



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

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June 8, 2018

Christopher B. Fisher, Esq.
Daniel M. Laub, Esq.
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

RE: **DOCKET NO. 476** - Eco-Site, Inc. and T-Mobile Northeast, LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 248 Hall Hill Road, Somers, Connecticut. **Development & Management Plan.**

Dear Attorneys Fisher and Laub:

At a public meeting of the Connecticut Siting Council (Council) held on June 7, 2018, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on May 1, 2018.

This approval applies only to the D&M Plan submitted on May 1, 2018, and additional information received on May 30, 2018. Requests for any changes to the D&M Plan shall be approved by Council staff in accordance with Regulations of Connecticut State Agencies Section (RCSA) §16-50j-77(b).

The Certificate Holder is responsible for compliance with the reporting requirements under RCSA 16-50j-77, including:

1. Contact information for the personnel of the contractor assigned to the project;
2. Notification of commencement of construction;
3. Quarterly construction progress reports;
4. Notification of completion of construction and commencement of operation; and
5. Final report.

Please be advised that deviations from the approved D&M Plan and non-compliance with the D&M Plan reporting requirements are enforceable under Connecticut General Statutes § 16-50u.

Enclosed is a copy of the staff report for this D&M Plan, dated June 7, 2018.

Thank you for your attention and cooperation.

Sincerely,

Robert Stein
Chairman

RS/MP/lm

Enclosure: Staff Report, dated June 7, 2018

c: Service List

The Honorable C.G. 'Bud' Knorr, Jr., First Selectman, Town of Somers

Jennifer Roy, Land Use Technician/Zoning Officer, Town of Somers



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Docket 476 – Somers Development and Management Plan Staff Report June 7, 2018

On February 15, 2018, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Eco-Site, Inc. (Eco-Site or Certificate Holder) for the construction, maintenance, and operation of a wireless telecommunications facility located at 248 Hall Hill Road, Somers, Connecticut. As required in the Council's Decision and Order (D&O), Eco-Site submitted a Development and Management Plan (D&M Plan) for the project to the Council on May 1, 2018. On May 30, 2018, Eco-Site submitted a copy to the Town of Somers in accordance with Condition No. 2 of the D&O. Eco-Site had conversations with Town staff prior to filing the D&M Plan with the Council. The Council issued interrogatories to Eco-Site on May 8, 2018. On May 30, 2018, Eco-Site submitted responses to Council interrogatories.

Consistent with the Council's D&O, Eco-Site will construct a 180-foot monopole. The subject property consists of a 38.5-acre parcel owned by Debra Romano and contains a single-family residence, garage and barn with accessory hay fields. The tower will be constructed in the eastern portion of the property. Erosion and sedimentation controls (E&S Controls) will be installed including, but not limited to, a filter sock along the northern and southern limits of the construction area. In accordance with Condition 2(b) of the D&O, such E&S Controls are consistent with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*.

T-Mobile Northeast, LLC (T-Mobile) will install six panel antennas and six remote radio units on a low-profile T-arm mount at a centerline height of 175 feet above ground level. The tower is not designed to be expandable in height. However, the tower and foundation will be capable of supporting four levels of antennas.

Eco-Site will construct a 2,500 square-foot equipment compound within a 10,000 square-foot lease area at the site. The compound will be enclosed by a six-foot high chain link fence with three strands of barbed wire on top. Access will originate from Hall Hill Road at an existing gate (to be replaced) and would run to the east through an existing wooded area to be cleared, and then would run roughly southeast parallel to an existing tree line before turning to the east again to reach the compound and parking turn-around area. T-Mobile will install two equipment cabinets on a 10-foot by 15-foot concrete pad within the compound. A propane-fueled generator will be located within the compound on the same concrete pad. A 120-gallon propane cylinder would be located within the northern corner of the compound. It will be capable of supplying approximately 80 hours of power (under average load conditions) before refueling.

Utilities would run overhead from an existing pole on the opposite side of Hall Hill Road, connect to a new utility pole to be installed on the northwest corner of the subject property (per Drawing EC2 of the D&M Plan), and then would run underground roughly parallel to the access drive to reach the compound.

Consistent with the Council's D&O, the cumulative worst-case radio frequency power density level will be 0.69 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit, using a -10-dB off-beam adjustment to account for the antenna pattern.

A seasonal dry pond (and also a delineated wetland) is located approximately 348 feet southwest of the fenced compound, and it could potentially be a vernal pool. As a precaution, the Certificate Holder will adhere to a seasonal restriction to avoid construction during the February 15th through April 15th time period to avoid impacts to vernal pool species.



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In accordance with Condition 2(e) of the D&O, on May 30, 2018, Eco-Site provided plans for the disposition of the net cut material. Such net cut would be hauled off site and disposed of in accordance with State regulations.

Typical construction hours will be 8:00 a.m. to 6:00 p.m., Monday through Friday.

All of the Development and Management Plan requirements set forth in the Council's D&O for Docket 476 are in compliance; therefore, Council staff recommends approval.