

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

Connecticut Siting Council

APPLICATION OF CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS

TOWN OF WOODSTOCK

EAST WOODSTOCK FACILITY

DOCKET NO. _____

DECEMBER 9, 2009



TABLE OF CONTENTS

EXECUTIVE SUMMARY i

SITE LOCATION MAP ii

AERIAL PHOTO.....iii

I. INTRODUCTION 1

 A. Authority and Purpose 1

 B. The Applicant..... 4

 C. Application Fee..... 5

II. SERVICE AND NOTICE REQUIRED BY C.G.S. SECTION 16-50**l**(b)..... 5

III. REQUIRED INFORMATION: PROPOSED WIRELESS FACILITY 6

 A. General Information..... 6

 B. Public Need and System Design 8

 1. Public Need..... 8

 2. System Design and Equipment 8

 a. System Design 8

 b. Wireless System Equipment 9

 3. Technological Alternatives 10

 C. Site Selection and Tower Sharing..... 10

 1. Cell Site Selection..... 10

 2. Tower Sharing..... 11

 D. Cell Site Information..... 11

 1. Site Facilities..... 11

 2. Overall Costs and Benefits..... 12

 3. Environmental Compatibility..... 12

 a. Primary Facility Impact is Visual 13

 b. Environmental Reviews and Agency Comments 14

 c. Non-Ionizing Radio Frequency Radiation 15

 d. Other Environmental Issues 15

 4. Consistency with Local Land Use Controls..... 16

 a. Planned and Existing Land Uses..... 16

 b. Plan of Conservation and Development 16

	c.	Zoning Regulations	16
	d.	Inland Wetland and Water Course Regulations.....	18
5.		Local Input.....	19
6.		Consultations With State and Federal Officials.....	19
	a.	Federal Communications Commission.....	19
	b.	Federal Aviation Administration	20
	c.	United States Fish and Wildlife Service	20
	d.	Connecticut Department of Environmental Protection Bureau of Air Management	20
	e.	Connecticut State Historic Preservation Officer.....	20
E.		Estimated Cost and Schedule.....	21
	1.	Overall Estimated Costs.....	21
	2.	Overall Scheduling.....	21
IV.		CONCLUSION.....	21

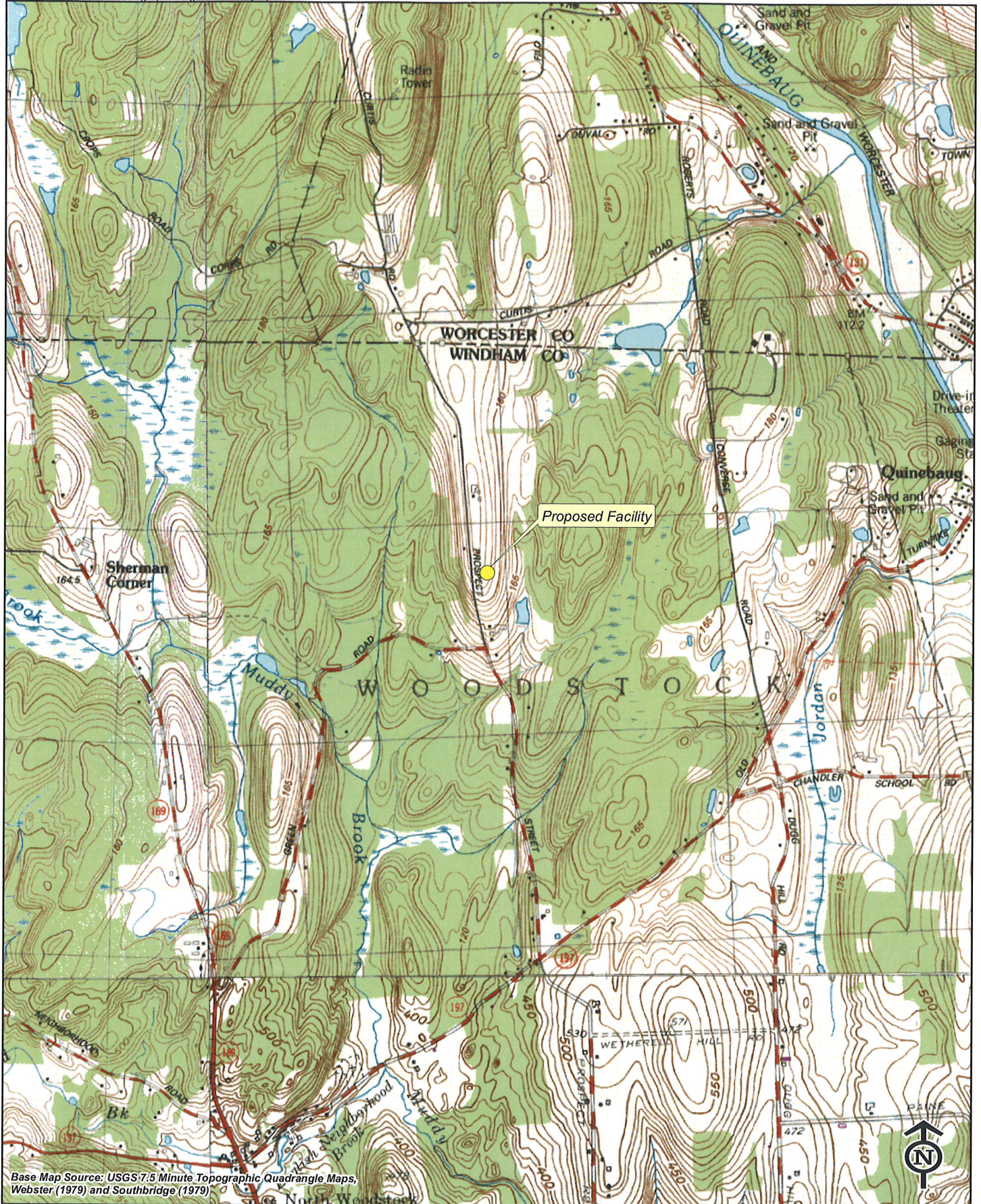
LIST OF ATTACHMENTS

1. East Woodstock Facility – Factual Summary and Project Plans
2. Connecticut Siting Council Application Guide
3. Certificate of Service of Application on Government Officials and List of Officials Served
4. Legal Notice in the *Norwich Bulletin*
5. Notice to Landowners; List of Abutting Landowners; Certificate of Service
6. Federal Communications Commission Authorization
7. Coverage Maps – Location of Proposed and Surrounding Cell Sites
8. Antenna and Equipment Specifications
9. Site Search Summary
10. Visual Impact Evaluation Report
11. Environmental Reviews/State Agency Comments
12. Wetland Impact Report and Soils Report
13. Federal Airways & Airspace Summary Report
14. Lease Agreement between Cellco Partnership and Frederick C., Barbara P., Frederick C. Jr. and Kimberly Rich

EXECUTIVE SUMMARY

Cellco Partnership d/b/a Verizon Wireless (“Cellco”) proposes to construct a telecommunications tower and related facility on an approximately 44-acre parcel located at 445 Prospect Street in the Town of Woodstock, Connecticut (the “East Woodstock Facility”). The proposed East Woodstock Facility will provide much needed coverage in the Town of Woodstock, particularly along the Routes 197 and 169, as well as local roads in the eastern portion of Town.

At this site Cellco intends to construct a 130-foot tall monopole tower. Cellco will install fifteen (15) panel-type antennas (six cellular, six PCS and three LTE) with a centerline height of 130 feet, on a low profile square antenna platform. The top of Cellco’s cellular antennas will extend an additional four feet above the top of the tower to an overall height of 134 feet. Cellco would also install a 12’ x 30’ equipment shelter located near the base of the tower to house its radio equipment and a back-up generator. Access to the East Woodstock Facility would extend directly from Prospect Street over a new gravel driveway, a distance of approximately 345 feet.



Base Map Source: USGS 7.5 Minute Topographic Quadrangle Maps, Webster (1979) and Southbridge (1979)

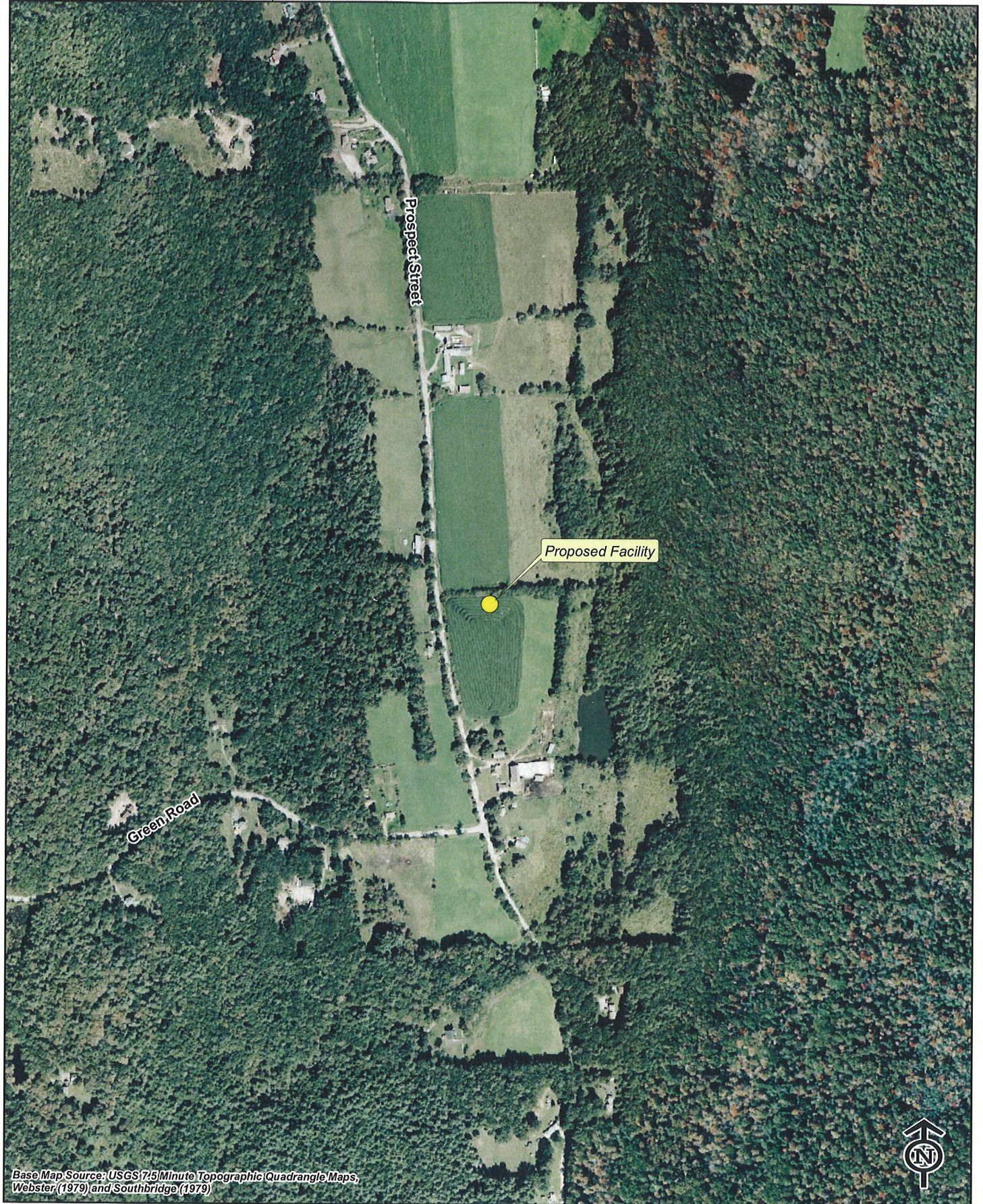
Vanasse Hangen Brustlin, Inc.



USGS Topographic Map
 Proposed Verizon Wireless
 Telecommunications Facility
 East Woodstock
 445 Prospect Street
 Woodstock, Connecticut



Quadrangle Location



Base Map Source: USGS 7.5 Minute Topographic Quadrangle Maps, Webster, (1979) and Southbridge (1979)



Vanasse Hangen Brustlin, Inc.

2006 Aerial Photograph
 Proposed Verizon Wireless
 Telecommunications Facility
 East Woodstock
 445 Prospect Street
 Woodstock, Connecticut



Quadrangle Location



**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE: :
 :
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 AT :
445 PROSPECT STREET IN WOODSTOCK, :
CONNECTICUT : **DECEMBER 9, 2009**

**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 that the Connecticut Siting Council (“Council”) issue Certificate of Environmental Compatibility and Public Need (“Certificate”) for the construction, maintenance, and operation of a wireless telecommunications facility, in the northeast portion of the Town of Woodstock, Connecticut (the “East Woodstock Facility”). The proposed East Woodstock Facility would provide for much needed coverage along State Routes 197 and 169, as well as local roads in the northeast portion of Woodstock. Cellco currently

offers minimal wireless coverage in northeast Woodstock extending into the area from its existing Woodstock North cell site at 1825 Route 198 in Woodstock, Coatney Hill cell site at 215 Coatney Hill Road in Woodstock and Quinebaug cell site at the Quinebaug Fire Station, 720 Quinebaug Road in Thompson. Cellco's Woodstock North cell site consists of antennas at the 177-foot level on a 180-foot lattice tower at 1825 Route 198 in Woodstock. The Woodstock North tower is owned by George Davis. Cellco's Coatney Hill cell site consists of antennas at the 167-foot level on a 190-foot monopole tower at 215 Coatney Hill Road. The Coatney Hill tower is located on Town property and is owned by SBA. Cellco's Quinebaug cell site consists of antennas at the 112-foot level on a 130-foot monopole tower owned by the Quinebaug Volunteer Fire Department at 720 Quinebaug Road in Thompson. The proposed East Woodstock Facility will provide reliable service to a 3.5 mile portion of Route 197, a 3.1 mile portion of Route 169 and an overall area of 11.6 square miles at cellular frequencies (850 MHz); a 2.05 mile portion of Route 197; a 2.25 mile portion of Route 169 and an overall area of 8.3 square miles at Personal Communications System (PCS) frequencies (1900 MHz); and a 4.1 mile portion of Route 197, a 3.4 mile portion of Route 169 and an overall area of 13.1 square miles at LTE frequencies (700 MHz).

The East Woodstock Facility would be located within a 100' x 100' leased area in the northwest portion of a 44-acre parcel located at 445 Prospect Street in Woodstock (the "Property"). This Property is located in the Town's Community District zone¹.

Cellco proposes to construct a 130-foot self-supporting monopole telecommunications tower on the Property. At the top of the tower, Cellco would install a total of fifteen (15) panel-

¹ With the exception of designated industrial areas located in the southerly portion of the Town, all property in the Town of Woodstock maintains the same Community District zoning designation.

type antennas (six cellular, six PCS and three LTE) with their centerline at 130 feet above ground level (“AGL”). The antennas would be attached to a low profile square antenna platform.² The top of Cellco’s cellular antennas will extend above the height of the tower to a height of approximately 134 feet AGL. Equipment associated with the antennas and a back-up generator would be located in a 12’ x 30’ shelter installed near the base of the tower. Access to the cell site would extend from Prospect Street over a new gravel access driveway, a distance of approximately 345 feet to the cell site. Both the tower and site compound will be designed to accommodate additional carriers. Prior to filing this Application, Cellco contacted representatives for Sprint/Nextel, T-Mobile, Pocket Communication, Metro PCS and AT&T and alerted them of Cellco’s intent to file this Application. As of the date of this filing, no other carrier has expressed any interest in sharing the Cellco tower.

The equipment shelter would house Cellco’s radio and related equipment, including (a) receiving, transmitting, switching, processing and performance monitoring equipment; and (b) automatic heating and cooling equipment. A diesel-fueled back-up generator would also be installed within a portion of the equipment building for use during power outages and periodically for maintenance purposes. The 275 gallon diesel fuel tank is included as a part of the generator unit. The generator fuel tank is double-walled and maintains a leak detection monitoring system. The concrete floor of the generator room is also designed to maintain 120% of the volume of all fuels and fluids in the generator, in the unlikely event of a complete generator failure.

² Due to the East Woodstock Facility’s proximity to the Massachusetts State line and the existing Quinebaug cell site, Cellco’s antennas would be oriented to direct more coverage to the south and southwest of the facility location. The antenna azimuth needed to satisfy these objectives cannot be achieved on a traditional triangular antenna platform.

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 Attachment 1 is a factual summary and project plans for the proposed East Woodstock Facility. This summary, along with the other attachments submitted as part of this Application, contains 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 2. 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 the East Woodstock Facility would be less than \$5,000,000. Therefore, 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 3.

Notice of Cellco's intent to submit this Application was published on December 3 and 4, 2009, by Cellco in the *Norwich Bulletin* pursuant to C.G.S. Section 16-50**l**(b). A copy of the published legal notice is included as Attachment 4. A copy of the publisher's affidavit or certificate of publication will be submitted to the Council as soon as it is available.

Attachment 5 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 in accordance with C.G.S. Section 16-50**l**(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 at the Property.

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 East Woodstock 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 site 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 wireless 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 6 is a copy of the FCC's authorization issued to Cellco for its wireless service in 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 East Woodstock Facility proposed 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 Windham County, Cellco holds an FCC License to provide PCS (1900 MHz), cellular (850 MHz) and LTE (700 MHz) wireless services. Pursuant to its FCC Licenses, Cellco has developed and continues to develop a network of cell sites to satisfy the demand for wireless service in the area. Cellco's network currently provides service in northeast Woodstock from its existing Woodstock North, Coatney Hill and Quinebaug cell sites. Cellco service in Woodstock will be further enhanced when the recently approved Woodstock NW Facility is constructed and activated (Council Docket No. 369). Coverage from these existing and approved cell sites in Woodstock is depicted on plots included behind Attachment 7.³ Even with these existing and approved cell site locations, however, Cellco experiences significant coverage gap along portions of Routes 197 and 169 in northeast Woodstock.

2. System Design and Equipment

a. System Design

Cellco's wireless system in general and the proposed East Woodstock 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.

³ Coverage at LTE frequencies is depicted as "stand alone" coverage at the East Woodstock Facility. LTE coverage is not currently deployed on any of the existing cell sites in the Woodstock area.

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. Wireless 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 8.

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 described in this Application is to locate its facility 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 the proposed East Woodstock Facility will satisfy this goal and is necessary to resolve existing coverage problems and to provide high-quality reliable service along significant portions of Routes 197 and 169, as well as local roads in northeast Woodstock.

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 9. Cellco currently shares the existing towers in the immediate area, including those sites identified on the coverage maps as the Woodstock North, Coatney Hill, and Quinebaug cell sites. (See Attachment 7). None of these existing cell sites can resolve the coverage problems in northeast Woodstock. Cellco also regularly investigates the use of existing, non-tower structures in an area as an alternative to building a new tower. No existing non-tower structures of suitable height exist in northeast Woodstock. The site search summary together with the site information contained in Attachment 1 support Cellco's position that the site selected represents the most feasible alternative of the sites investigated.

2. Tower Sharing

Cellco will design the East Woodstock Facility tower and compound so that it could be shared by a minimum of four carriers and support municipal emergency service antennas if a need exists. This type of tower sharing arrangement would reduce, if not eliminate, the need for these other carriers to develop a separate tower in this same area in the future. As of the date of this filing, no other carrier has expressed any interest in sharing the East Woodstock Facility.

D. Cell Site Information

1. Site Facilities

At the East Woodstock Facility, Cellco would construct a new 130-foot tall tower and install fifteen (15) panel-type directional antennas with their centerline at 130 feet AGL. The top of Cellco's cellular antennas would extend above the top of the tower to a height of approximately 134 feet AGL. Cellco would install a 12' x 30' single-story equipment shelter near the base of the tower

to house Cellco's receiving, transmitting, switching, processing and performance monitoring equipment and the required heating and cooling equipment. A diesel-fueled back-up generator would be installed inside a segregated room in Cellco's equipment shelter for use during power outages and periodically for maintenance purposes. The tower and equipment shelter would be surrounded by an 8-foot high security fence and gate, which would be screened by landscaping. (See Attachment 1).

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, reliable wireless service in northeast Woodstock.⁴ The East Woodstock 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. Moreover, the proposed cell site would be part of a system designed to limit the need for additional cell sites in the future.

⁴ 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 cellular phones to "Neighborhood Watch" groups nationwide.

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 East Woodstock 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 East Woodstock 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 facility can be further reduced through the proper use of alternative tower structures; so-called “stealth installations.” Where appropriate, telecommunications towers camouflaged as trees, for example, can help to further reduce visual impacts associated with these structures. While not proposed in this Application, the Council may determine that some type of stealth installation may be appropriate at this site. Attachment 10 contains a detailed Visual Resource Evaluation Report, prepared by VHB, Inc. (the “VHB Report”)

that assesses the visual impact of the proposed tower and includes photosimulations of the tower at this site for the Council's consideration. Overall, VHB concludes that areas where the tower would be visible above the tree canopy comprise approximately 167-acres, or just over two percent of the 8,042-acre study area. Most of the year-round visibility occurs on the 44-acre host property and in the immediate vicinity of the tower where the land use consists of open field with minimal natural vegetative screening. In addition to the host property, VHB estimates that select portions of approximately eleven (11) residential properties could have at least partial year-round views of the proposed East Woodstock Facility. Seasonal views may be available from an additional area of approximately 102-acres and from five (5) additional residential properties.

There are three (3) residences within 1,000 feet of the East Woodstock Facility. One of the three residences is owned by Cellco's landlord Frederick Rich. The closest residence is located approximately 300 feet to the west at 470 Prospect Street, owned by Brenda J. and Craig D. Rich.

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. Environmental Reviews and 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, Energy Division. In addition to the Council's solicitation of comments, Cellco, as a part of its National Environmental Policy Act ("NEPA") Checklist, solicits comments on the proposed facility from the U.S. Department of the Interior, Fish and Wildlife Service ("USFWS"), Environmental and Geographic

Information Center of the Connecticut Department of Environmental Protection (“DEP”) and the Connecticut Historical Commission, State Historic Preservation Officer (“SHPO”). USFWS and DEP comments regarding impacts on known populations of Federal or State Endangered, Threatened or Special Concern Species occurring at the proposed site are included in Attachment 11. According to the USFWS letter dated January 2, 2009, and as confirmed by VHB, Inc. there are no Federally-listed endangered or threatened species known to occur at the proposed cell site and in Windham County, Connecticut. Likewise, the DEP has determined that there are no extant populations of Federal or State Endangered, Threatened or Special Concern Species at the property. The SHPO has reviewed Cellco’s request for review of the proposed site and determined that the proposed East Woodstock Facility will have no effect on historic, 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

The FCC has adopted a standard for exposure to Radio Frequency (“RF”) emissions from telecommunications facilities like the one proposed in this Application. To ensure compliance with the applicable standards, Cellco 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 27.38% of the Standard at the East Woodstock Facility.

d. Other Environmental Issues

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

Based on agency comments received and field investigations by Cellco's project team, Cellco submits that the proposed facility 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.

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 East Woodstock Facility would be located on a 44-acre parcel owned by Frederick C., Barbara P., Frederick C. Jr. and Kimberly Rich. With the exception of the Woodstock Industrial Park District, in southeast Woodstock, all land in Woodstock, including the Property, is in the Town's Community District zone. The 44-acre Property is used for agricultural and residential purposes. The Property is surrounded by other agricultural land and low-density residential land uses along Prospect Street.

b. Plan of Conservation and Development

The 2002 Town of Woodstock Plan of Conservation and Development (the “Plan”), does not specifically identify telecommunications towers or facilities as a land use consistent or inconsistent with the general planning or conservation policies of the Town of Woodstock.

c. Zoning Regulations

According to Article 1, Section 4 of the Woodstock Zoning Regulations (“Zoning Regulations”), the East Woodstock Facility is located in an area designated “Community District”. Pursuant to Article 1, Section 17.4.C. of the Zoning Regulations, a wireless telecommunications facility like that proposed in the Application, is permitted subject to Special Permit and Site Plan approval. The proposed East Woodstock Facility would comply with the General Standards set forth in Article 1, Section 17.3 of the Zoning Regulations. For example, the tower is the minimum height required to satisfy Cellco’s objectives; the tower exceeds the 75-foot front yard setback and the 20-foot side and rear yard setbacks and the tower’s entire fall zone remains within the owners Property; the proposed tower is a monopole design and does not require FAA marking or lighting; no signage is proposed to be installed on the tower; and the tower will be designed to accommodate a minimum of three (3) additional carriers to promote tower sharing.

Through Section 17.2 of the Zoning Regulations, the Town has established siting preferences for telecommunications facilities. From most preferred to least preferred, the Town’s preferences are as follows:

1. On existing structures (non-residential buildings; water towers; utility poles; steeples; silos; etc.).
2. On existing or approved towers.

3. On new towers located on property occupied by one or more existing towers.
4. On new towers in commercial or industrial areas.
5. On new towers located in residential areas.

More recently, a Regulatory Review Subcommittee agreed to accept the recommendations of the Woodstock Telecommunications Task Force to modify the Telecommunications Facility Siting Preferences. The Chairman of the Woodstock Planning and Zoning Commission expects that these preferences will be incorporated into the Zoning Regulations in the near future. The soon to be established siting preferences place more of an emphasis on the use of “stealth or alternative technologies” in the providing of telecommunications services. The revised preferences as recommended for adoption are:

1. On existing or approved towers;
2. On new towers located on property occupied by one or more existing towers;
3. Utilizing stealth or alternative technologies on or in existing structures, such as non-residential building/facades, water tanks, utility poles, steeples, silos, etc.;
4. Utilizing stealth or alternative technologies located in commercial or industrial areas; or
5. Utilizing stealth or alternative technologies located in residential or public areas.

d. Inland Wetland and Water Course Regulations

The Town of Woodstock Inland Wetlands and Watercourses Regulations, as amended through February 2, 2009, define “regulated activity” as activity within or use of a wetland or watercourse or any site development activity within 100 feet of a wetland or 125 feet of a continuous watercourse. The local agency may also exercise regulatory authority over activity in

a non-wetland (upland) area if it is determined that this activity “is likely to impact or affect wetlands or watercourses”.

According to site surveys and a wetlands delineation report prepared by Dean Gustafson of VHB, Inc., a forested wetland system was identified and delineated more than 400 feet east of the proposed facility compound. No direct impact to these existing wetland areas is proposed or expected. Due to the significant distance separating the proposed facility from the nearest wetland, no adverse impacts to wetland resources is anticipated. (See Wetlands Delineation Report – Attachment 12).

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 (“FIRM”), Community Panel Number 0901200010B (November 1, 1984), the East Woodstock Facility is located in Zone C. A copy of the FIRM for the area surrounding the East Woodstock Facility is also included in Attachment 12.

5. Local Input

Section 16-50~~l~~(e) of the Connecticut General Statutes, as amended, requires local input on matters before the Council. On August 20, 2009, Cellco submitted its technical report to Town of Woodstock First Selectman Allan D. Walker, Jr. to commence the 60-day local review period. On October 26, 2009, Cellco appeared before the Woodstock Telecommunications Task Force to

discuss the East Woodstock proposal and Cellco's future needs in the Town. Notice of the Task Force meeting was published on the Town of Woodstock's web site.

6. Consultations With State and Federal Officials

Attachment 10 and Section III.D. of the Application describe Cellco's consultations with state and federal officials regarding the proposed East Woodstock 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 East Woodstock Facility to determine if the proposed tower would constitute an obstruction or hazard to air navigation. This analysis confirms, pursuant to FAA standards and guidelines, that the proposed tower site would not constitute an obstruction or hazard to air navigation and therefore no obstruction marking or lighting would be required. A copy of the Aviation Systems, Inc. FAR Part 77 Airspace Obstruction Report is included in Attachment 13.

c. United States Fish and Wildlife Service

According to the USFWS there are no federally-listed or proposed, threatened or endangered species or critical habitat known to occur at the Property. (See VHB memo dated September 21, 2009, in Attachment 11).

d. Connecticut Department of Environmental Protection Bureau of Air Management

Pursuant to R.C.S.A. § 22a-174-3, the on-site emergency 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 11 also includes the SHPO's determination that the proposed East Woodstock Facility will have no effect on historic, architectural or archaeological resources eligible or listed on the National Register of Historic Places.

E. Estimated Cost and Schedule

1. Overall Estimated Costs

The total estimated cost of construction of the proposed East Woodstock Facility is approximately Nine Hundred Fifty Thousand Dollars \$795,000.00.

This estimate includes:

(1)	Cell site radio equipment of approximately	\$ 450,000
(2)	Tower, coax and antenna costs of approximately	200,000
(3)	Power systems costs of approximately	20,000
(4)	Equipment building costs of approximately	50,000
(5)	Miscellaneous costs (including site preparation and installation) of approximately	75,000

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.

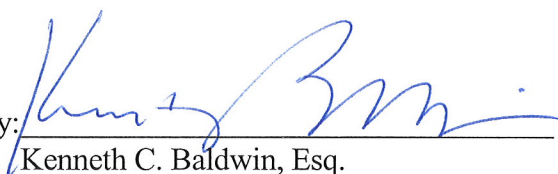
IV. CONCLUSION

Based on the facts contained in this Application, Cellco submits that the establishment of the East Woodstock Facility will not have any substantial adverse environmental effects. A public need exists for high quality reliable wireless service in Windham 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 East Woodstock Facility. Moreover, the East Woodstock Facility 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 East Woodstock Facility.

Respectfully submitted,

CELLCO PARTNERSHIP D/B/A VERIZON
WIRELESS

By: 

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, Connecticut 06103-3597
(860) 275-8200
Attorneys for the Applicant

EAST WOODSTOCK

**445 Prospect Street
Woodstock, Connecticut**

Description of Proposed Cell Site

Cellco Partnership d/b/a Verizon Wireless
99 East River Drive
East Hartford, CT 06108