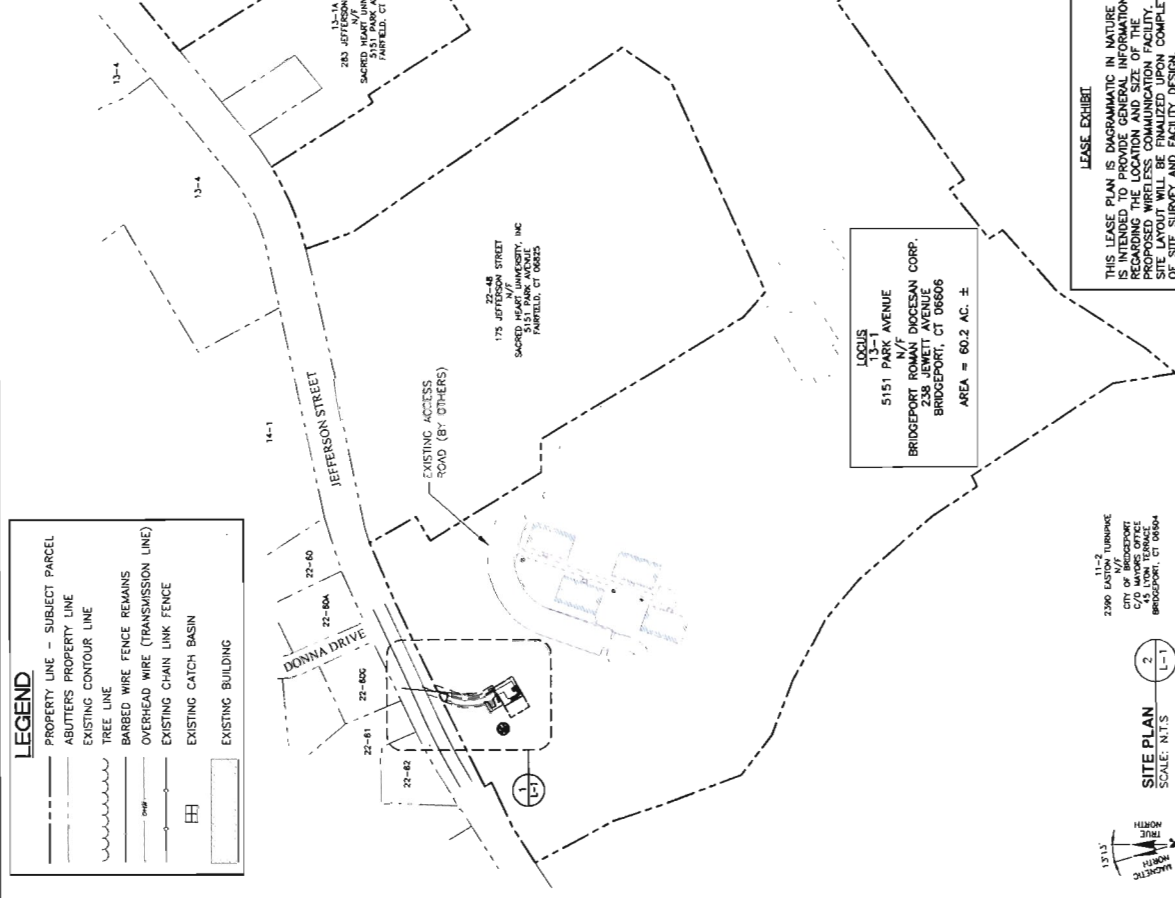
SITE NAME:
**PLATTSVILLE
RELO CT**

SITE ADDRESS:
5151 PARK AVENUE
FAIRFIELD, CT 06425

SHEET TITLE
SITE PLANS

SHEET NUMBER
L-1

LEASE EXHIBIT



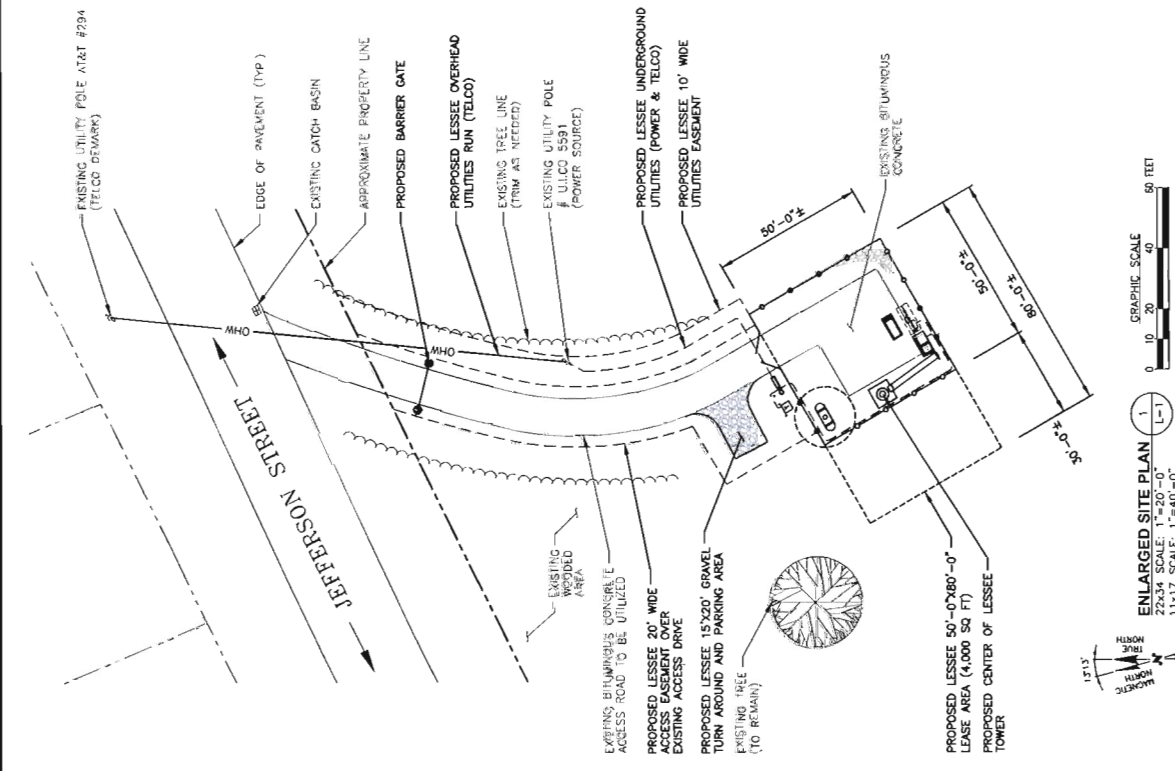
LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- ADJUTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- TREE LINE
- BARBED WIRE FENCE REMAINS
- OVERHEAD WIRE (TRANSMISSION LINE)
- EXISTING CHAIN LINK FENCE
- EXISTING CATCH BASIN
- EXISTING BUILDING

LEASE EXHIBIT

THIS LEASE PLAN IS PARAMOUNT IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.

APPROXIMATE TOWER COORDINATES: LAT: N41° 13' 19.28" LONG: W73° 14' 54.60"



LEGEND

- EXISTING UTILITY POLE AT&T #294 (TELCO DEWARK)
- EDGE OF PAVEMENT (TYP)
- EXISTING CATCH BASIN
- APPROXIMATE PROPERTY LINE
- PROPOSED BARRIER GATE
- PROPOSED LESSEE OVERHEAD UTILITIES RUN (TELCO)
- EXISTING TREE LINE (TRIM AS NEEDED)
- EXISTING UTILITY POLE # ULLCO 5591 (POWER SOURCE)
- PROPOSED LESSEE UNDERGROUND UTILITIES (POWER & TELCO)
- PROPOSED LESSEE 10' WIDE UTILITIES EASEMENT
- EXISTING BITUMINOUS CONCRETE ACCESS ROAD TO BE UTILIZED
- PROPOSED LESSEE 20' WIDE ACCESS EASEMENT OVER EXISTING ACCESS DRIVE
- PROPOSED LESSEE 15'x20' GRAVEL TURN AROUND AND PARKING AREA (TO REMAIN)
- EXISTING TREE (TO REMAIN)
- PROPOSED LESSEE 50'-0"x80'-0" LEASE AREA (4,000 SQ FT)
- PROPOSED CENTER OF LESSEE TOWER

ENLARGED SITE PLAN
25x34 SCALE: 1"=20'-0"
11x17 SCALE: 1"=40'-0"

GRAPHIC SCALE
0 10 20 40 60 FEET

LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- ADJUTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- TREE LINE
- BARBED WIRE FENCE REMAINS
- OVERHEAD WIRE (TRANSMISSION LINE)
- EXISTING CHAIN LINK FENCE
- EXISTING CATCH BASIN
- EXISTING BUILDING

2390 LATHAM TURNPIKE
BRIDGEPORT, CT 06604

SITE PLAN
SCALE: N.T.S.

1313
N
TRUE NORTH

LOCUS
13-1
5151 PARK AVENUE
BRIDGEPORT ROMAN DIOCESAN CORP.
238 JEWETT AVENUE
BRIDGEPORT, CT 06606
AREA = 60.2 AC. ±

13-1A
263 JEFFERSON STREET
SACRED HEART UNIVERSITY, INC
FAIRFIELD, CT 06425

175 JEFFERSON STREET
SACRED HEART UNIVERSITY, INC
5151 PARK AVENUE
FAIRFIELD, CT 06425

22-60
22-60A
22-60B
22-61
22-62

JEFFERSON STREET

JEFFERSON STREET

JEFFERSON STREET

22-60
22-60A
22-60B
22-61
22-62

JEFFERSON STREET

JEFFERSON STREET

JEFFERSON STREET

22-60
22-60A
22-60B
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JEFFERSON STREET

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22-60
22-60A
22-60B
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JEFFERSON STREET

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22-60
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JEFFERSON STREET

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22-60
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22-62

JEFFERSON STREET

JEFFERSON STREET

JEFFERSON STREET

22-60
22-60A
22-60B
22-61
22-62

JEFFERSON STREET

JEFFERSON STREET

JEFFERSON STREET

22-60
22-60A
22-60B
22-61
22-62

JEFFERSON STREET

JEFFERSON STREET

JEFFERSON STREET

SUBMITTALS	
REV	DESCRIPTION
1	11/27/16 REVISED SITE LOCATION
0	12/07/16 ISSUED FOR REVIEW

SITE NAME:
**PLATTSVILLE
RELO CT**

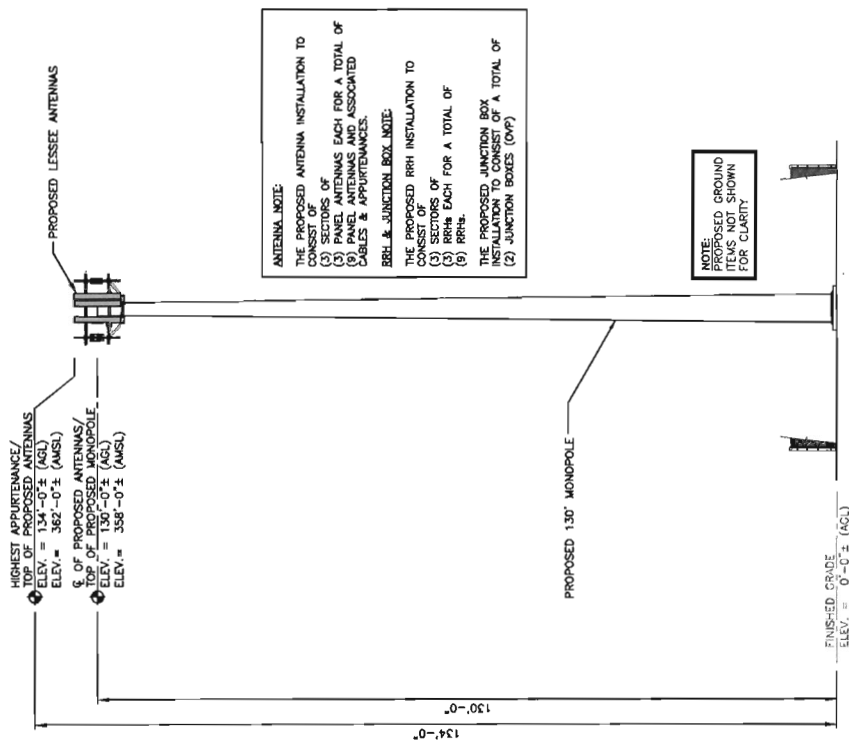
SITE ADDRESS:
5151 PARK AVENUE
FAIRFIELD, CT 06825

SHEET TITLE
**COMPOUND PLAN
& ELEVATION**

SHEET NUMBER
L-2

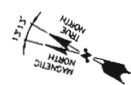
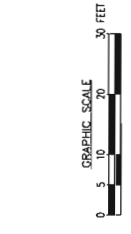
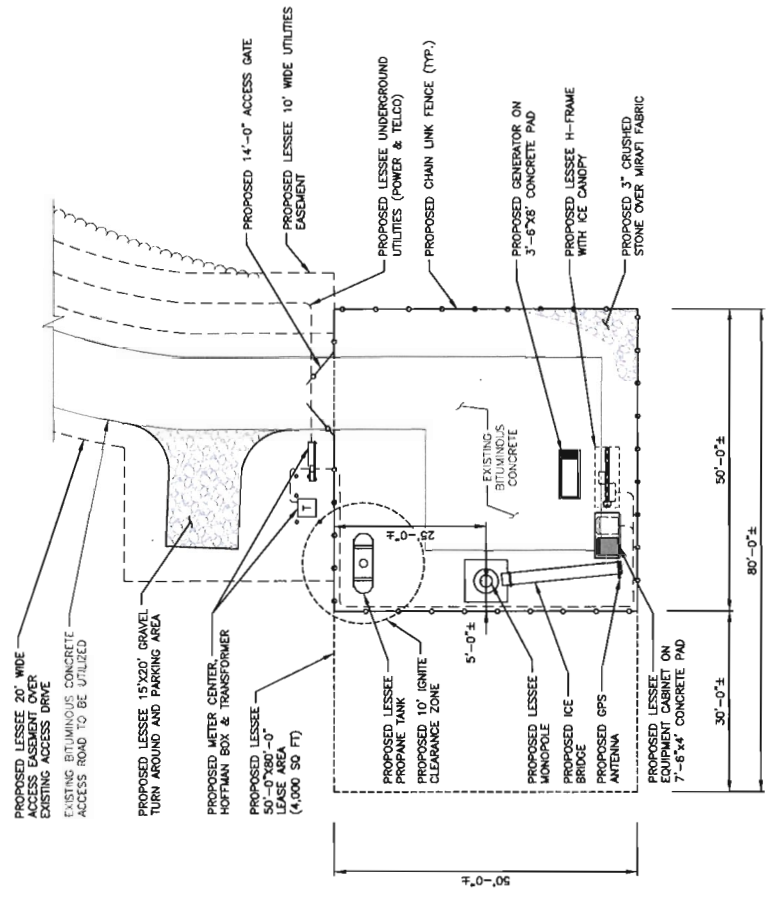
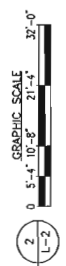
LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE PROPOSED WIRELESS COMMUNICATION FACILITY IS SUBJECT TO THE FINAL FACILITY DESIGN, COMPLETION OF SITE SURVEY AND FACILITY DESIGN.

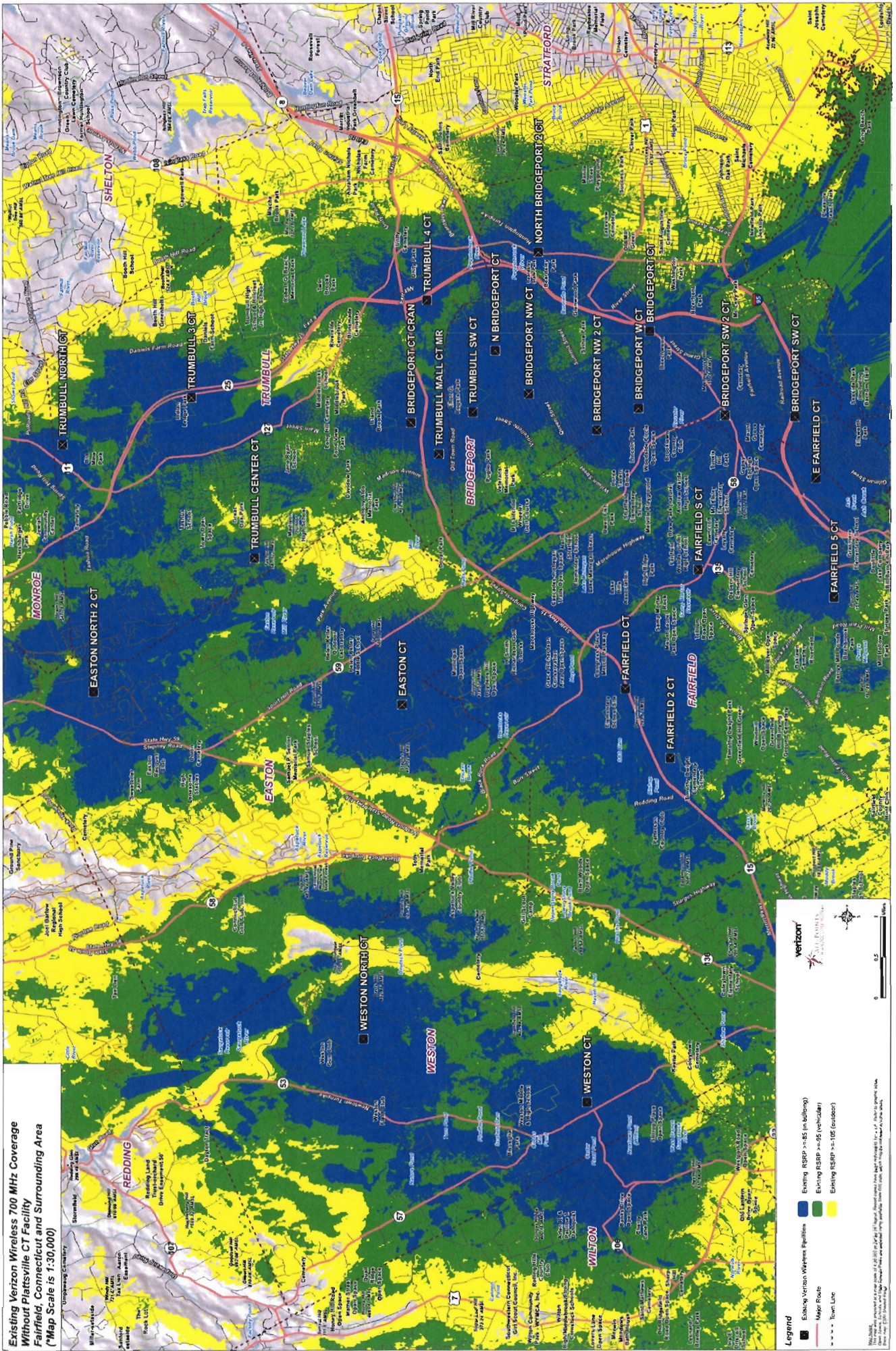


ANTENNA NOTE:
THE PROPOSED ANTENNA INSTALLATION TO CONSIST OF:
(1) SECTORS OF
(2) PANEL ANTENNAS EACH FOR A TOTAL OF
(9) PANEL ANTENNAS AND ASSOCIATED CABLES & APPURTENANCES.
RRH & JUNCTION BOX NOTE
THE PROPOSED RRH INSTALLATION TO CONSIST OF:
(1) SECTORS OF
(2) RRHs EACH FOR A TOTAL OF
(9) RRHs.
THE PROPOSED JUNCTION BOX INSTALLATION TO CONSIST OF A TOTAL OF:
(1) JUNCTION BOXES (OVP)

NOTE:
PROPOSED GROUND ITEMS NOT SHOWN FOR CLARITY.



**Existing Verizon Wireless 700 MHz Coverage
Without Plantsville CT Facility
Fairfield, Connecticut and Surrounding Area
(*Map Scale is 1:30,000)**

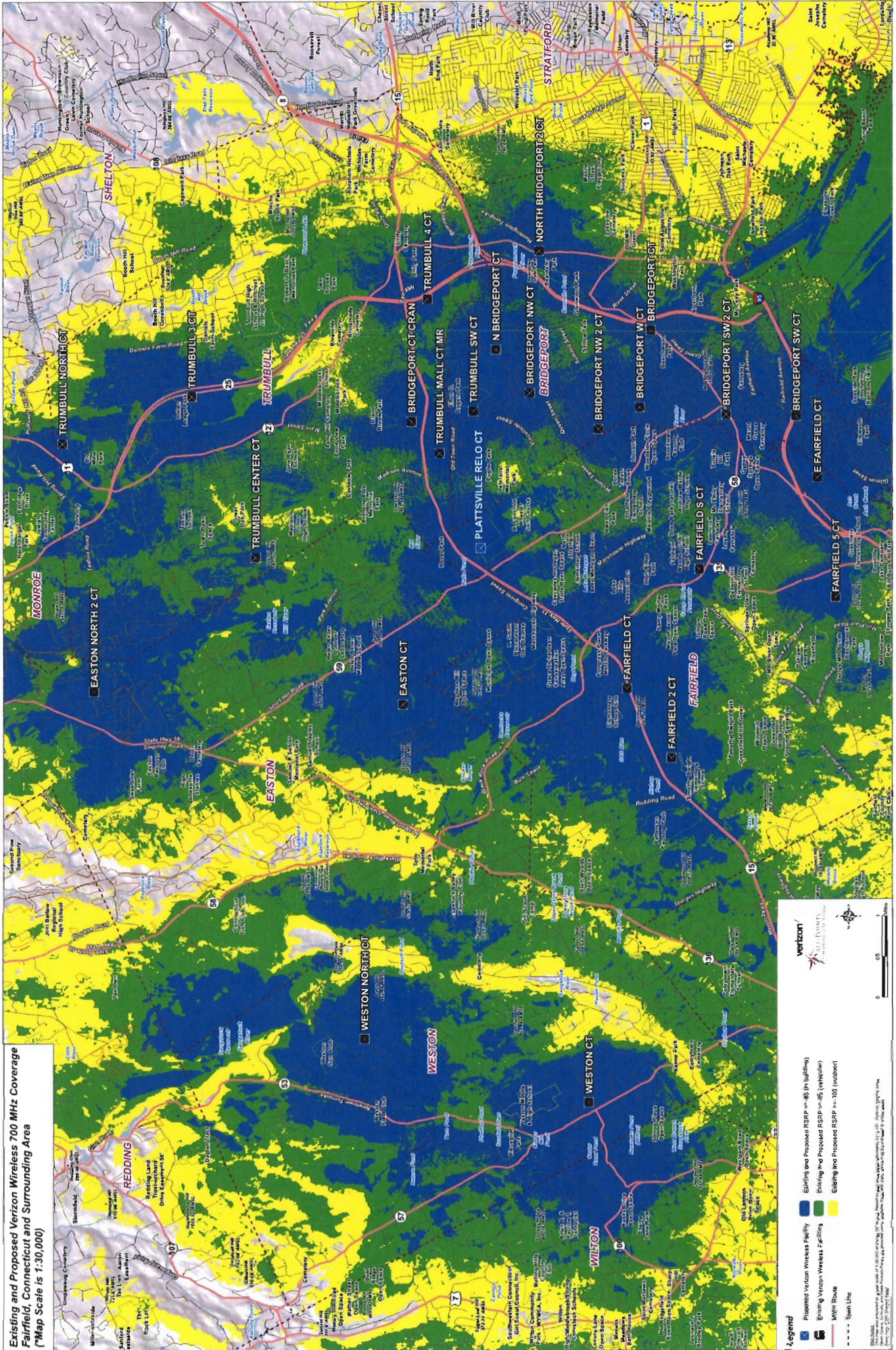


Legend

- Existing Verizon Wireless Facilities
- Existing RSSP > -85 (in buildings)
- Existing RSSP > -95 (vegetation)
- Existing RSSP > -105 (outside)
- Major Road
- Town Line

Map Scale: 1:30,000
This map is for informational purposes only and does not constitute a service guarantee. Coverage is subject to change without notice. © 2010 Verizon Wireless. All rights reserved.

Existing and Proposed Verizon Wireless 700 MHz Coverage
Fairfield, Connecticut and Surrounding Area
 (*Map Scale is 1:30,000)



Legend

- Existing and Proposed RSRP >= 45 (in yellow)
- Existing and Proposed RSRP < 45 (in green)
- Existing Verizon Wireless Facilities
- Existing and Proposed RSRP >= 105 (in blue)
- Major Road
- State Route
- Rail Line

Verizon
 WIRELESS COMMUNICATIONS

0 0.5 1

Scale: 1:30,000



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

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

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





Legend

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

Sites Investigated (SHU Main Campus):

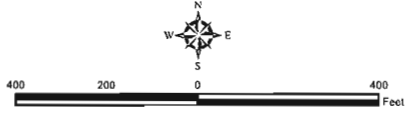
- A West of the existing softball field and tennis courts
- B Southwest corner of the Pitt Recreation Center
- C Southeast corner of the Pitt Center
- D East of the Pitt Center In an open lawn area
- E Proposed Plattsville Relo CT Facility

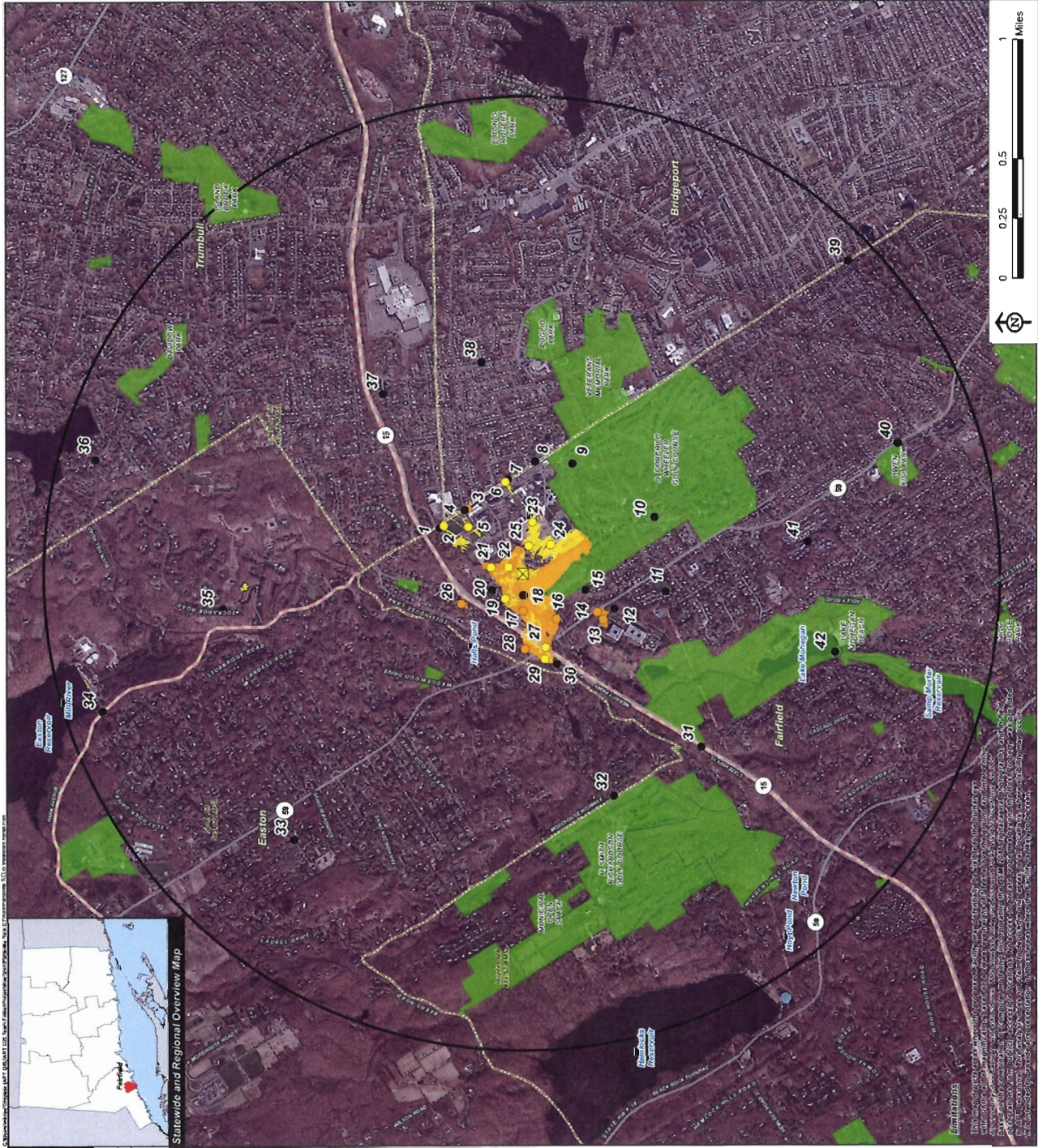
**Site Search Summary Map
Sacred Heart University (SHU)
Main Campus**

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



Map Notes:
Base Map Source: 2016 Aerial Photograph (CT ECO)
Map Scale: 1 inch = 400 feet
Map Date: December 2019





Viewshed Analysis Map

Proposed Wireless Telecommunications Facility

Plattsville RELO CT
5151 Park Avenue
Fairfield, Connecticut

Proposed facility height is 130 feet AGL.
Forest canopy height is derived from LIDAR data.
Study area encompasses a two-mile radius and includes 8,042 acres.
Study area boundary derived by APT on January 20, 2020.
Base Map Sources: 2019 Aerial Photograph (CTECO)
Map Date: February 2020

- Legend**
- Proposed Site
 - Study Area (2-Mile Radius)
 - Photo Locations (January 24, 2020)
 - Not Visible
 - Seasonal
 - Year-Round Visibility
 - Predicted Year-Round Visibility (25 Acres)
 - Areas of Potential Seasonal Visibility (58 Acres)
 - Municipal Boundary
 - Trail
 - Scenic Highway
 - S DEEP Boat Launches
 - Municipal and Private Open Space Property
 - State Forest/Park
 - Protected Open Space Property
 - Federal
 - Land Trust
 - Municipal
 - Private
 - State

Data Sources:

Physical Geography / Background Data
Aerial imagery (2019) was acquired from the State of Connecticut 2018 LIDAR LAS data series. The DSM captures the natural and built features on the Earth's surface.
Municipal Boundaries were obtained from the State of Connecticut's Municipal Boundaries and Zoning Ordinance Data Series (MBOZODS).
Scenic Routes: CTDOT State Scenic Highways (2018), Municipal Scenic Routes (compiled by APT).
Dedicated Open Space & Recreation Areas
Connecticut Department of Energy and Environmental Protection (DEEP), DEEP Property (May 2007), Federal Open Space (1997) and Private Open Space (1997), DEEP Boat Launches (1994).
Connecticut Forest Land Parcel Association, Connecticut Wild Wood Estate & Wood.
Other
CTDOT Scenic Routes (based on Department of Transportation data).
Notes
The sources listed above appear on the Viewshed Maps. Only those features within the area of the photos are shown.



PROPOSED

PHOTO

3

LOCATION

PARK AVENUE

ORIENTATION

SOUTHWEST

DISTANCE TO SITE

+/- 0.36 MILE

VISIBILITY

SEASONAL



ALL-POINTS
TECHNOLOGY CORPORATION





PROPOSED

PHOTO

6

LOCATION

PARK AVENUE

ORIENTATION

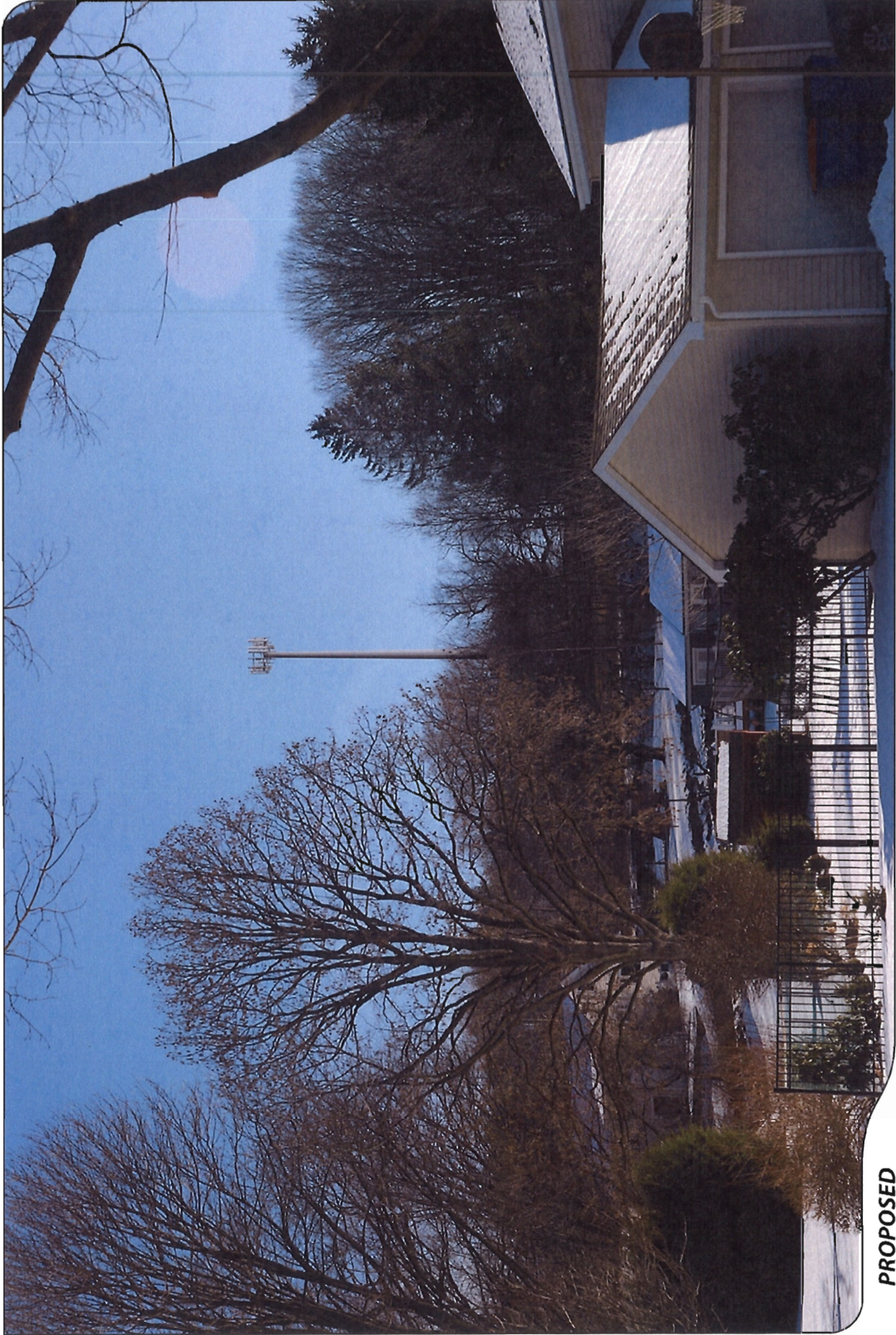
WEST

DISTANCE TO SITE

+/- 0.40 MILE

VISIBILITY

YEAR ROUND



PROPOSED

PHOTO

19

LOCATION

WEeping WILLOW LANE

ORIENTATION

SOUTHEAST

DISTANCE TO SITE

+/- 0.13 MILE

VISIBILITY

YEAR ROUND



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
22	DONNA DRIVE AT JEFFERSON STREET	SOUTHWEST	+/- 361 FEET	YEAR ROUND



PROPOSED

PHOTO

27

LOCATION
EASTON TURNPIKE

ORIENTATION
NORTHEAST

DISTANCE TO SITE
+/- 0.32 MILE

VISIBILITY
YEAR ROUND