



# STATE OF CONNECTICUT

## CONNECTICUT SITING COUNCIL

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June 24, 2016

Sean Gormley  
Blue Sky Towers LLC  
352 Park Street  
North Reading, MA 01864

RE: **DOCKET NO. 464** – Blue Sky Towers, LLC and New Cingular Wireless PCS, LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at Bridgeport Tax Assessor Map 53, Block 1527, Lot 2, 220 Evergreen Street, Bridgeport, Connecticut.

Dear Mr. Gormley:

At a public meeting of the Connecticut Siting Council (Council) held on June 23, 2016, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on April 29, 2016, with the following conditions:

- a) Approval of requested significant changes including but not limited to work hours to the approved D&M Plan be delegated to Council staff in accordance with Regulations of Connecticut State Agencies §16-50j-77(b). In accordance with that section, if advance written notice is impractical, the Certificate Holder shall provide verbal notice of the changes and shall submit written specifications to the Council within 48 hours after the verbal notice. All changes pursued without advance notification and approval shall be subject to a penalty, enforceable by the Attorney General pursuant to C.G.S. §16-50u; and
- b) The bottom or base of the generator and fuel tank unit shall be elevated to not less than one foot above the 100-year flood elevation.

This approval applies only to the D&M Plan submitted on April 29, 2016 and other supplemental data dated May 17, 2016 and June 2, 2016. Furthermore, the Certificate Holder is responsible for reporting requirements pursuant to RCSA 16-50j-77.

Please be advised that changes and deviations from this plan are enforceable under the provisions of the Connecticut General Statutes § 16-50u. Enclosed is a copy of the staff report on this D&M Plan, dated June 23, 2016.

Thank you for your attention and cooperation.

Sincerely,

Robert Stein  
Chairman

RS/MP/cm

Enclosure: Staff Report, dated June 23, 2016

- c: Parties and Intervenors  
The Honorable Joseph P. Ganim, Mayor, City of Bridgeport  
David Kooris, Director, Office of Planning and Economic Development, City of Bridgeport



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### **Docket 464 – Bridgeport Development and Management Plan Staff Report June 23, 2016**

On April 14, 2016, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Blue Sky Towers, LLC (Blue Sky) for the construction, maintenance, and operation of a permanent wireless telecommunications facility located at 220 Evergreen Street, Bridgeport, Connecticut. As required in the Council's Decision and Order (D&O), Blue Sky submitted a Development and Management Plan (D&M Plan) for the project to the Council and the City of Bridgeport on April 29, 2016.

Consistent with the Council's D&O, Blue Sky will construct a permanent 135-foot above ground level (agl) monopole on an industrial property used for steel fabrication services and owned by Chapin and Bangs. This tower will replace the temporary 128-foot agl monopole approved by the Council in Petition No. 1169 at the same site. The subject property is approximately 1.0-acre in size. Land use at adjacent properties includes commercial uses, multi-family residences, and the City of Bridgeport Animal Shelter.

The tower at the approved height of 135 feet agl (and its foundation) will be capable of supporting a total of three levels of platform-mounted antennas. The tower is designed for an approximately 20-foot extension that is subject to the regulations of the Federal Communications Commission and could accommodate two additional carriers. New Cingular Wireless PCS, LLC (AT&T) will install nine panel antennas and 27 remote radio units on a low-profile platform at a centerline height of 130 feet agl. Thus, the tops of AT&T's antennas will not extend above the top of the tower, consistent with the Council's D&O. The tower will have a gray galvanized finish that would eventually weather/dull to a softer gray.

The April 29, 2016 D&M Plan filing had the tower designed with a yield point that would keep the tower setback radius within 50 feet. However, Council staff inquired about this because the nearest property boundary (Guzman property) is 38 feet southwest of the center of the tower location. Subsequently, on June 2, 2016, Blue Sky submitted a revised tower design for the D&M Plan to maintain the tower setback radius within 38 feet. Thus, Blue Sky is now in compliance with Order No. 2b of the Council's D&O.

Blue Sky will construct a 3,617.5 square-foot equipment compound within a 3,617.5 square-foot lease area at the site. Erosion and sedimentation controls are proposed along the eastern fenceline edges. The compound will be enclosed by an eight-foot high chain link fence with barbed wire and less than two-inch mesh. Thus, the fence mesh size will comply with Order No. 2a of the Council's D&O. AT&T will re-use the existing 11-foot 5-inch by 16-foot equipment shelter (from the temporary tower) located inside the compound. A separate 50-kW diesel generator will be located within the compound, adjacent to the equipment shelter. It will be capable of supplying approximately two days of power before refueling. No other carriers expressed an interest in co-locating on the facility during the Docket No. 464 proceeding, so only a single carrier generator is proposed at this time.

No new access will be required because the fenced compound gate is very close to the property line with Evergreen Street. Underground utilities will be installed to reach the compound from a new utility pole on Evergreen Street located near the northern corner of the tower compound.

Blue Sky provided an updated Noise Evaluation Report dated May 31, 2016 that certifies that the proposed equipment will meet the applicable Connecticut Department of Energy and Environmental Protection (DEEP) noise standards. Thus, the D&M Plan complies with Order No. 2c of the Council's D&O.

With regard to flood risk mitigation, the inside floor of the equipment shelter is currently located above the 500-year flood elevation. Thus, any equipment inside the shelter will be above the 500-year flood elevation. Blue Sky consulted with The United Illuminating Company and requested that the utility transformer be located one foot above the 100-year flood elevation. It is unclear from the D&M Plan if any specific flood mitigation was considered for the backup generator. The ground elevation at the center of the generator location is on the order of 12.8 feet above mean sea level (amsl). Staff suggests including a condition that the bottom of the generator and fuel tank unit be elevated to not less than one foot above the 100-year flood elevation of 12.25 feet amsl or a minimum of 13.25 feet amsl. This would require roughly 5.4 inches of additional height above grade.

Elevating the generator and fuel tank to above the 500-year flood elevation would require over 2.5 feet of additional height above grade. Staff is concerned that that would be less practical and may adversely impact the noise analysis due to the significantly greater generator height above grade. Thus, a minimum of one foot above the 100-year flood elevation is recommended at this time, consistent with the utility transformer.

Consistent with the Council's D&O, the cumulative worst-case radio frequency power density level at the base of the tower will be 3.98 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit.

If the D&M Plan is approved on June 23, 2016 and Blue Sky secures a building permit by August 1, 2016, the permanent tower facility is expected to be constructed by the end of August 2016. AT&T will install their equipment thereafter and have its permanent wireless facility operational by the end of the September 2016. AT&T would then cease operations on the temporary tower and remove their equipment so that Blue Sky can dismantle the temporary tower, approximately by the end of October 2016.

Construction hours will be 8:00 a.m. to 7:00 p.m. Monday through Friday. Any noise associated with the construction of this permanent tower facility will be temporary in nature and exempt per DEEP noise standards.

All of the D&M Plan requirements set forth in the Council's Decision & Order for Docket 464 are in compliance; therefore, Council staff recommends approval with the following conditions:

- a) Approval of requested significant changes including but not limited to work hours to the approved D&M Plan be delegated to Council staff in accordance with Regulations of Connecticut State Agencies §16-50j-77(b). In accordance with that section, if advance written notice is impractical, the Certificate Holder shall provide verbal notice of the changes and shall submit written specifications to the Council within 48 hours after the verbal notice. All changes pursued without advance notification and approval shall be subject to a penalty, enforceable by the Attorney General pursuant to C.G.S. §16-50u; and
- b) The bottom or base of the generator and fuel tank unit shall be elevated to not less than one foot above the 100-year flood elevation.