

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

Connecticut Siting Council

APPLICATION OF CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS

TOWN OF WATERTOWN
WATERTOWN WEST FACILITY

DOCKET NO. _____
NOVEMBER 20, 2007



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EXECUTIVE SUMMARY

Cellco Partnership d/b/a Verizon Wireless (“Cellco”) proposes to construct a telecommunications tower and related facility at one of two locations in the westerly portion of the Town of Watertown (the “Watertown West Facility”). The proposed Watertown West Facility would provide coverage along the heavily-traveled Route 6 and local roads in the westerly portion of Watertown and the northeasterly portion of Woodbury.

The first alternative site (“Site A”) would be located on a 0.24-acre parcel on the east side of Old Baird Road. This parcel is owned by the Town of Watertown. At Site A, Cellco would construct a 150-foot telecommunications tower. Cellco will install twelve (12) panel-type antennas at the 150-foot level on the tower and a 12’ x 30’ shelter on the ground near the base of the tower. Access to Site A would extend directly from Old Baird Road to the cell site, a distance of approximately 20 feet.

The second alternative site (“Site B”) would be located on a 13.7-acre parcel on the west side of Old Baird Road. This parcel is also owned by the Town of Watertown. At Site B, Cellco would construct a 160-foot telecommunications tower. Cellco will install twelve (12) panel-type antennas at the 160-foot level on the tower and a 12’ x 30’ shelter on the ground near the base of the tower. Access to Site B would extend from Old Baird Road, through a portion of an adjacent Town-owned parcel, along an existing driveway servicing the Town’s Highway Department facility, Solid Waste Transfer Station and Animal Shelter, a distance of approximately 460 feet, then over a new gravel driveway, an additional distance of approximately 235 feet to the cell site.



Base Map Source: USGS 7.5 Minute Topographic Quadrangle Maps, Woodbury (1984) and Waterbury (1984)



Quadrangle Location

* Note: Site A and Site B are located approximately 400 feet apart

Vanasse Hangen Brustlin, Inc.

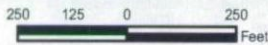
USGS Topographic Map
Proposed Verizon Wireless
Telecommunications Facility

Two Proposed Verizon Wireless
Candidate Site Locations:
Site A and Site B
Old Baird Road
Watertown, Connecticut





Base Map Source: 2006 Color Aerial Photograph with 1 foot Resolution



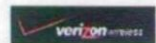
Quadrangle Location

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Watertown, Connecticut



**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE: :
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APPLICATION OF CELLCO PARTNERSHIP : **DOCKET NO. _____**
D/B/A VERIZON WIRELESS FOR A :
CERTIFICATE OF ENVIRONMENTAL :
COMPATIBILITY AND PUBLIC NEED FOR :
THE CONSTRUCTION, MAINTENANCE :
AND OPERATION OF A WIRELESS :
TELECOMMUNICATIONS FACILITY IN :
THE TOWN OF WATERTOWN, :
CONNECTICUT : **NOVEMBER 20, 2007**

**APPLICATION FOR CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED**

I. INTRODUCTION

A. Authority and Purpose

This Application and the accompanying attachments (collectively, the “Application”) is submitted by Cellco Partnership d/b/a Verizon Wireless (“Cellco” or the “Applicant”), pursuant to Chapter 277a, Sections 16-50g et seq. of the Connecticut General Statutes (“C.G.S.”), as amended, and Sections 16-50j-1 et seq. of the Regulations of Connecticut State Agencies (“R.C.S.A.”), as amended. The Application requests from the Connecticut Siting Council (“Council”) a Certificate of Environmental Compatibility and Public Need (“Certificate”) for the construction, maintenance, and operation of a wireless telecommunications facility in the westerly portion of the Town of Watertown, Connecticut (“Town”) (the “Watertown West Facility” or “Facility”). The proposed Watertown West Facility would provide coverage along the heavily-traveled Route 6 and local roads in the westerly portion of Watertown and portions of

northeastern Woodbury. Cellco currently experiences a significant gap in coverage between its existing Woodbury North, Watertown South and Watertown Central cell sites. Cellco's Woodbury North facility consists of antennas located at the 150-foot level on an existing 160-foot Sprint tower at 1440 North Main Street, Woodbury. Cellco's Watertown South facility consists of antennas located at the 110-foot level on an existing Town-owned water tank off Georgetown Drive in Watertown. Cellco's Watertown Central facility consists of antennas located at the 125-foot level on an existing Town-owned water tank off Buckingham Street in Watertown.

In this application Cellco proposes to construct a tower at one of two proposed alternative site locations, both located on land owned by the Town. Either of the proposed alternative sites would satisfy Cellco's coverage objectives in the area. The first alternative cell site ("Site A") would be located on a vacant and wooded 0.24-acre parcel located on the east side of Old Baird Road. The Site A parcel is located in the Town's R-70 Residential zone district. At Site A, Cellco proposes to construct a 150-foot monopole tower. Cellco would install a total of twelve (12) panel-type antennas with their centerline at the 150-foot level on the tower. The top of Cellco's antennas would extend to an overall height of 153 feet above ground level ("AGL"). Equipment associated with the antennas and a propane-fueled generator would be located within a 12' x 30' shelter located near the base of the Site A tower. A 1,000-gallon propane fuel storage tank would be installed to the east of Cellco's equipment shelter. All site improvements associated with the proposed Site A Facility would be located within a 10,409 square-foot leased area. Access to Site A would extend directly from Old Baird Road over a new gravel driveway, a distance of approximately 20 feet. Both the tower and leased area have been designed to accommodate additional carriers. From the Site A Facility, Cellco would provide PCS coverage

to an approximately 2.42 mile portion of Route 6 and an overall area of approximately 11.6 square miles.

The second alternative cell site ("Site B") would be located on a wooded 13.7-acre parcel, on the west side of Old Baird Road. The Site B parcel is located in the Town's R-70 Residential zone. At Site B, Cellco would construct a 160-foot telecommunications tower. Cellco would install a total of twelve (12) panel-type antennas with their centerline at the 160-foot level on the tower. The top of Cellco's antennas would extend to an overall height of 163 feet AGL. Equipment associated with the Cellco antennas and a propane-fueled generator would be located in a 12' x 30' shelter located near the base of the Site B tower. A 1,000-gallon propane fuel storage tank would be installed to the north of Cellco's equipment shelter. All site improvements associated with the proposed Site B Facility would be located within a 100' x 100' leased area. Access to Site B would extend from Old Baird Road, through an adjacent Town-owned parcel along an existing paved driveway servicing the Town's Highway Department facility, Solid Waste Transfer Station and Animal Shelter, a distance of approximately 460 feet, then along a new gravel driveway, an additional distance of approximately 235 feet to the cell site. Both the tower and leased area have been designed to accommodate additional carriers. From the Site B Facility, Cellco would provide PCS coverage to an approximately 2.45 mile portion of Route 6 and an overall area of approximately 11.9 square miles.

The equipment building at either site would house radio and related equipment of Cellco, including (a) receiving, transmitting, switching, processing and performance monitoring equipment; and (b) automatic heating and cooling equipment. A propane-fueled generator would also be installed within the equipment building for use during power outages and periodically for maintenance purposes. The tower and equipment shelter would be enclosed by an 8-foot high

security fence and gate, which would be screened. Cellco's equipment building would be equipped with a silent intrusion and systems alarm and will be monitored on a 24-hour basis to receive and to respond to incoming alarms or other technical problems. The equipment building would remain unstaffed, except as required for maintenance. Once the cell site is operational, maintenance personnel will visit the cell site on a monthly basis. More frequent visits may be required if there are problems with the cell site equipment.

Included in this Application as Attachments 1 and 2, are factual summaries and project plans for the Site A and Site B Facilities, respectively. This summary, along with the other attachments submitted as part of this Application, contain all of the site-specific information required by statute and the regulations of the Council.

In accordance with Paragraph I(F) of the Council's "Application Guide" for Community Antenna Television and Telecommunication Towers, a copy of the Application Guide is included as Attachment 3. The Application Guide contains references to the specific pages of this Application and the attachments where the information required under Section VI of the Application Guide may be found.

B. The Applicant

Cellco is a Delaware Partnership with an administrative office located at 99 East River Drive, East Hartford, CT, 06108. Cellco is licensed by the Federal Communications Commission ("FCC") to operate a wireless telecommunications system in the State of Connecticut within the meaning of C.G.S. Section 16-50i(a)(6). Operation of the wireless telecommunications systems and related activities are Cellco's sole business in the State of Connecticut.

Cellco has extensive national experience in the development, construction and operation of wireless telecommunications systems and the provision of wireless telecommunications service to the public.

Correspondence and/or communications regarding this Application may be addressed to:

Sandy Carter, Regulatory Manager
Verizon Wireless
99 East River Drive
East Hartford, Connecticut 06108

A copy of all such correspondence or communications should also be sent to the applicant's attorneys:

Robinson & Cole LLP
280 Trumbull Street
Hartford, Connecticut 06103-3597
(860) 275-8200
Attention: Kenneth C. Baldwin, Esq.

C. Application Fee

The estimated total construction cost for either the Site A and Site B Facilities would not exceed \$5,000,000. Pursuant to Section 16-50v-1a(b) of the Regulations of Connecticut State Agencies, an application fee of \$1,000 accompanies this Application in the form of a check payable to the Connecticut Siting Council.

II. SERVICE AND NOTICE REQUIRED BY C.G.S. SECTION 16-50(b)

Copies of this Application have been sent by certified mail, return receipt requested, to municipal, regional, state and federal officials, pursuant to C.G.S. Section 16-50(b). A certificate of service, along with a list of the parties served with a copy of the Application, is included as Attachment 4.

Notice of Cellco's intent to submit this Application was published on November 15 and 16, 2007, by Cellco in the *Waterbury Republican-American* pursuant to C.G.S. Section 16-50(b). A copy of the published legal notice is included as Attachment 5. A copy of the publisher's affidavit or certificate of publication will be submitted to the Council as soon as it is available.

Attachment 6 contains a certification that notices were sent to each person appearing of record as an owner of property that may be considered to abut the property on which the Site A or Site B Facilities would be located in accordance with C.G.S. Section 16-50(b), as well as a list of the property owners to whom such notice was sent and a sample notice letter.

III. REQUIRED INFORMATION: PROPOSED WIRELESS FACILITY

The purpose of this section is to provide an overview and general description of the wireless facility proposed to be installed.

A. General Information

Prior to the 1980's, mobile telephone service was characterized by insufficient frequency availability, inefficient use of available frequencies and poor quality of service. These limitations generally resulted in problems of congestion, blocking of transmissions, interference, lack of coverage and relatively high cost. Consequently, the FCC, in its Report and Order released May 4, 1981 in FCC Docket No. 79-318, recognized the public need for technical improvement, wide-area coverage, high quality service and a degree of competition in mobile telephone service.

More recently, the federal Telecommunications Act of 1996 (the "Act") emphasized and expanded on these aspects of the FCC's 1981 decision. Among other things, the Act recognized an important nationwide public need for high-quality wireless telecommunication services of all varieties. The Act also expressly promotes competition and seeks to reduce regulation in all aspects

of the telecommunications industry in order to foster lower prices for consumers and to encourage the rapid deployment of new telecommunications technologies.

Cellco's proposed Watertown West Facility would be part of the expanding wireless telecommunications network envisioned by the Act and has been developed to help meet these nationwide goals. In particular, Cellco's system has been designed, and the cell sites proposed in this Application have been selected, so as to maximize the geographical coverage and quality of service while minimizing the total number of cell sites required.

Because the FCC and the United States Congress have determined that there is a pressing public need for high-quality telecommunications service nationwide, the federal government has preempted the determination of public need by states and municipalities, including the Council, with respect to public need for the service to be provided by the proposed Facility. In addition, the FCC has promulgated regulations containing technical standards for wireless systems, including design standards, in order to ensure the technical integrity of each system and nationwide compatibility among all systems. State and local regulation of these matters is likewise preempted. The FCC has also exercised its jurisdiction over and preempted state and local regulation with respect to radio frequency interference issues by establishing regulations in this area as well.

Pursuant to FCC authorizations, Cellco has constructed and currently operates a wireless system throughout Connecticut. This system, together with Cellco's system throughout its east coast and nationwide markets, has been designed and constructed to operate as one integrated, contiguous system, consistent with Cellco's business policy of developing compatibility and continuity of service on a regional and national basis.

Included as Attachment 7 is the FCC's authorization issued to Cellco for its wireless (PCS) service in Litchfield County, Connecticut. The FCC's rules permit a licensee to modify its system,

including the addition of new cell sites, without prior approval by the FCC, as long as the licensee's authorized service area is not enlarged. The Watertown West Facility proposed in this Application would not enlarge Cellco's authorized service area.

B. Public Need and System Design

1. Public Need

As noted above, the Act has pre-empted any state or local determination of public need for wireless services. In Litchfield County, Cellco holds an FCC License to provide PCS service. Pursuant to its FCC License, Cellco has developed and continues to develop a network of cell sites to serve the demand for wireless service in the area. Cellco's network currently experiences significant gaps in coverage along Route 6, and along local roads in the westerly portion of Watertown and northeasterly portions of Woodbury. As depicted on the coverage maps included in Attachment 8, Cellco cannot provide service to customers traveling along Route 6 in the westerly portion of Watertown from its existing Woodbury and Watertown cell sites.

2. System Design and Equipment

a. System Design

Cellco's wireless system in general and the proposed Watertown West Facility, in particular, have been designed and developed to allow Cellco to achieve and to maintain high quality, reliable wireless service without interruption from dropped calls and interference.

The system design provides for frequency reuse and hand-off, is capable of orderly expansion and is compatible with other wireless systems. The resulting quality of service compares favorably with the quality of service provided by conventional wireline telephone service. The wireless system is designed to assure a true cellular configuration of base transmitters and receivers in order to cover the proposed service area effectively while providing the highest quality of service

possible. Cell site transmissions are carefully tailored to the FCC's technical standards with respect to coverage and interference and to minimize the amount of power that is radiated.

Mobile telephone switching offices ("MTSOs") in Windsor and Wallingford are interconnected and operate Cellco's wireless systems in Connecticut as a single network, offering the subscriber uninterrupted use of the system while traveling throughout the State. This network is further interconnected with the local exchange company ("LEC") and inter-lata (long distance) carriers network.

Cellco has designed its wireless system in conformity with applicable standards and constraints for wireless systems. Cellco's system is also designed to minimize the need for additional cell sites in the absence of additional demand or unforeseen circumstances.

b. Cellular System Equipment

The key elements of the cellular system are the two MTSOs located in Windsor and Wallingford and the various connector cell sites around the state. Cellco's CDMA wireless networks are deployed on two platforms: the earlier AUTOPLEX system, using Series II base stations, and the newer FLEXENT CDMA system, using smaller, more compact modular base stations. Because the Series II base stations are no longer manufactured, the newer CDMA systems, using smaller, more compact modular base stations are used for all current installations.

The major electronic components of each cell site are radio frequency transmission and receiving equipment and cell site controller equipment. Cellco's cellular system uses Lucent Flexent® Modular Cell 4.0B cell site equipment to provide complete cell site control and performance monitoring. This equipment is capable of expanding in modules to meet system growth needs. The cell site equipment primarily provides for: message control on the calling channel; call setup and supervision; radio frequency equipment control; internal diagnostics;

response to remote and local test commands; data from the mobile or portable unit in both directions and on all channels; scan receiver control; transmission of power control commands; rescanning of all timing; and commands and voice channel assignment. Additional information with respect to the Lucent Flexent® Modular Cell 4.0B equipment is contained in Attachment 9.

3. Technological Alternatives

Cellco submits that there are no equally effective technological alternatives to the proposal contained herein. In fact, Cellco's wireless system represents state-of-the-art technology offering high-quality service. Cellco is aware of no viable and currently available alternatives to its system design for carriers licensed by the FCC.

C. Site Selection and Tower Sharing

1. Cell Site Selection

Cellco's goal in selecting cell sites such as the one proposed in Watertown is to locate its facilities in such a manner as to allow it to build and to operate a high-quality wireless system with the least environmental impact. Cellco has determined that either the proposed Site A or Site B Facility location will satisfy this goal and is necessary to resolve existing coverage problems and to provide high-quality uninterrupted service along a significant portion of Route 6 and local roads in the area. Specifically, Cellco will be able to provide coverage to a 2.42 mile portion of Route 6 and an overall area of approximately 11.6 square miles from the Site A Facility; and a 2.45 mile portion of Route 6 and an overall area of approximately 11.9 square miles from the Site B Facility.

The methodology of cell site selection for Cellco's wireless system generally limits the search for possible locations to a specific area on the overall grid for the area. A list of existing towers or other non-tower structures considered is included in Attachment 10. Cellco currently uses many of the existing towers and other non-tower structures in the area, including those sites

identified on the coverage maps as Woodbury North, Watertown South and Watertown Central. (See Attachment 8). None of these existing facilities can help to resolve the existing coverage problem along Route 6 in Watertown and Woodbury. Descriptions of each of the sites investigated are included in the Site Search Summary (Attachment 10). The Site Search Summary details the reason why each site, other than the Site A and Site B Facilities, were not presented to the Council. The Site Search Summary together with the site information contained in Attachments 1 and 2, support Cellco's position that the sites selected represent the most feasible alternatives of the sites investigated.

2. Tower Sharing

Cellco will design the Watertown West Facility so that it could be shared by other wireless carriers and the Town. This type of tower sharing arrangement would potentially reduce, if not eliminate, the need for other carriers to build separate towers in this same area in the future. Notice of Cellco's intent to file this application was sent to representatives of AT&T Wireless, Sprint Nextel and T-Mobile.

D. Cell Site Information

1. Site Facilities

Use of either of the proposed cell site locations would require the construction of a new tower. At Site A, Cellco would construct a 150-foot monopole tower and install twelve (12) panel-type directional antennas at the top of the tower. Cellco's antennas would extend to an overall height of 153 feet AGL. At Site B, Cellco would construct a 160-foot monopole tower and install twelve (12) panel-type directional antennas at the top of the tower. Cellco's antennas would extend to an overall height of 163 feet AGL.

Cellco would install a 12' x 30' single-story equipment shelter near the base of the approved tower to house Cellco's receiving, transmitting, switching, processing and performance monitoring equipment and the required heating and cooling equipment. A propane-fueled back-up generator would be installed within the equipment shelter for use during power outages and periodically for maintenance purposes. A 1,000-gallon propane fuel storage tank would also be installed within the approved Facility compound. The tower, equipment shelter and fuel tank would be surrounded by an 8-foot high security fence and gate, which would be screened by landscaping if necessary. (See Attachments 1 and 2).

The equipment shelter would be equipped with silent intrusion and systems alarms. Cellco personnel will be available on a 24-hour basis to receive and to respond to incoming alarms. The equipment building will remain unstaffed, except as required for periodic maintenance purposes.

2. Overall Costs and Benefits

Aside from the limited visual impacts discussed further below, Cellco believes that there are no significant costs attendant to the construction, maintenance, and operation of the proposed cell site. In fact, the public will benefit substantially from its increased ability to receive high-quality mobile and portable wireless service in the Watertown area.¹ The Watertown West Facility would be a part of a communications system that addresses the public need identified by the FCC and the United States Congress for high-quality, competitive mobile and portable wireless service.

¹ Businesses across the State have become more dependent on wireless telecommunication services. The public safety benefits of wireless telephone service are illustrated by the improved Connecticut State Police 911 emergency calling system. The 911 emergency calling system is available statewide to all wireless telephone users. Numerous other emergency service organizations have turned to wireless telephone service for use during natural disasters and severe storms when wireline service is interrupted or unavailable. As a deterrent to crime, the general public will further benefit from the Cellular Telecommunications Industry Association's donation of more than 50,000 cellular phones to "Neighborhood Watch" groups nationwide.

Moreover, the proposed cell site would be part of a system designed to limit the need for additional cell sites in the future.

The overall costs to Cellco for development of the proposed cell site are set forth in Section III.E. of the Application.

3. Environmental Compatibility

Pursuant to Section 16-50p of the General Statutes, in its review of the Application, the Council is required to find and to determine, among other things, the nature of the probable environmental impact, including a specification of every significant adverse effect of the Facility, whether alone or cumulatively with other effects, on, and conflicting with the policies of the state concerning the natural environment, ecological balance, public health and safety, scenic, historic and recreational values, forests and parks, air and water purity and fish and wildlife.

a. Primary Facility Impact is Visual

The wireless system of which the proposed Watertown West Facility would be a part has been designed to meet the public need for high-quality reliable wireless service while minimizing any potential adverse environmental impact. In part because there are few, if any other adverse impacts, the primary impact of facilities such as this is visual. This visual impact will vary from location to location around a tower, depending upon factors such as vegetation, topography, the distance of nearby properties from the tower and the location of buildings and roadways in a "sight line" toward the tower. Similarly, visual impact of a tower can be further reduced through the proper use of alternative tower structures; so-called "stealth installations." Where appropriate, telecommunications towers camouflaged as trees, flagpoles, and church bell towers, to name a few, can help to further reduce visual impacts associated with these structures. Attachment 11 contains a detailed Comparative Visual Resource Evaluation Report, prepared by VHB, Inc. (the "VHB

Report”) that assesses the visual impact of the proposed Site A and Site B Facilities. The VHB Report concludes that the overall visibility of the two tower sites is fairly similar. Year-round views of the Site A Facility tower would be limited to approximately 116 acres within the 8,042 acre Study Area (1.44% of the Study Area). Year-round views of the Site B Facility tower would be limited to 107 acres within the 8,042 Study Area (1.33% of the Study Area). VHB estimates seasonal views of the Site A and Site B Facility locations are limited to 49 acres and 39 acres respectively within the 8,042 acre Study Area and are limited to areas on the Town property or in the more immediate vicinity of the Town properties.

There is only one residence within 1,000 feet of the Site A Facility, located approximately 830 feet to the east. There are no residences within 1,000 feet of the Site B Facility. A 1,000-foot radius map is included in Attachment 11. Weather permitting, Cellco will raise a balloon with a diameter of at least three (3) feet at the proposed cell site on the day of the Council’s hearing on this Application, or at a time otherwise specified by the Council.

b. Solicitation of Agency Comments

Section 16-50j of the General Statutes requires the Council to consult with and to solicit comments on the Application from the Commissioners of the Departments of Environmental Protection, Public Health, Public Utility Control, Economic Development, and Transportation, the Council on Environmental Quality, and the Office of Policy and Management. In addition to the Council’s solicitation of comments, Cellco has, as a part of its National Environmental Policy Act (“NEPA”) Checklist, received comments on the proposed Facility from the U.S. Department of the Interior, Fish and Wildlife Service (“USFWS”), and the Connecticut Historical Commission, State Historic Preservation Officer (“SHPO”), and has made certain determinations based on information published by the Environmental and Geographic Information Center of the Connecticut Department

of Environmental Protection (“DEP”). Attachment 12 contains the USFWS and SHPO response letters for both the Site A and Site B Facilities, as well as information gathered from the DEP’s Natural Diversity Data Base. According to this information, we have confirmed that no known populations of Federal or State Endangered, Threatened or Special Concern Species occur at either of the Site A or Site B Facility locations. The SHPO has confirmed that a telecommunications facility at either Site A or Site B locations will have no effect on historical, architectural or archeological resources listed on or eligible for the National Register of Historic Places.

This review by state administrative agencies furnishes ample expert opinion on the potential environmental impacts from the Facility proposed in the Application, in the context of the criteria which the Council must consider.

c. Non-Ionizing Radio Frequency Radiation

In August 1996, the FCC adopted a hybrid ANSI/NCRP Standard for exposure to Radio Frequency (“RF”) emissions from telecommunications facilities like the one proposed in this Application. The ANSI Standard was adopted by the State of Connecticut in C.G.S. Section 22a-162 and Section 22a-162a “for the purpose of preventing possible harmful effects in human beings from exposure to electromagnetic fields in the frequency range of 300 Kilohertz (kHz) to 100 Gigahertz (GHz). . . .”

To ensure compliance with the applicable standards, the Applicant has performed maximum power density calculations for the proposed cell site according to the methodology prescribed by the FCC Office of Engineering and Technology Bulletin No. 65E, Edition 97-01 (August 1997) (“OET Bulletin 65”). The calculation is a conservative, worst-case approximation for RF power density levels at the closest accessible point to the antennas, in this case the base of the tower, and with all antennas transmitting simultaneously on all channels at full power. The

calculations indicate that the maximum power density level for Cellco antennas would be 2.46% of the Standard at the Site A Facility and 2.16% of the Standard at the Site B Facility.

d. Other Environmental Issues

No sanitary facilities are required for the proposed site. The proposed facilities and operations at the proposed sites will not cause any significant air, water, noise or other environmental impacts, or hazard to human health.

Based on agency comments received, Cellco submits that the proposed Facilities will have no significant adverse effect on scenic, natural, historic or recreational features, and that none of the potential effects from the Facility alone or cumulatively with other effects is sufficient reason to deny this Application.

As discussed above, Cellco will install a propane-fueled back-up generator inside a segregated 10' x 12' generator room within its equipment shelter. Adequate safeguards have been designed into Cellco's generator system and room that eliminate, to the greatest extent possible, the potential for environmental impacts associated with the generator.

In addition to the safeguards built into the generator unit itself, the concrete floor of the generator room in the equipment shelter is recessed, several inches and is capable of containing a minimum capacity of 120% of all generator fluids (in this case only lubricating oil). Leak detection alarms are also installed in the generator room floor and are monitored remotely. As an additional safeguard, Cellco maintains a service contract with Clean Harbors Environmental Service to respond to any spills or similar environmental problems at its cell sites. Under this contract, Clean Harbors must respond to a particular cell site within six (6) hours of a report of an event. Each generator is exercised weekly to ensure that it is operating properly and is inspected and maintained on a regular basis.

4. Consistency with Local Land Use Controls

The Connecticut Siting Council Application Guide for Community Antenna Television and Telecommunication Facilities, as amended on February 16, 2007, requires the inclusion of a narrative summary of the project's consistency with the Town's Plan of Development and Zoning Regulations, as well as a description of planned and existing uses of the site location and surrounding properties.

a. Planned and Existing Land Uses

The proposed Site A Facility would be located on a vacant 0.24-acre parcel owned by the Town of Watertown. The Site A property is zoned R-70 Residential and is surrounded by large undeveloped and wooded land to the north, low density residential areas to the east, agricultural uses to the west and municipal uses (Highway Department Facility, Solid Waste Transfer Station and Animal Shelter) to the south. The Town has no plans to develop the 0.24-acre parcel on which the Site A Facility would be located.

The proposed Site B Facility would be located on a 13.7-acre parcel also owned by the Town of Watertown. The Site B property is zoned R-70 Residential and is surrounded by large undeveloped and wooded parcels to the north, low density residential areas to the east, agricultural land to the west and municipal uses (Highway Department Facility, Solid Waste Transfer Station and Animal Shelter) to the south. The Town is in the early planning stages of constructing a new Highway Department Garage facility to the north and west of the Site B Facility location. The location of the Site B Facility will not hinder the Town's future development plans for the parcel.

b. Watertown Plan of Conservation and Development

The Town's Plan of Development dated February 24, 1992 (the "Plan"), does not identify telecommunications facilities as a land use consistent or inconsistent with the general planning goals and policies of the Town.

c. Zoning Regulations

According to the Town Zoning Map, both Site A and Site B are located in the R-70 Residential zone. Pursuant to Section 22.3.8 of the Town's Zoning Regulations ("Zoning Regulations") "water supply reservoirs, wells, towers, treatment facilities or pump stations" are Special Permit Uses. The Town's Telecommunications Facilities Regulations are contained in Section 60 of the Zoning Regulations. These regulations set out location preferences, general and specific requirements for telecommunications facilities remaining under local jurisdiction and specific approval requirements for telecommunications towers. Some relevant approval requirements include, a maximum tower height of 200 feet; a requirement that all towers be a monopole design; a minimum separation distance of 500 feet from a residence, and a requirement that towers not be located in "residential areas". A copy of the Town's Zoning Regulations and Zoning Map were submitted, in bulk, with this Application.

d. Inland Wetland and Water Course Regulations

The Town's Inland Wetland and Watercourses ("IWW") Regulations regulate activity within any wetland or watercourse or within 50 feet of a wetland or watercourse. Dean Gustafson, Professional Soil Scientist with VHB, Inc., conducted a field investigation at both the Site A and Site B Facility locations. The closest wetland or watercourse area is located approximately 110 feet from the Site A Facility and approximately 150 feet from the Site B Facility. Copies of Mr. Gustafson's reports are included in Attachment 13.

In accordance with the Connecticut Soil Erosion Control Guidelines, as established by the Council for Soil and Water Conservation, adequate and appropriate soil erosion and sedimentation control measures will be established and maintained throughout the cell site construction period. In addition, Cellco will employ appropriate construction management practices to ensure that no pollutants would be discharged to any nearby watercourse or wetland areas or to area groundwater during the construction process.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 0900570005 (effective June 3, 1988), both Site A and Site B are located in Flood Zone C, defined as an area of minimal flooding. (See Attachment 13).

5. Local Input

Section 16-50~~(e)~~(e) of the Connecticut General Statutes, as amended, requires local input on matters before the Council. On May 24, 2007, Cellco representatives met with Watertown Town Manager Charles Frigon and Public Works Director Roy Cavanaugh to commence the sixty (60) day municipal consultation process. At this meeting, Mr. Frigon and Mr. Cavanaugh received copies of technical information summarizing Cellco's plans to establish a telecommunications facility in Watertown. During this meeting, Cellco was made aware of the Town's intent to develop a new Highway Department Garage on Town property to the north of the Site B Facility location. Access to the new Highway Department Garage would run to the northeast of the Site B Facility. Following the local input meeting, Cellco shifted the location of the Site B Facility, approximately 100 feet to the south, so that the Town would have no problem accessing the rear portion of the 13.7 acre parcel to construct the new Town Highway Department facility.

Because the Site B Facility is located within 2,500 feet of the Watertown/Woodbury town line, copies of Cellco's technical information were also forwarded to Woodbury First Selectman

Richard Crane. The Town of Woodbury has not offered any comments on the Watertown West tower proposal.

6. Consultations With State and Federal Officials

Attachment 12 and Section III.D. of the Application describe Cellco's consultations with state and federal officials regarding Cellco's proposed Watertown West Facility.

a. Federal Communications Commission

The FCC did not review this particular proposal. As discussed above, FCC approval is not required where the authorized service area is not enlarged.

b. Federal Aviation Administration

As with all of its tower applications, Cellco has conducted the appropriate air-space analysis for the proposed Site A and Site B Facility towers to determine if the proposed towers would constitute an obstruction or hazard to air navigation. Cellco's analysis has confirmed, pursuant to FAA standards, that neither site tower would constitute an obstruction or hazard to air navigation and therefore no obstruction marking or lighting would be required. A copy of the Federal Airway & Airspace Summary Report is included in Attachment 14.

c. United States Fish and Wildlife Service

According to the United States Department of the Interior, Fish and Wildlife Service, no federally-listed or proposed, threatened or endangered species or critical habitat under its jurisdiction are known to occur at either Site A or Site B. See Attachment 12.

d. Connecticut Department of Environmental Protection

(1) Environmental and Geographic Information Center

As discussed above, Attachment 12 contains a determination that, based on the DEP's Environmental and Geographic Information Center's published information, there are no known

extant populations of Federal or State Endangered, Threatened or Special Concern Species present at either Site A or Site B.

(2) Bureau of Air Management

Pursuant to R.C.S.A. § 22a-174-3, the on-site propane-fueled back-up generator proposed as a part of this Application will require the issuance of a permit from the DEP Bureau of Air Management. As proposed, this emergency generator will be run only during the interruption of utility service to the cell site and periodically as required for maintenance purposes. Cellco will obtain the necessary permit prior to installing the generator at the Facility.

e. Connecticut State Historic Preservation Officer

As discussed above, Attachment 12 also includes the SHPO's determination that the Site A and Site B Facilities will have no effect on archeological resources listed on or eligible for the National Register of Historic Places.

E. Estimated Cost and Schedule

1. Overall Estimated Costs

The total estimated cost of construction of the proposed Site A Facility is \$623,000.

This estimate includes:

(1)	Cell site radio equipment of approximately	\$450,000
(2)	Tower, coax and antenna costs of approximately	50,000
(3)	Power and Telco systems costs of approximately	40,000
(4)	Equipment building costs of approximately	50,000
(5)	Miscellaneous costs (including site preparation and installation) of approximately	33,000

The total estimated cost of construction of the proposed Site B Facility is \$625,000. This estimate includes:

(1)	Cell site radio equipment of approximately	\$450,000
(2)	Tower, coax and antenna costs of approximately	50,000
(3)	Power and Telco systems costs of approximately	40,000
(4)	Equipment building costs of approximately	50,000
(5)	Miscellaneous costs (including site preparation and installation) of approximately	35,000

2. Overall Scheduling

Site preparation and engineering would commence following Council approval of Cellco's Development and Maintenance ("D & M") plan and are expected to be completed within two to four weeks. Due to the delivery schedules of the manufacturers, installation of the building and installation of the tower are expected to take an additional two weeks. Equipment installation is expected to take an additional two weeks after installation of the building and installation of the tower. Cell site integration and system testing is expected to require two weeks after equipment installation.

IV. CONCLUSION

Based on the facts contained in this Application, Cellco submits that the establishment of the Watertown West Facility, at either Site A or Site B, will not have any substantial adverse environmental effects. A public need exists for high quality mobile and portable wireless services in the Town of Watertown in Litchfield County, as determined by the FCC and the United States Congress, and a competitive framework for providing such service has been established by the FCC and the Telecommunications Act of 1996. Cellco submits that the public need far outweighs any

possible environmental effects resulting from the construction of the proposed cell site. Moreover, the cell site proposed in this Application will help to provide a level of service in the area that is commensurate with the public demand currently and in the foreseeable future.

WHEREFORE, Cellco respectfully requests that the Council grant this Application for a Certificate of Environmental Compatibility and Public Need for the proposed site in Watertown.

Respectfully submitted,

CELLCO PARTNERSHIP D/B/A VERIZON
WIRELESS

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