

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

Connecticut Siting Council

APPLICATION OF CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS

BETHEL WEST 2
15 GREAT PASTURE ROAD
DANBURY, CONNECTICUT

DOCKET NO. _____

JULY 7, 2015



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3. Legal Notice in the *Danbury News-Times*
4. Notice to Landowners; List of Abutting Landowners; Certificate of Service
5. Federal Communications Commission Licenses
6. Coverage Maps – Bethel West 2 and Surrounding Cell Sites
7. Antenna and Equipment Specifications
8. Site Search Summary
9. Visibility Analysis
10. Preliminary USFWS & CTDEEP Compliance Determination
11. Wetlands Inspection
12. Preliminary Historic Resources Determination
13. FEMA – Flood Insurance Rate Map
14. Danbury Planning and Zoning Department Memorandum dated April 7, 2015
15. Federal Airways & Airspace Summary Report
16. Redacted Land Lease Agreement with Eppoliti Industrial Realty Inc.

EXECUTIVE SUMMARY

Cellco Partnership d/b/a Verizon Wireless (“Cellco”) (“Applicant”), proposes to construct a telecommunications tower and related facility (the “Bethel West 2 Facility”) on an approximately 14.0 acre parcel at 15 Great Pasture Road in Danbury, Connecticut (the “Property”). The Property is owned by Eppoliti Industrial Realty Inc. The Bethel West 2 Facility would increase network capacity and provide reliable wireless service to existing gaps in portions of northeast Danbury and northwest Bethel, particularly along portions of Routes 53 and 302 in the area.

At the Property, Cellco plans to construct a 120-foot monopole tower. Cellco would install twelve (12) panel-type antennas and nine (9) remote radio heads on a low-profile platform at a centerline height of 120 feet above ground level (“AGL”). The top of Cellco’s antennas will extend above the top of the tower to an overall height of approximately 123 feet AGL. Cellco would also install a 12’ x 26’ shelter on the ground near the base of the tower to house its radio equipment and a natural gas-fueled back-up generator. The tower and equipment shelter will be located within a 50’ x 50’ fenced compound and leased area. Vehicular access to the tower site would extend from Great Pasture Road over an existing paved driveway and parking area on the Property, a distance of approximately 645 feet to the facility compound. Utilities would extend from existing service along Great Pasture Road.



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Legend

- Site
- Municipal Boundary

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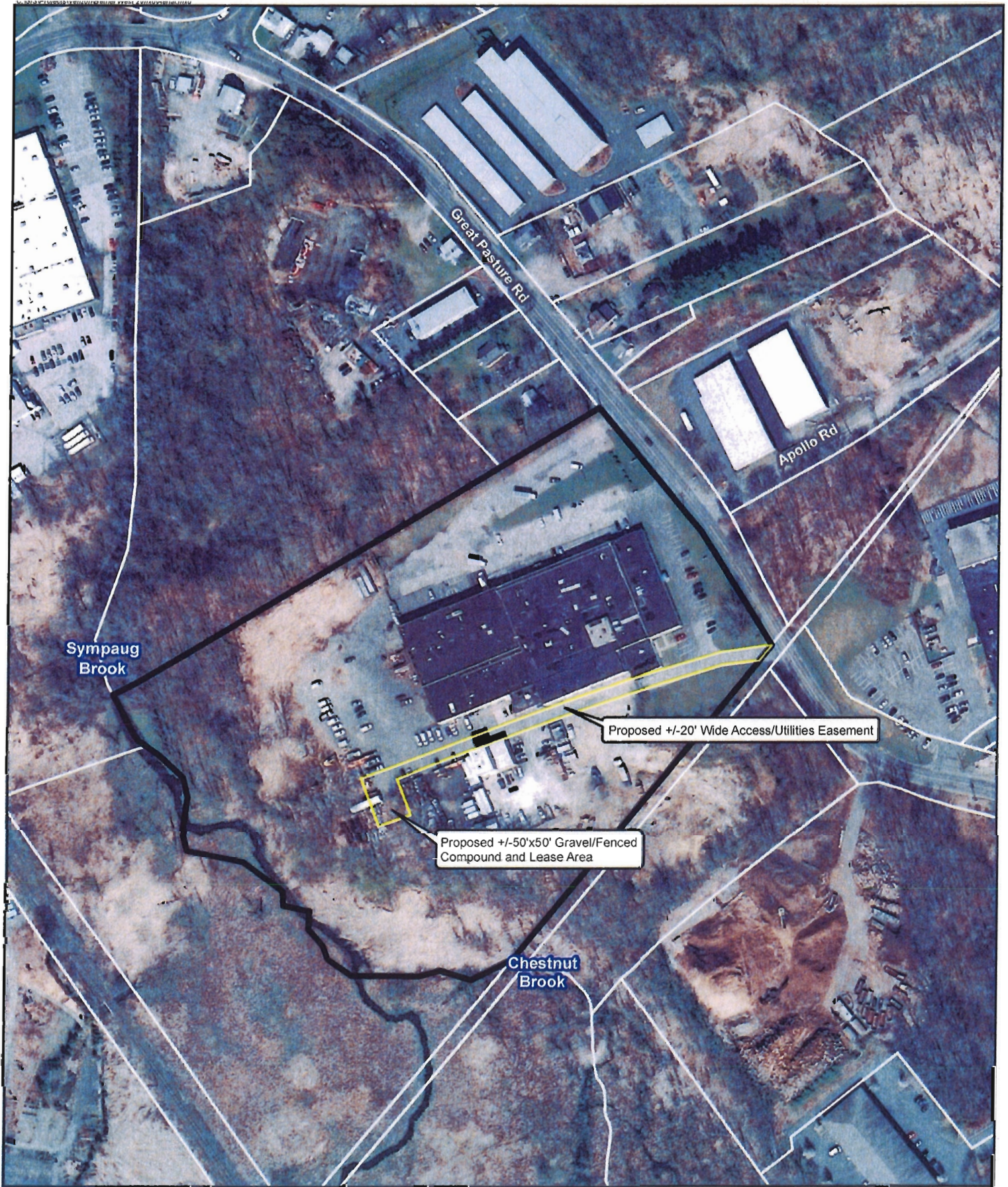


USGS Topographic Map




Proposed Wireless Telecommunications Facility
 Bethel West 2 CT
 15 Great Pasture Road
 Danbury, Connecticut

Map Notes:
 Base Map Source: USGS 7.5 Minute Topographic
 Quadrangle Maps, Danbury and Bethel, CT (1984)
 Site located on the Danbury, CT Quadrangle
 Map Scale: 1:24,000
 Map Date: February 2015





Legend

-  Proposed Site Layout
-  Subject Property
-  Approximate Parcel Boundary (CTDEEP GIS)

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Aerial Photograph

Proposed Wireless Telecommunications Facility
 Bethel West 2 CT
 15 Great Pasture Road
 Danbury, Connecticut

Map Notes:
 Base Map Source: 2012 Aerial Photograph (CTECO)
 Map Scale: 1 inch = 200 feet
 Map Date: February 2015



**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE:	:	
	:	
APPLICATION OF CELLCO	:	DOCKET NO. _____
PARTNERSHIP 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 15 GREAT PASTURE ROAD,	:	
DANBURY, CONNECTICUT	:	JULY 7, 2015

**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 a Certificate of Environmental Compatibility and Public Need (“Certificate”) for the construction, maintenance, and operation of a wireless telecommunications facility on an approximately 14.0 acre parcel at 15 Great Pasture Road in Danbury, Connecticut (the “Property”). This site is known as Cellco’s “Bethel West 2 Facility”.

The proposed Bethel West 2 Facility would be located in the westerly portion of the Property. At this location, Cellco would construct a 120-foot self-supporting monopole telecommunications tower and install twelve (12) panel-type antennas and nine (9) remote radio heads (“RRHs”) on a low profile platform at 120 feet above ground level (“AGL”). The top of Cellco’s antennas would extend above the top of the tower to an overall height of approximately 123 feet AGL. Equipment associated with Cellco’s antennas and a natural gas-fueled back-up generator would be located inside a 12’ x 26’ shelter located on the ground near the base of the tower within a 50’ x 50’ fenced compound and leased area. Vehicular access to the site would extend from Great Pasture Road over an existing paved driveway and parking area on the Property a distance of approximately 645 feet to the cell site. Utilities will extend from existing service along Great Pasture Road.

Included in this Application, as Attachment 1, is a factual summary and project plans for the Bethel West 2 Facility. 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.

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). 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. Operation of the wireless

telecommunications systems and related activities are Cellco's sole business in the State of Connecticut.

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

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

A copy of all such correspondence or communications should also be sent to:

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

C. Application Fee

The estimated total construction cost for the Bethel West 2 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 \$1,250 accompanies this Application in the form of a check payable to the Council.

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

Copies of this Application have been sent to municipal, regional, state and federal officials, pursuant to C.G.S. Section 16-50l(b). A certificate of service, along with a list of the officials served with a copy of the Application, is included as Attachment 2.

Notice of Cellco's intent to submit this Application was published on July 1 and July 2, 2015, by Cellco in the *Danbury News-Times* pursuant to C.G.S. Section 16-50l(b). A copy of the published legal notice is included as Attachment 3. An Affidavit of Publication will be forwarded to the Council as soon as it is available.

Attachment 4 contains a certification that notice of Celco's intent to file this application was sent to each person appearing of record as an owner of land that may be considered to abut the Property in accordance with C.G.S. Section 16-50/(b), as well as a list of the landowners to whom such notice was sent and a sample notice letter.

**III. STATEMENT OF NEED AND BENEFITS FOR THE PROVISION OF
ADVANCED AND RELIABLE WIRELESS SERVICES INFORMATION**

The purpose of this section is to provide an overview and general description of the proposed Bethel West 2 Facility.

A. Federal Policy

In 1996, the United States Congress adopted the federal Telecommunications Act (the "Act"). (Pub. L. No. 104-104, 110 Stat. 56). The Act recognized, among other things, an important nationwide need for high-quality wireless telecommunication services of all varieties. The Act also expressly promotes competition and seeks to reduce federal, state and local government regulation in all aspects of the telecommunications industry, including facility siting, in order to foster lower prices for consumers and to encourage the rapid deployment of new and advanced wireless service and technologies.

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 facility described in this application. 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 emission and interference issues by establishing regulations and requirement in these areas 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 New England 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.

Recognizing the public safety benefits that enhanced wireless telecommunications networks can provide, the United States, Congress also enacted the Wireless Communications and Public Safety Act of 1999 to promote and enhance public safety by making 911 the universal emergency assistance number, furthering the deployment of wireless 911 capabilities and further encouraging the construction and operation of seamless, ubiquitous and reliable wireless networks. In 2004, Congress enacted the Enhanced 911 Act for the specific purpose of enhancing and promoting Homeland Security, public safety and citizen activated emergency response capabilities. These goals and other related responsibilities imposed on wireless service providers can only be satisfied if Cellco maintains a ubiquitous and reliable wireless network.

In December of 2009, President Obama issued President Proclamation No. 8460 (74 C.F.R. 234 (2009)), which recognizes the need to protect the nation's "critical infrastructure", including, among others, "cellular phone towers". In 2010, the FCC developed a national broadband policy¹ to ensure that all Americans would have access to broadband capability, whether wired or wireless;

¹ Connecting America: The National Broadband Plan, Federal Communications Commission (2010).

to establish the United States as a leader in wireless service innovation; and to establish, in America, the fastest and most extensive wireless network.

In an effort to encourage a more timely review and approval of wireless facility siting applications, the FCC, in 2011, established specific time limits for local and State land use decisions on wireless facilities.² In 2012, Congress passed the Middle Class Tax Relief and Job Creation Act which included a provision, Section 6409, which mandates the approval of certain eligible wireless facility modifications. The provisions of Section 6409 were further clarified in the FCC's October 17, 2014 Report and Order (FCC No. 14-153) and were specifically designed to accelerate broadband deployment by improving the efficiencies of the wireless facility siting process.

Included as Attachment 5 is a copy of the FCC's licenses issued to Cellco for its wireless service in Fairfield 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, by doing so, the licensee's authorized service area is not enlarged. The addition of the Bethel West 2 Facility would not enlarge Cellco's authorized service area in Fairfield County.

B. Public Need and System Design

1. Need for the Bethel West 2 Facility

As noted above, the Act has pre-empted any state or local determination of public need for wireless services. In Fairfield County, Cellco holds an FCC License to provide wireless services in the 700 MHz, 850 MHz, 1900 MHz and 2100 MHz frequency ranges. Pursuant to its FCC Licenses, Cellco has developed and continues to develop a network of cell sites to serve the

² FCC Declaratory Ruling WT Docket No. 08-165.

demand for enhanced wireless services throughout the nation and more specifically, the State of Connecticut.

Cellco's currently provides wireless service in Danbury and Bethel and the surrounding towns from its existing Danbury, Danbury 3, Bethel West, and Bethel cell sites. Plots showing the extent of reliable wireless service in the area reveal a series of "coverage gaps" in Cellco's operating frequencies.³ Significant portions of these coverage gaps will be filled by service from the Bethel West 2 Facility. (*See Attachment 6*). In addition to the coverage benefits, the proposed Bethel West 2 Facility will provide significant capacity relief to Cellco's Bethel, Bethel West, and Danbury 3 cell sites.

2. Cell Site Information

The proposed Bethel West 2 Facility will provide reliable wireless service to a 1.55 mile portion of Route 53, a 0.4 mile portion of Route 302, and an overall area of 7.82 square miles at 700 MHz frequencies; a 1.4 mile portion of Route 53, a 0.3 mile portion of Route 302, and an overall area of 7.15 square miles at 850 MHz frequencies; a 0.9 mile portion of Route 53, a 0.2 mile portion of Route 302, and an overall area of 4.32 square miles at 1900 MHz frequencies; and a 0.75 mile portion of Route 53, a 0.2 mile portion of Route 302, and an overall area of 4.6 square miles at 2100 MHz frequencies.

The tower and facility compound have been designed to accommodate additional wireless carriers as well as state or local emergency services antennas and equipment if a need exists. Cellco's equipment shelter would house radio and related equipment, including (a) receiving, transmitting, switching, processing and performance monitoring equipment; and (b) automatic

³ Gaps in wireless service in the area around the Property exist at Cellco's 700 MHz and 850 MHz frequencies, and more significantly at its 1900 MHz and 2100 MHz frequencies.

heating and cooling equipment. Cellco's back-up generator would also be installed in a segregated generator room within the shelter 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. Cellco's equipment shelter would be equipped with a silent intrusion and system alarms 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 generally visit the cell site on a monthly basis. More frequent visits may be required if there are problems with the cell site equipment.

The Bethel West 2 Facility will allow Cellco to provide reliable wireless service to a series of coverage gaps (most significant at Cellco's 1900 MHz and 2100 MHz operating frequencies) along portions of Routes 53 and 302 in the area, and to the surrounding industrial, commercial and residential areas. Cellco maintains five (5) existing telecommunications facilities within approximately two (2) miles of the proposed Bethel West 2 Facility.

Cellco's existing Danbury cell site consists of antennas on the roof of Danbury Hospital, 24 Hospital Avenue in Danbury and is located approximately 2.0 miles northwest of the proposed Bethel West 2 Facility. Cellco's existing Danbury 3 cell site consists of antennas on the roof of a building at 30 Main Street in Danbury and is located approximately 1.25 miles west of the proposed Bethel West 2 Facility. Cellco's existing Bethel West cell site consists of antennas at the 136-foot level on the 160-foot tower at 11 Francis Clarke Circle in Bethel and is located approximately 1.5 miles south of the proposed Bethel West 2 Facility. Cellco's existing

Bethel cell site consists of antennas at the 95-foot level on the existing 125-foot tower at 38 Sprint Hill Road in Bethel and is located approximately 2.0 miles southeast of the proposed Bethel West 2 Facility.

Plots showing coverage from Cellco's existing facilities in the area, alone and together with coverage from the proposed Bethel West 2 Facility, are included as Attachment 6.

3. System Design and Cell Site Equipment

a. System Design

Cellco's wireless system in general and the proposed Bethel West 2 Facility, in particular, have been designed and developed to allow Cellco to achieve and to maintain high quality, reliable wireless service. The system design 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.

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 fiber optic networks, local exchange company and long distance carrier networks. Cellco has designed its wireless system to conform with applicable standards and constraints for wireless systems and 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 Cellco's two MTSOs located in Windsor and Wallingford and the various connector cell sites around the state. The major electronic components of each cell site are radio frequency transmission and receiving equipment and cell site controller equipment. 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 channels; call set-up and supervision; radio frequency equipment control; internal diagnostics; response to remote and local test demand; data from the wireless units 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.

In addition to the ground-mounted radio equipment, Cellco intends to install twelve (12) panel-type transmit/receive antennas (three (3) model 800 10735V01, 700 MHz antennas; three (3) model 800 10735V01, 850 MHz antennas; three (3) model HBXX-6516DS-VTM, 1900 MHz antennas; and three (3) model HBXX-6516DS-VTM, 2100 MHz antennas. Cellco will also install a total of nine (9) remote radio heads behind its 700 MHz, 1900 MHz and 2100 MHz antennas, two (2) HYBRIFLEX™ fiber optic antenna cables and one (1) GPS antenna. Back-up power to the Bethel West 2 Facility will be provided by a 35 kW natural gas-fueled generator. Specifications for Cellco's antennas, remote radio heads, antenna cables and back-up generator are included in Attachment 7.

4. Technological Alternatives

Pursuant to its FCC licenses, Cellco is authorized to provide wireless telecommunications services throughout the State of Connecticut. Cellco submits that there are no equally effective

technological alternatives that would allow Cellco to provide its wireless service to the area than those described in this Application. In fact, Cellco's wireless system represents state-of-the-art technology offering high-quality wireless 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, like the one described above, is to locate a 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 Bethel West 2 Facility satisfies this goal and would help resolve existing capacity and to a lesser extent coverage problems and provide high-quality reliable wireless service along portions of Routes 53 and 302 in the area, and to the surrounding industrial, commercial and residential land uses in northeast Danbury and northwest Bethel.

The methodology of cell site selection for a wireless system generally limits the search for possible locations to a specific site search area or ring established by Cellco's Radio Frequency Engineers and network designers. In any search area, Cellco first examines the use of existing towers or other sufficiently tall structures that might help satisfy its wireless service objectives. A list of existing towers or other non-tower structures considered is included in Attachment 8. Cellco currently maintains five (5) wireless telecommunications facilities within approximately two (2) miles of the Bethel West 2 Facility location. Each of these existing facilities will, to some extent, interact with the proposed Bethel West 2 Facility and are identified on the coverage maps included in Attachment 6. These adjacent cell tower sites cannot, however, satisfy Cellco's need for

additional coverage and more importantly, capacity relief in and near the designated Bethel West 2 search area. Cellco also regularly investigates the use of existing, non-tower structures in an area, when available, as an alternative to building a new tower. No existing non-tower structures of suitable height exist in the designated Bethel West 2 search area. Cellco initiated a site search process for the Bethel West 2 cell site and identified the property at 15 Great Pasture Road as a viable candidate for a cell site. Cellco determined that an antenna centerline height of 120 feet at the Property would satisfy its wireless service (coverage and capacity) objectives in the area. The Site Search Summary (Attachment 8) 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

The Applicant will design the facility tower and compound to be shared by a minimum of three (3) wireless carriers, and the Town, or local emergency service providers, if a need exists. The tower itself will also be designed to be extended up to 20 feet. This type of tower sharing arrangement would reduce, if not eliminate, the need for these other carriers or municipal entities to develop a separate tower in this same area in the future. As of the date of this filing, no other carrier nor the City of Danbury or Town of Bethel have expressed any interest in the Bethel West 2 Facility.

3. Overall Costs and Benefits

Aside from the limited visual impacts discussed further below, the Applicant 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 services in northeast Danbury and northwest Bethel. The Bethel West 2 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 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. The overall costs to the Applicant for development of the proposed cell site are set forth in Section III.D. of the Application.

4. 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, 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 Bethel West 2 Facility would be a part has been designed to meet the public need for high-quality, reliable wireless service while minimizing, to the extent possible, any potential adverse environmental impacts. 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 proposed 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 or

disguised installations.” Where appropriate, telecommunications towers camouflaged as trees, for example, could help to further reduce visual impacts associated with these structures. Attachment 9 contains Visibility Analysis prepared by All-Points Technology Corporation (“APT”) for the Bethel West 2 Facility. The Visibility Analysis assesses the visual impact of the proposed 120-foot tower on the surrounding areas and includes photographic simulations for the Council’s review and consideration.

According to the Visibility Analysis, areas where the top portion of the tower would be visible above the tree canopy comprise approximately 38 acres or forty-seven hundredths of one percent (0.47%) of the 8,042 acre study area. Year-round visibility of the Bethel West 2 Facility tower is generally limited to locations within about 0.5 miles of the cell site. At nearby locations, and primarily within the industrial park along Great Pasture Road, large portions of the tower may be visible. Beyond 0.25 miles, views become more sporadic and intervening vegetation and existing infrastructure serve to obstruct large portions of the Bethel West 2 Facility. When the leaves are off the trees, seasonal views, through intervening trees and branches are anticipated to occur in some locations within a 255 acre area around the tower site.

There are ten (10) residential structures within 1,000 feet of the Bethel West 2 Facility. The closest off-site residence is located approximately 612 feet to the northeast at 13 Great Pasture Road.

Weather permitting, the Applicant will raise balloons with a diameter of at least three (3) feet at the Bethel West 2 Facility location 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 Energy and Environmental Protection, Public Health, Public Utilities Regulatory Authority, 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, Celco, as a part of the National Environmental Policy Act ("NEPA") Checklist, solicits comments on the proposed cell site from the U.S. Department of the Interior, Fish and Wildlife Service ("USFWS"), Environmental and Geographic Information Center of the Connecticut Department of Energy Environmental Protection ("DEEP") and the Connecticut Historical Commission, State Historic Preservation Officer ("SHPO"). Information on the USFWS and DEEP reviews regarding impacts on known populations of Federal or State Endangered, Threatened or Special Concern Species occurring at the proposed site are included in Attachment 10.

(1) USFWS & CTDEEP NDDB Reviews

According to the Preliminary USFWS & CTDEEP Compliance Determination prepared by APT, two federally-listed Threatened species, including the *Bog Turtle* and the *Northern Long-Eared Bat*, have been documented in the vicinity of the proposed Bethel West 2 Facility. However, there is no adverse effect on these species. The *Bog Turtle* is a wetland-dependent species. The proposed Bethel West 2 Facility would be located within an existing developed and distributed upland area and would not result in an adverse impact to nearby wetlands or to mature vegetation. In addition, the proposed cell site would not require the removal of trees, thereby causing no adverse effect on the potential roosting habitat for *Northern Long-Eared Bats*.

The Preliminary USFWS & CTDEEP Compliance Determination also identifies two state-listed Special Concern species, including the *Eastern Box Turtle* and the *Wood Turtle*, located in the vicinity of the Bethel West 2 Facility. Consistent with its practice, Cellco, through Dean Gustafson at APT has established an *Eastern Box Turtle* and *Wood Turtle* protection program to avoid unintentional mortality of these turtle species during construction. With adherence to this protection program, the proposed development at the Property would not have an adverse effect on these turtle species. (See Preliminary USFWS & CTDEEP Compliance Determination – Attachment 10).

(2) Wetlands Investigation

As discussed in Section III.D.5.d. below, the development of the Bethel West 2 Facility will have no direct impact on wetlands, the closest of which is located approximately 80 feet to the south of the proposed Bethel West 2 Facility. Cellco does not anticipate that the development of the proposed facility will adversely impact this wetland resource. A Wetland Inspection report is included in Attachment 11.

(3) State Historic Preservation Officer

According to a Preliminary Historic Resources Determination prepared by APT, there are no properties on or eligible for listing on the National Register of Historic Places located within one-half mile of the proposed cell site. It is APT's opinion, therefore, that the proposed facility will not adversely affect historic resources. Consultation with the State Historic Preservation Office ("SHPO") is on-going. A concurrence determination is anticipated and will be forwarded to the Council once it is received. A copy of APT's Preliminary Historic Resources Determination is included in Attachment 12.

c. Non-Ionizing Radio Frequency Radiation

The FCC has adopted a standard for exposure to Radio Frequency (“RF”) emissions from telecommunications facilities like those proposed in this Application. To ensure compliance with the applicable standards, Cellco has performed a worst-case maximum power density calculation for the proposed cell site according to the methodology prescribed by the FCC Office of Engineering and Technology Bulletin No. 65, Edition 97-01 (August 1997) (“OET Bulletin 65”). The calculation is a conservative, worst-case approximation for RF emissions at the closest accessible point to the antennas, in this case the base of the tower, and assumes that all antennas are transmitting simultaneously, on all channels, at full power. Even under these absolute worst-case conditions, the calculations indicate that the maximum permissible exposure level for Cellco’s 700, 850, 1900 and 2100 MHz antennas would remain well below (32.74%) the FCC’s Standard. Actual RF emissions levels from the proposed facility would be far below these “worst-case” calculations.

d. Other Environmental Issues

No sanitary facilities are required for the Bethel West 2 Facility. The operations at the approved Bethel West 2 Facility 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 the Cellco project team, the Applicant submits that the Bethel West 2 Facility will have no significant adverse effect on scenic, natural, historic or recreational features, and that none of the potential effects alone or cumulatively with other effects is sufficient reason to deny this Application.

5. Consistency with Local Land Use Controls

The Council Application Guide for Community Antenna Television and Telecommunication Facilities, as amended in July 2012, requires the inclusion of a narrative summary of the project’s consistency with the Town’s Plan of Conservation and Development (the “Plan”) 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 Bethel West 2 Facility is located on an approximately 14.0 acre parcel owned by Eppoliti Industrial Realty Inc. The Property is located in the City’s IL-40 (Industrial) zone district and is used for light industrial purposes.

b. Plan of Conservation and Development

The City of Danbury Plan of Conservation & Development (2013) (the “Plan”), does not identify telecommunications facilities as a land use consistent or inconsistent with the general planning and conservation principles or policies of the City. Four (4) copies of the Plan were filed, in bulk, with the Council.

c. Zoning Regulations

According to the City’s Zoning Map, the Property is located in the Industrial (IL-40) zone. Pursuant to Section 3-E-6 of the Danbury Zoning Regulations, wireless telecommunications facilities are permitted in all zones subject to the approval of a special exemption use from the Danbury Planning Commission. Towers must comply with the yard setback requirements for principal uses and buildings in the zoning district in which it is located, or be set back from all property lines a distance equal to the tower plus twenty-five (25) feet,

whichever is greater. The tower must be able to accommodate a minimum of three (3) users that include, but are not limited to, other wireless communication companies, and local police, fire and ambulance companies. A security fence is required around the antenna tower and other equipment, which must be landscaped with no less than two (2) rows of sight-obscuring evergreen trees, planted not less than ten (10) feet on center. The evergreen plantings must be a minimum height of six (6) feet at planting. Each building or structure must contain no more than three hundred and sixty (360) square feet of gross floor area or be more than twelve (12) feet in height and comply with the yard setback requirements for principal buildings and structures for the zoning district in which it is located. The proposed Bethel West 2 Facility complies with each of these requirements.

d. Inland Wetland and Watercourse Regulations

The Danbury Inland Wetlands and Watercourses Commission Regulations (the “IWWC Regulations”) define Regulated Activity as any operation within, or use of, a wetland or watercourse involving removal or deposition of materials, or any obstruction, construction, alteration or pollution of such wetlands or watercourses or any operation within, or use of, any land which may disturb the natural and indigenous character of a wetland or watercourse. Four (4) copies of the Danbury IWWC Regulations were filed, in bulk, with the Council.

Dean Gustafson, Professional Soil Scientist with APT, conducted a field investigation and completed a Wetland Inspection report for the proposed Bethel West 2 Facility. The closest wetland area to the tower site is located approximately 80 feet to the south of the proposed cell site. The Wetland Inspection report is included in Attachment 11.

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, the Applicant 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”), Map Numbers 090001 and 090004, Panel 143 (Effective June 18, 2010) the proposed facility would be located in Flood Zone X, an area outside the 500 year flood zone. A copy of the FIRM is also included in Attachment 13.

6. Local Input

Section 16-50(e) of the Connecticut General Statutes, as amended, requires local input on matters before the Council. On March 3, 2015, Cellco representatives met with Danbury’s Mayor, Mark Boughton, to commence the ninety (90) day municipal consultation process. Mr. Boughton received copies of technical information summarizing Cellco’s plans to establish a telecommunications facility as described above. At this meeting, Cellco discussed, in detail, the aspects of the proposed Bethel West 2 Facility, the site location being considered, the need for wireless service improvements in Danbury and the Connecticut Siting Council application process. That same day, Cellco delivered copies of this technical information to Matt Knickerbocker, First Selectman of the Town of Bethel. The Danbury-Bethel town line is within 2,500 feet (to the south) of the proposed Bethel West 2 Facility.

Cellco received a memorandum from the Danbury Planning and Zoning Department (“PZD”) on April 7, 2015, which contains comments and recommendations regarding the Property and the proposed Bethel West 2 Facility. The PZD memorandum identifies several zoning concerns, unrelated to the tower proposal, that the City is attempting to resolve with the Property owner. Further, Cellco is aware of the CTDEEP Dig Restriction Area referenced and has designed the proposed facility to avoid any impact to this restricted area. Finally, PZD recommends that any telecommunications tower at the Property be a monopole design, painted brown. A copy of the PZD’s memorandum is included in Attachment 14.

7. Consultations With State and Federal Officials

Attachments 10 and 12 and Section III.C. of the Application describes consultations with state and federal officials regarding the proposed Bethel West 2 Facility.

a. Federal Communications Commission

FCC approval of a particular tower site is not required where the authorized service area of the licensed carrier is not enlarged. The FCC did not, therefore, review this particular proposal.

b. Federal Aviation Administration

Cellco prepared a Federal Airways & Airspace Summary Report (“FAASR”) for the proposed Bethel West 2 Facility. This report confirms that, pursuant to FAA standards and guidelines, the proposed tower would not constitute an obstruction or hazard to air navigation and notice to the FAA is not required. No obstruction marking or lighting is required nor will be proposed. A copy of the FAASR is included in Attachment 15.

c. United States Fish and Wildlife Service

See Section III.C.4.b.(1) above.

d. Connecticut Department of Energy and Environmental Protection

(1) Environmental and Geographic Information Center

See Section III.C.4.b.(1) above.

(2) Bureau of Air Management

Under normal operating conditions, the Cellco equipment at the Bethel West 2 Facility would generate no air emissions. During power outage events and periodically for maintenance purposes, Cellco would utilize a natural gas-fueled generator to provide emergency back-up power. Cellco's back-up generator will be managed to comply with the "permit by rule" criteria established by the Connecticut Department of Energy and Environmental Protection ("DEEP") Bureau of Air Management pursuant to R.C.S.A. § 22a-174-3b, and therefore is exempt from general air permit requirements.

e. Connecticut State Historic Preservation Officer

See Section III.C.4.b.(3) above.

D. Estimated Cost and Schedule

1. Overall Estimated Costs

The total estimated cost of construction for the Bethel West 2 Facility is \$670,000. This estimate includes:

(1)	Cell site radio equipment of approximately	\$300,000
(2)	Tower, coax and antenna costs of approximately	85,000
(3)	Power systems costs of approximately	40,000
(4)	Equipment shelter costs of approximately	90,000

- | | | |
|-----|--|---------|
| (5) | Miscellaneous costs (including site preparation and installation) of approximately | 155,000 |
|-----|--|---------|

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 to four 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 Bethel West 2 Facility will not have any substantial adverse environmental effects. A public need exists for high quality reliable wireless service in the City of Danbury and throughout Fairfield 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 need for these services, in general, and the Bethel West 2 Facility, in particular, far outweighs any possible environmental effects resulting from the construction of the proposed cell site.

WHEREFORE, Cellco respectfully requests that the Council approve this Application for a Certificate of Environmental Compatibility and Public Need for the proposed Bethel West 2 Facility.

Respectfully submitted,

CELLCO PARTNERSHIP D/B/A VERIZON
WIRELESS

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