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STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL

Docket No. 479

Application from Tarpon Towers II, LLC, and Celco  
Partnership d/b/a/ Verizon Wireless for a Certificate  
of Environmental Compatibility and Public Need for the  
Construction, Maintenance and Operation of a  
Telecommunications Facility Located at 380 Horace  
Street, Bridgeport, Connecticut

Regular Hearing Held at the Bridgeport  
City Hall, Council Chambers, 45 Lyon Terrace,  
Bridgeport, Connecticut, Tuesday, January 23,  
2018, beginning at 3 p.m.

H e l d   B e f o r e :

ROBIN STEIN, Chairman

1     A p p e a r a n c e s :

2             C o u n c i l   M e m b e r s :

3                     JAMES J. MURPHY, JR.

4                     Vice Chairman

5

6                     ROBERT HANNON,

7                     DEEP Designee

8

9                     LARRY LEVESQUE

10                    PURA Designee

11

12                    MICHAEL HARDER

13                    ROBERT SILVESTRI

14                    EDWARD EDELSON

15

16             C o u n c i l   S t a f f :

17                    MELANIE BACHMAN, ESQ.,

18                    Executive Director and Staff Attorney

19

20                    MICHAEL PERRONE,

21                    Siting Analyst

22

23

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1 A p p e a r a n c e s:(cont'd)

2 For the Applicant (Tarpon Towers II, LLC):

3 ROBINSON & COLE

4 280 Trumbull Street

5 Hartford, Connecticut 06103

6 By: KENNETH BALDWIN, ESQ.

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1           THE CHAIRMAN: Good afternoon, ladies  
2 and gentlemen. I'd like to call to order this  
3 meeting of the Connecticut Siting council today,  
4 Tuesday, January 23, 2018, at approximately 3 p.m.

5           My name is Robin Stein. I'm Chairman of  
6 the Connecticut Siting Council. Other members of  
7 the Council present are Vice Chairman Senator  
8 James Murphy; Mr. Hannon, the designee from the  
9 Department of Energy and environmental protection;  
10 Mr. Levesque, designee from the Public Utilities  
11 Regulatory Authority; Mr. Silvestri; Mr. Harder  
12 and Mr. Edelson.

13           Members of the staff present are Melanie  
14 Bachman, our executive director and staff  
15 attorney; and Michael Perrone, our siting analyst.

16           This hearing is held pursuant to the  
17 provisions of Title 16 of the Connecticut General  
18 Statutes and of the Uniform Administrative  
19 Procedure Act upon an application from Tarpon  
20 Towers II, LLC, and Cellco Partnership d/b/a  
21 Verizon Wireless for a certificate of  
22 environmental compatibility and public need for  
23 the construction, maintenance and operation of a  
24 telecommunication facility located at 380 Horace  
25 Street in Bridgeport, Connecticut. The

1 application was received by the Council on  
2 September 25, 2017.

3 As a reminder to all off-the-record  
4 communication with a member of the Council or a  
5 member of the Council's staff upon the merits of  
6 this application is prohibited by law. The  
7 applicant to this proceeding are, as I noted,  
8 Tarpon Towers II, LLC; Cellco partnership d/b/a  
9 Verizon Wireless; and Attorney Kenneth Baldwin of  
10 Robinson & Cole, their Attorney.

11 We will proceed in accordance with the  
12 proposed agenda, copies of which are available  
13 here somewhere -- in the back on the table. Also  
14 available are copies of the Council's citizen  
15 guide to Siting Council procedures.

16 At the end of this afternoon's  
17 evidentiary session we will recess and resume  
18 again at 6:30 p.m. for the public comment session.  
19 The 6:30 public comment session will be reserved  
20 for the public to make brief oral statements into  
21 the record.

22 I wish to note for those who are here  
23 and for the benefit of your friends and neighbors  
24 who are unable to join us for the public comment  
25 session, that you or they may send written

1 statements to the Council within 30 days of the  
2 date hereof, and such written statements will be  
3 given the same weight as if spoken at the hearing.

4 A verbatim transcript will be made of  
5 this hearing and deposited with the city clerk's  
6 office in Bridgeport for the convenience of the  
7 public.

8 I wish to call your attention to those  
9 items shown on the hearing program marked as Roman  
10 number 1D, items one through 68.

11 Does the applicant have an objection to  
12 the items that the Council has administratively  
13 noticed?

14 MR. BALDWIN: No, objection  
15 Mr. Chairman.

16 THE CHAIRMAN: Accordingly, the Council  
17 hereby administratively notices these existing  
18 documents, statements and comments.

19 Attorney Baldwin, will you present your  
20 witness council for the purpose of taking the  
21 oath?

22 MR. BALDWIN: Thank you, Mr. Chairman.  
23 Our witness panel is listed in the hearing  
24 program, but let me make some quick introductions.  
25 To my left is Keith Coppins, representing Tarpon

1 Towers II, LLC, a co-applicant in this proceeding.  
2 To my right is Maria Montrose, radiofrequency  
3 engineer with Verizon Wireless. Next is Tony  
4 Befera, the Manager of Real Estate and Project  
5 Implementation for Verizon Wireless. Next to Tony  
6 is Doug Roberts with Hudson Design Group, the  
7 project engineers.

8 Next is Mike Libertine with All-Points  
9 Technology. Mike is the Director of Siting and  
10 Permitting. And last, but certainly not least is  
11 Dean Gustafson, senior wetland scientist and  
12 professional soil scientist, also with All-Points  
13 Technology Corporation. And I offer them now to  
14 be sworn, Mr. Chairman.

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1           K E I T H     C O P P I N S ,  
2           M A R I A     M O N T R O S E ,  
3           A N T H O N Y   B E F E R A ,  
4           D E A N     G U S T A F S O N ,  
5           D O U G L A S   R O B E R T S ,  
6           M I C H A E L   L I B E R T I N E ,  
7           D E A N     G U S T A F S O N ,

8           called as witnesses, being first duly  
9           sworn by the Executive Director, were  
10          examined and testified on their oaths as  
11          follows:

12  
13                   MR. BALDWIN: Mr. Chairman, we have  
14          seven exhibits listed in the hearing program under  
15          Roman two, section B, items one through seven.  
16          One was a late edition just this morning. That is  
17          Exhibit 7. I offer them for identification  
18          purposes at this time subject to verification by  
19          our witness panel.

20                   If our panel could help me verify these  
21          exhibits and we'll answer sequentially? Did you  
22          prepare or assist in the preparation of the  
23          exhibits listed in the hearing program under Roman  
24          two B, items one through seven.

25                   Mr. Coppins?



1 THE WITNESS (Coppins): Yes.

2 MR. BALDWIN: Ms. Montrose?

3 THE WITNESS (Montrose): Yes.

4 MR. BALDWIN: Mr. Befera?

5 THE WITNESS (Befera): Yes.

6 MR. BALDWIN: Mr. Roberts?

7 THE WITNESS (Roberts): Yes.

8 MR. BALDWIN: Mr. Libertine?

9 THE WITNESS (Libertine): Yes.

10 MR. BALDWIN: Mr. Gustafson?

11 THE WITNESS (Gustafson): Yes.

12 MR. BALDWIN: Do you have any  
13 corrections, modifications or amendments to offer  
14 to any of those exhibits at this time.

15 Mr. Coppins?

16 THE WITNESS (Coppins): Yes. Under  
17 section 8, page 2, Exhibit 1, we have a correction  
18 that there are two alternative site locations in  
19 central Bridgeport that were looked at. There  
20 were actually six.

21 MR. BALDWIN: Everyone get that?  
22 Exhibit 1, tab 8, page 2.

23 Ms. Montrose?

24 THE WITNESS (Montrose): Yes, I have a  
25 correction. The power density calculation tables

1 under tab 14 were updated.

2 MR. BALDWIN: And your reference is then  
3 to the new Exhibit 7 that was added?

4 THE WITNESS (Montrose): That's correct.

5 MR. BALDWIN: Thank you. Any other  
6 corrections or modifications?

7 THE WITNESS (Montrose): No, sir.

8 MR. BALDWIN: Mr. Befera?

9 THE WITNESS (Befera): No.

10 MR. BALDWIN: Mr. Roberts?

11 THE WITNESS (Roberts): None at this  
12 time.

13 MR. BALDWIN: Mr. Libertine?

14 THE WITNESS (Libertine): I have none.

15 MR. BALDWIN: Mr. Gustafson?

16 THE WITNESS (Gustafson): No.

17 MR. BALDWIN: And with those corrections  
18 and modifications is the information contained in  
19 these exhibits true and accurate to the best of  
20 your knowledge?

21 Mr. Coppins?

22 THE WITNESS (Coppins): Yes.

23 MR. BALDWIN: Ms. Montrose?

24 THE WITNESS (Montrose): Yes.

25 MR. BALDWIN: Mr. Befera?

1 THE WITNESS (Befera): Yes.

2 MR. BALDWIN: Mr. Roberts?

3 THE WITNESS (Roberts): Yes.

4 MR. BALDWIN: Mr. Libertine?

5 THE WITNESS (Libertine): Yes.

6 MR. BALDWIN: Mr. Gustafson.

7 THE WITNESS (Gustafson): Yes.

8 MR. BALDWIN: And do you adopt the  
9 information in those exhibits as your testimony in  
10 this proceeding?

11 Mr. Coppins?

12 THE WITNESS (Coppins): Yes.

13 MR. BALDWIN: Ms. Montrose?

14 THE WITNESS (Montrose): Yes.

15 MR. BALDWIN: Mr. Befera?

16 THE WITNESS (Befera): Yes.

17 MR. BALDWIN: Mr. Roberts?

18 THE WITNESS (Roberts): Yes.

19 MR. BALDWIN: Mr. Libertine?

20 THE WITNESS (Libertine): Yes.

21 MR. BALDWIN: Mr. Gustafson?

22 THE WITNESS (Gustafson): Yes.

23 MR. BALDWIN: Mr. Chairman, I offer them  
24 as full exhibits.

25 THE CHAIRMAN: Thank you. The exhibits

1 are therefore admitted.

2 We'll will now proceed with the  
3 cross-examination of the applicant starting with  
4 our siting analyst, Mr. Perrone.

5 MR. PERRONE: Thank you, Mr. Chairman.

6 Did the applicant fly a balloon today?

7 THE WITNESS (Libertine): Technically,  
8 no. We did make several attempts since  
9 seven o'clock this morning, but the weather was  
10 not cooperative until we were about to leave the  
11 site after the field review.

12 We've had fairly steady, and heavy at  
13 time, rains and winds in the 15 to 20-mile an hour  
14 range. But as I said, about the time we were  
15 leaving probably about 20 after 2 or so there was  
16 a lull with the skies breaking.

17 And so we haven't been able to maintain  
18 an approximately three-and-a-half-foot diameter  
19 red balloon at the centerline of the proposed  
20 location at 95 feet, and will continue to try to  
21 keep that until 4 p.m. as noticed.

22 MR. PERRONE: And the color of the  
23 balloon?

24 THE WITNESS (Libertine): I'm sorry.  
25 Red.

1 MR. PERRONE: Red. Okay. And did you  
2 have a string height of about 90 feet?

3 THE WITNESS (Libertine): The string  
4 height was to a full 95 feet. So the balloon is  
5 on top of that. So the bottom of the balloon  
6 actually represents the top height of the  
7 monopole.

8 MR. PERRONE: And was that balloon taken  
9 down? Are you going to leave it up?

10 THE WITNESS (Libertine): We're going to  
11 maintain -- that balloon has not popped to the  
12 best of my knowledge as of about ten minutes ago.  
13 So we will continue to make attempts throughout  
14 the rest of the day until four o'clock.

15 MR. PERRONE: Great. Now I would like  
16 to turn to the sign posting affidavit that was  
17 dated January 11, 2018.

18 From the photo, the sign itself is not  
19 legible. So I'll just ask generally, did the sign  
20 include information regarding the project and the  
21 Council's public hearing?

22 THE WITNESS (Coppins): Yes.

23 MR. PERRONE: Referencing the response  
24 to Council interrogatory number one, I understand  
25 that notice letters were resent by regular mail to

1           six abutters. Do you know the date on which they  
2           were resent?

3                       THE WITNESS (Coppins): They were sent  
4           on various dates depending on when they came back  
5           to us. If you'll give us a moment we'll see if we  
6           can get those dates.

7                       MR. PERRONE: Sure.

8                       THE WITNESS (Coppins): The dates that  
9           those went out were arranged between October 23,  
10          2017, and November 29, 2017.

11                      MR. PERRONE: And in the second part of  
12          the interrogatory response neither the return  
13          receipt or the original letter was returned for  
14          notices sent to 416 Realty, LLC, or Coggswell  
15          C-o-g-g-s-w-e-l-l, Square Condominium.

16                      For those two abutters at the end did  
17          you also resend a notice by regular mail?

18                      THE WITNESS (Coppins): Yes, we did.

19                      MR. PERRONE: Was that in the same date  
20          range?

21                      THE WITNESS (Coppins): Yes. If I can  
22          just make a clarification? 416 Realty, LLC, also  
23          is the same owner as our proposed site owner.

24                      MR. PERRONE: Now turning to the  
25          proposed site itself we could use sheet C1, the

1 abutter's plan. How did the applicant determine  
2 the location on the subject property for the  
3 tower? Which factors led to choosing the  
4 northwest corner?

5 THE WITNESS (Coppins): We addressed it  
6 in a couple of different ways. We had a few areas  
7 that we could have chosen. One was behind 380,  
8 380 Horace Ave -- Horace Street behind the  
9 existing building. The problem with that was the  
10 access to that site was -- we couldn't get there,  
11 one, due to an existing restrictive easement, and  
12 the second was there were some environmental  
13 issues which eliminated us being able to get  
14 behind the building.

15 The second piece was on the other side  
16 of the building opposite where we are now, and  
17 that site didn't work out from an environmental  
18 restriction and -- and our landlord was in -- was  
19 in the process of doing a large cleanup on that  
20 property, on that side of the property.

21 Our landlord then pushed us and we  
22 investigated the proposed site where we are now,  
23 which is -- it looks like it's on 416 Horace  
24 Street, but it's actually on 380 Horace Street, so  
25 that's how we ended up where we -- where we ended

1 up.

2 MR. PERRONE: Okay. And while we're  
3 looking at the same drawing, I understand that the  
4 tower could be designed with a yield point. My  
5 question is, which adjacent property line would  
6 the yield point be based on?

7 THE WITNESS (Roberts): It would be  
8 designed to the closest one which is the, I  
9 believe the 37-foot dimension to the south.

10 MR. PERRONE: So approximately at what  
11 height above grade would you have the yield point?

12 THE WITNESS (Roberts): 37 feet.

13 MR. PERRONE: It wouldn't be -- 37  
14 feet from the top?

15 THE WITNESS (Roberts): From the top,  
16 excuse me.

17 MR. PERRONE: And I understand the site  
18 has a rocky outcropping and blasting is not  
19 anticipated, however how would the rock be  
20 removed? For example, would you use mechanical  
21 chipping?

22 THE WITNESS (Roberts): Yes, that would  
23 be our option. Again, once we do geo tech we'll  
24 determine how suitable the rock is. We might be  
25 chipping out rock anchors. We might just remove



1           it and place our foundation based on that rock.

2                   MR. PERRONE:   And I understand that the  
3           tower would be designed to comply with the EIA 222  
4           rev-G and the Connecticut Building Code.  Would  
5           those two structural standards also apply to  
6           antennas?  Cables?  Antenna mounts?

7                   THE WITNESS (Roberts):  Yes, they would.

8                   MR. PERRONE:  I understand there's an  
9           eight-foot security fence proposed with no privacy  
10          slats, but if privacy slats were installed, would  
11          those have an anti-climb effect?

12                   THE WITNESS (Roberts):  Our problem kind  
13          of is the anti-climbing fence doesn't offer those  
14          privacy slats because they're so tiny.  So it's  
15          kind of privacy slats with standard chain link or  
16          the -- the tighter mesh, the anti-climb.

17                   MR. PERRONE:  Turning to tab eight,  
18          which is the site search summary, alternative  
19          number two, it was rejected due to environmental  
20          considerations.  What kinds of environmental  
21          considerations?

22                   THE WITNESS (Coppins):  Can you just  
23          repeat that question for me, please?

24                   MR. PERRONE:  Sure.  I'm looking at the  
25          site alternatives.  Number two, this parcel is a

1 former landfill and was rejected due to  
2 environmental considerations. And I was wondering  
3 what are the environmental considerations that  
4 lead to that rejection.

5 THE WITNESS (Coppins): It's -- it's  
6 actually the city public works. And if I could  
7 just clarify? We met -- we met with the City and  
8 they weren't interested in -- in leasing that  
9 because of its use and because of the space that  
10 was available there. There just wasn't any space.

11 MR. PERRONE: Okay. And moving to  
12 alternative number four, this one was rejected due  
13 to significant wetlands and for existing  
14 environmental conditions. What existing  
15 environmental conditions?

16 THE WITNESS (Coppins): So I met with  
17 the -- the owner, a sporting goods facility. It's  
18 also a DuPont company. And that property is under  
19 a large -- over the last several, several years,  
20 under a cleanup. And we -- we looked at a couple  
21 of different sites at the -- on the property.

22 The parcel or the part of the property  
23 that they wanted us to go on we looked into. I  
24 had an environmental scientist go out and mark it  
25 and they placed us in a wetlands. We were

1 actually moving forward with that site as an  
2 alternative site to our proposed.

3 And after we did the environmental piece  
4 of it, it was what they thought was in a -- next  
5 to the wetlands. It was actually a wetlands. So  
6 that's why we didn't use that.

7 MR. PERRONE: Okay. Turning to response  
8 to Council interrogatory 32, there's discussion  
9 about the feasibility of small cells, but the  
10 question originally was asking about small cells  
11 or distributed antenna systems.

12 So my question is, does this answer also  
13 apply to a DAS system?

14 THE WITNESS (Montrose): Actually, yes,  
15 it does. A DAS system -- distributed antenna  
16 system is what DAS stands for -- actually runs on  
17 a lot lower power, more or less daisy-chained  
18 throughout the area and it would probably take  
19 several thousand of them to cover the same  
20 geographic area.

21 MR. PERRONE: Turning to page 12 of the  
22 application, it's a discussion on alternatives.  
23 In the middle of the page it mentions no existing  
24 non-tower structures of suitable height exist in  
25 the designated area.

1           Were there any existing tower structures  
2           in your search area that Cellco is not already on  
3           that would meet the wireless service objectives?

4           THE WITNESS (Montrose): No, there were  
5           none available.

6           MR. PERRONE: Turning to the response to  
7           Council interrogatory 33, which has the minimum  
8           thresholds for signal strength, I understand it's  
9           broken down by CDMA and LTE.

10           Which frequency bands are associated  
11           with CDMA versus LTE?

12           THE WITNESS (Montrose): Our LTE service  
13           runs on the 700 megahertz, 2100 megahertz and  
14           1900 megahertz currently. And the 850 currently  
15           runs our CDMA, although that may be changing in  
16           the near future when we deploy LTE service in a  
17           portion of that spectrum.

18           MR. PERRONE: Okay. Moving onto the  
19           response to Council interrogatory 37. And there  
20           is a -- let's see. One second here.

21           I understand for LTE data, your data  
22           speed target is five megabits per second, but what  
23           is your performance standard for percent  
24           ineffective attempts for LTE? Would it be still  
25           the same .75 percent you use for voice? Or is it

1 different because it's data?

2 THE WITNESS (Montrose): The percentage  
3 remains the same.

4 MR. PERRONE: All right. Turning to the  
5 response to Council interrogatory 43, it had asked  
6 about the City or other carriers being interested  
7 in collocating on the tower.

8 Just as an update since the  
9 interrogatory responses were filed, have any  
10 carriers or the City expressed an interest in  
11 collocating on the tower?

12 THE WITNESS (Coppins): I got responses  
13 from each of the other carriers and Sprint came  
14 back to us and said that they did not have an open  
15 ring at the -- at this time. T-Mobile came back  
16 and said that it's something that is -- that can  
17 be used in the future for offloading of traffic.  
18 And AT&T said that it looks like -- it looks like  
19 a good site, but they don't have a budget at this  
20 point in time.

21 Oh, if I could also add one more thing?  
22 The City of Bridgeport was notified at least  
23 twice, and still no response to the City of  
24 Bridgeport -- although we do leave it open. If  
25 they do have a need we'll be happy to allow space

1 for them in the future.

2 MR. PERRONE: Moving onto the response  
3 to Council interrogatory 53. Let's see. At the  
4 very end of that response there's discussion about  
5 painting a monopole, and how painting the monopole  
6 and antennas would have it's own limitations.  
7 What are the limitations?

8 THE WITNESS (Libertine): I'm sorry.  
9 Could you repeat that?

10 MR. PERRONE: Sure. At the end of the  
11 response to number 53 it says, painting the  
12 proposed monopole and antennas could provide some  
13 softening of views, but it has it's own  
14 limitations.

15 THE WITNESS (Libertine): I'm sorry.  
16 It's very difficult to hear. Did you say aiming?

17 THE WITNESS (Befera): Painting.

18 THE WITNESS (Libertine): Painting.  
19 Sorry. No wonder I was confused.

20 The limitations with painting are --  
21 there's some maintenance issues, but mostly are  
22 with the esthetics. We've encountered this before  
23 with different -- different motifs we've tried.

24 Sometimes painting might be viewed as  
25 softening, but on certain days you're going to get

1 a much brighter effect. So in a situation where  
2 we have some backdrop that might be more  
3 effective.

4 Here the near views are slightly above  
5 the trees. Trees are probably in the 70 to  
6 80-foot range, and we're above that so we can get  
7 the RF propagation. So I think from that  
8 standpoint, painting just becomes a situation  
9 where what may be viewed by some folks as being  
10 something they'd like to see or might be  
11 esthetically pleasing. For others it might be  
12 quite jarring. So that was really the intent of  
13 that statement.

14 It can be done, but there's often  
15 challenges just given the landscape that we deal  
16 with and the sky backdrop that we have right here  
17 in New England.

18 MR. PERRONE: And while we're on the  
19 topic of visibility, could you describe the views  
20 from the closest abutting residences to the west?

21 THE WITNESS (Libertine): Sure.

22 Where we are right today with the  
23 centerline of the tower, it's a fairly clear open  
24 field to the nearest residences. And so certainly  
25 the two that are at the end of that cul-de-sac

1 would have a fairly clear view into the yard.

2 There are a few trees lining the  
3 property boundary. They're deciduous, as you  
4 might have seen. They're fairly mature and the  
5 canopy is at the top with no understory.

6 So you would have direct views into the  
7 site itself as they do today into the parking lot.  
8 So you would see pretty much the entire facility  
9 including the ground equipment.

10 MR. PERRONE: Turning to the avian  
11 resources evaluation, it's attachment two  
12 underneath the interrogatory responses, and the  
13 bottom of page 8. It mentions a peak nesting  
14 period of April 15th through July 15th. And my  
15 question is, would construction occur during that  
16 time period?

17 THE WITNESS (Libertine): I think the  
18 construction schedule, certainly there's a  
19 potential for it to occur at that time. A lot of  
20 it is predicated on potential approvals, the D and  
21 M plan and then materials, and the availability  
22 for the equipment. So certainly it bears a  
23 possibility.

24 THE WITNESS (Gustafson): Our  
25 inspections during our wetlands investigation of



1 the compound, the trees that are approximate to  
2 that, we didn't notice any active nests at that  
3 time.

4 So we don't feel that there will be a  
5 likely adverse effect to nesting birds, but if  
6 construction were to occur during that time period  
7 we could double check at that point in time to try  
8 to avoid any active nesting birds.

9 THE WITNESS (Libertine): Councilmembers  
10 may have seen there was a fairly large nest in the  
11 large oak just off to the southwest of the tower  
12 site. That was a squirrels nest, but -- so  
13 certainly there are animals using those trees, but  
14 from a migratory bird standpoint, not so much.

15 MR. PERRONE: Moving onto attachment  
16 three underneath the interrogatories, the noise  
17 evaluation report. I see that the noise  
18 calculations were based on the generator itself.

19 So my question is, when the backup  
20 generator is operating would the generator be the  
21 dominant source of noise for the proposed project?

22 THE WITNESS (Roberts): Yes, it would.

23 MR. PERRONE: And since you have an open  
24 rather than enclosed equipment shelter, is it  
25 correct to say that there are no HVAC units?

1 THE WITNESS (Roberts): You are correct.

2 MR. PERRONE: Lastly, I'd like to move  
3 onto our cost topic. How is the cost of tower  
4 construction recovered?

5 For example, if this were a Verizon  
6 tower rather than a Tarpon Tower, would the costs  
7 be allocated among national Verizon customers or  
8 regional Verizon customers, or Connecticut  
9 customers?

10 THE WITNESS (Befera): Well, our pricing  
11 is done on a national level for retail, business  
12 to business and major accounts. Regionally  
13 network offices submit their needs based on  
14 performance of the network in their region, how  
15 many problems you have, how many exhausting faces,  
16 how many holes you want to correct.

17 Funding is then provided to the region  
18 hopefully based on the needs, but the expansion of  
19 the network and keeping up with capacity and  
20 trying to maintain what third parties like  
21 RootMetrics and JD Power considers to be the best  
22 network in the country, is done as a cost of  
23 business.

24 So does the company nationally perhaps  
25 price our services to try to recoup some of that

1 on a national level? Probably some -- because  
2 we -- we're not the cheapest out there. We  
3 probably never will be the cheapest out there, but  
4 some people -- most people we think will pay a  
5 little more to be on the best network.

6 MR. PERRONE: And lastly, that's from  
7 the carrier perspective. But from a tower  
8 developer perspective since this is a Tarpon Tower  
9 now would the cost of the tower construction be  
10 recovered?

11 THE WITNESS (Coppins): It's purely --  
12 we're purely a real estate company. We lease the  
13 land at a price. We turn and re-lease -- re-lease  
14 the tower. We develop the tower as a -- with our  
15 carriers, Verizon, AT&T, T-Mobile, Sprint.

16 And so we recoup our construction costs,  
17 the development costs with leases from those  
18 carriers.

19 MR. PERRONE: Thank you. That's all I  
20 have.

21 THE CHAIRMAN: Thank you. We will now  
22 continue with questions by councilmembers.

23 Senator Murphy?

24 SEN. MURPHY: I really don't have much  
25 on this now, but it raises some thoughts.

1           In talking about the cost of -- I  
2 realize it's not shared like other utilities and  
3 how it works, but the cost of the tower itself, is  
4 that borne by the developer? Or is it borne by  
5 Verizon? Or a combination thereof?

6           THE WITNESS (Coppins): In this case  
7 it's born completely by the developer.

8           SEN. MURPHY: By the developer? So it's  
9 through the rent that your end is satisfied?

10          THE WITNESS (Coppins): That's correct.

11          SEN. MURPHY: And so other people that  
12 come along, it's for your benefit and it has  
13 nothing to do with them on this case?

14          THE WITNESS (Coppins): Absolutely.

15          SEN. MURPHY: Okay. I was just curious  
16 as to how it works. Okay. Does it work  
17 differently in some cases if you're aware?

18          THE WITNESS (Coppins): I'm sorry. It  
19 works differently where?

20          SEN. MURPHY: In other cases where the  
21 cost of the tower is shared between the developer  
22 and a carrier, or more carriers?

23          THE WITNESS (Coppins): There have been  
24 times that we have started a development project  
25 or we've -- we've inherited a development project

1 where the carriers do help us with some of the  
2 development costs.

3 And yes, they've done that in the past,  
4 but in this case we are not asking that at all.

5 SEN. MURPHY: So as far as you being the  
6 developer is concerned, you would be quite  
7 interested if other carriers came on board?

8 THE WITNESS (Coppins): Yes.

9 SEN. MURPHY: Okay. All right. I  
10 really have nothing else on this file,  
11 Mr. Chairman.

12 THE CHAIRMAN: Mr. Levesque?

13 MR. LEVESQUE: Photo number seven. I  
14 mean, the tower looks a little stocky there. You  
15 think that's the correct scale for how it would  
16 look?

17 THE WITNESS (Libertine): Yes, sir. I  
18 think if you compare that with photo eight they're  
19 essentially different directions at different sun  
20 angles, but they're essentially at the same  
21 distance. And they're relatively speaking in the  
22 same scale. One is a little further away by a  
23 couple hundred feet perhaps.

24 MR. LEVESQUE: Okay. Thank you very  
25 much.

1           THE WITNESS (Libertine): All of the  
2 photo sims are developed in a very similar  
3 fashion. We have GPS locations built into the  
4 camera itself, so we're able to scale these.  
5 We're using a 3D model. So they -- they aren't to  
6 scale based on surroundings.

7           Sometimes that does tend to maybe play a  
8 little bit with it -- is the fact that in the  
9 program we use for the simulations we are able to  
10 input time of day, time of season, sun input,  
11 those types of things, sometimes shadows and  
12 intervening vegetation. And in this case we had  
13 some branching on the trees.

14           That may distort it just slightly when  
15 you're looking at it. So that sometimes can  
16 account for things looking a little bit just  
17 slightly off, but we go back and we check these  
18 things are scaled both to the dimensions that are  
19 designed by, in this case Mr. Hudson's group --  
20 excuse me, the Hudson Design Group, Mr. Roberts'  
21 group.

22           And also again, we have created more or  
23 less a virtual model of the surrounding area. So  
24 things are tight in terms of the scaling.

25           MR. LEVESQUE: All right. Thank you

1 very much.

2 THE CHAIRMAN: Okay. Mr. Hannon?

3 MR. HANNON: Thank you, Mr. Chairman.

4 I don't have many questions -- but  
5 basically everything I'm raising now I raised at  
6 the site. For example, I'm looking at the way the  
7 compound is situated. It looks as though you're  
8 going right through that ten-foot rock area.

9 And my question down at the site, was  
10 there anyway possibly to shift the compound to the  
11 west thereby avoiding sort of all the rock removal  
12 that's associated with that protrusion into the  
13 compound area -- as well as the possibility of  
14 orienting it at a 90-degree angle so that the  
15 narrow portion is actually facing the back of the  
16 building that's in front?

17 I guess, it's the German -- I forget  
18 exactly what it is. So that the long area is  
19 running north-south access and the narrow portion  
20 is running east-west access. I was wondering if  
21 that's a possibility.

22 THE WITNESS (Roberts): That certainly  
23 can be done. I think you're suggesting instead of  
24 running the compound in a east-west, we run it in  
25 a north-south direction?

1 MR. HANNON: Correct.

2 THE WITNESS (Roberts): I believe we  
3 spoke about keeping the monopole itself in the  
4 same location, but having the future expansion  
5 co-locators be behind as opposed to the -- to the  
6 east of the pole. That could be accommodated.

7 MR. HANNON: And when this issue was  
8 raised at the site there was an answer given as to  
9 why the compound was located where it is. Could  
10 you please repeat that?

11 THE WITNESS (Coppins): The compound  
12 was -- is located due to -- on the opposite side  
13 of -- just trying to get my bearings here -- on  
14 the south side of the property, which means it's  
15 on the other side of the building.

16 That, that area was involved in a major  
17 cleanup and environment -- and the landowner  
18 didn't want us on that side. So it would have  
19 been on the Horace -- Horace Street side. It  
20 would have been on the, I want to say Cos-good  
21 Street -- Cogswell Street side access. So that,  
22 that parcel wasn't -- wasn't available to us.

23 The reason that we picked where we were  
24 is the landowner owned that -- owned that parcel.  
25 It kind of went in a U-shape and where the -- for



1 the lack of a better visual, it's where the  
2 dumpster was.

3 And he said we could go -- he wanted us  
4 to go on that side of the property because there  
5 was -- environmentally it looked -- it was already  
6 clean. They didn't have any future needs for  
7 expansion.

8 And the -- the use there was already --  
9 there was already a building there that we could,  
10 you know, it was just another use of that  
11 property.

12 MR. HANNON: I was just looking just for  
13 a simple answer on the overflow parking?

14 THE WITNESS (Coppins): So if we needed  
15 to -- if you're just asking about extra -- extra  
16 parking? I must have misunderstood.

17 MR. HANNON: My understanding of what  
18 was said out on the site is the reason that you  
19 picked the location on this site and not shifting  
20 it further to the west was because the owner was  
21 talking about maintaining that area for overflow  
22 parking in their lot.

23 THE WITNESS (Coppins): That is correct.  
24 Yes.

25 MR. HANNON: That's all I was looking

1           for. I just wanted to get it on the record,  
2           because again part of what we're talking about is  
3           that it may be feasible where, instead of having  
4           the driveway come in and then bend to the east,  
5           you almost might be able to keep it running in a  
6           north-south direction so that's it's on the  
7           western side of the compound.

8                         And then even using that area for excess  
9           parking you now actually have a parking -- or  
10          driveway to actually gain access to it. So I just  
11          thought that that might be a little bit easier.

12                        And one of the things I want to follow  
13          up on is, is there a possibility of blasting or  
14          not on the site?

15                        THE WITNESS (Roberts): Until we know  
16          exactly what the rock qualities are it would be  
17          very subjective. Many times, you know, we have  
18          been able to hammer it out and it just depends on  
19          what kind of foundation.

20                        I mean, it's a -- it's the cost of  
21          removing the rock and maybe doing rock anchors, or  
22          if we can chip it out enough we can do a normal  
23          pad and pier.

24                        MR. HANNON: And from a personal  
25          experience in being close to rock like this where

1 a long time ago a developer was clearing a site,  
2 my house was probably about 60, 70 feet away from  
3 where they were doing it. And you could feel the  
4 vibrations rather easily.

5 And the reason I'm raising this comment  
6 is because of the house that appears to be closest  
7 to that site is not a solid concrete foundation.  
8 And I'm just wondering if you might be asking for  
9 trouble even with possibly chipping it, and that's  
10 part of the reason why I'm suggesting maybe  
11 looking at possibly relocating so you don't have  
12 to do that.

13 It may make it easier for everybody and  
14 you run less risk of damaging a foundation on a  
15 neighboring property.

16 THE WITNESS (Roberts): In relocating  
17 it? We had talked in our field walk of keeping it  
18 pretty much located where it was, but running it,  
19 the compound itself the long way north and south.

20 Are you suggesting another option on  
21 site?

22 MR. HANNON: No, I'm trying to get away  
23 from the rocks so you don't have to do either  
24 the -- any blasting or any mechanical removal of  
25 the rock. Just having personally experienced

1 something like that, the house that is the closest  
2 to that area could be subject to vibrations. And  
3 because it is not a solid concrete foundation  
4 there could be damage to that foundation which  
5 adds to your cost if you have to go back and  
6 repair it.

7 So that's just another reason why I'm  
8 saying, if you can move it so you don't have to  
9 deal with that rock area that could be an  
10 advantage for the company.

11 THE WITNESS (Roberts): Yes. Very good  
12 point. One of the things when we do a geo tech  
13 probe, we do the center of the tower. We have a  
14 certain criteria of, you know, if we hit rock we  
15 have to go in ten feet. We have a certain  
16 criteria. If it's not rock they go in 50 feet,  
17 but if we're -- I also have them do four points of  
18 refusal outward of that on a grid 15 foot out.

19 So that I know if I, you know, I can say  
20 if you moved it ten feet this way you wouldn't  
21 have any rock to contend with. Or you know, you  
22 may be run on a crest of underground rock so that  
23 you know what you're getting into.

24 We certainly can look at possibly doing  
25 that.

1 MR. HANNON: And then my last question  
2 is, why is sort of the transformer located -- it  
3 looks like it's located outside the compound. Is  
4 that pretty much standard?

5 THE WITNESS (Roberts): It is outside.  
6 The transformer is outside. The National Electric  
7 Code requires ten-foot clearance in front of the  
8 transformer for, you know, hot sticking if there's  
9 to be -- having to be put on, back on.

10 Bridgeport, I have done them where we  
11 have placed the transformer inside the compound as  
12 well at the request of the utility company only  
13 for security points of view, but in this case it's  
14 outside.

15 There has -- we haven't met with the  
16 utility company. I have in the past had them  
17 request us to fence that in with gates to allow  
18 proper clearances.

19 MR. HANNON: So it could be subject to  
20 change?

21 THE WITNESS (Roberts): It could be.

22 MR. HANNON: Okay. Thank you.

23 I have no further questions.

24 THE CHAIRMAN: Thank you.

25 Mr. Silvestri?

1 MR. SILVESTRI: Thank you, Mr. Chairman.  
2 Does the proposed monopole need a  
3 lightning rod?

4 THE WITNESS (Roberts): Many times they  
5 do and the monopole itself is -- is going to  
6 conduct electricity, or it's going to be taken in  
7 by the ground leads. Some do and some don't. In  
8 many cases we don't put the lightning rods on.  
9 That would be the highest appendage.

10 MR. SILVESTRI: I have seen them with  
11 and I have seen them without, and I always  
12 wondered why?

13 THE WITNESS (Roberts): I don't really  
14 have a good answer for that. Sorry.

15 MR. SILVESTRI: Let me move on.

16 And if you could reference drawing C1  
17 and also drawing C3? On C1 there's an area. It's  
18 near the north arrow on that drawing. And it  
19 states, easement to pass and re-pass as outlined  
20 in deed 1845-33. And drawing C3 also lists the  
21 area as approximate location of 50-foot wide  
22 proposed street terminus, and status not  
23 determined.

24 Could you explain what that area is?

25 THE WITNESS (Coppins): I can explain

1 that. The property was sold several -- many years  
2 ago and the -- the seller retained an easement and  
3 the easement is in the name of Francis DiDario.  
4 He has since passed and that easement has passed  
5 down to his family.

6 The -- we have contacted them to see  
7 about eliminating that easement and there has --  
8 there has been no discussion whatsoever that  
9 they're interested in releasing that easement, but  
10 that it was for repass -- passing and repassing to  
11 probably a rear lot that they kept.

12 MR. SILVESTRI: Okay. So again if you  
13 look at drawing C3, is the area for the proposed  
14 monopole within the DiDario easement?

15 THE WITNESS (Coppins): It is absolutely  
16 not.

17 MR. SILVESTRI: It's not? Okay. So  
18 this is kind of misdrawn with the dots and  
19 outlines that are there on C3?

20 THE WITNESS (Coppins): On C3, I follow.  
21 The dotted line comes up and it's just right to  
22 the corner of our compound and continues up to the  
23 six-inch pine and then reaches back over to the  
24 side street of Kingsbury Road. I think we have  
25 everything strung correctly. I'm not sure what

1 dotted line you're referencing.

2 MR. SILVESTRI: Yeah. My drawing is  
3 extremely light, which is why I was asking the  
4 question.

5 THE WITNESS (Coppins): I apologize.

6 MR. SILVESTRI: Yeah, it seems as  
7 Mr. Hannon just showed me, that the dotted line  
8 might go and just kind of nick the corner.

9 THE WITNESS (Coppins): Yeah.

10 MR. SILVESTRI: Thank you for the  
11 clarification. The next question I have, back a  
12 few months ago the Council approved an application  
13 for a cell structure on Broadbridge Road and that  
14 was named Bridgeport NE, and it was Docket Number  
15 472.

16 Part of the need for that structure was  
17 to provide relief to North Bridgeport two. And so  
18 my question for you, is additional relief now  
19 needed at North Bridgeport two in light of that  
20 new tower on Broadbridge Road?

21 THE WITNESS (Montrose): The Bridgeport  
22 northeast facility was to help offload the alpha  
23 face of the North Bridgeport two site and the  
24 proposed facility here is for the -- I think it's  
25 the gamma, gamma sector of North Bridgeport two.



1 So a different section of the same facility.

2 MR. SILVESTRI: So you actually use both  
3 for relief?

4 THE WITNESS (Montrose): Correct. It's  
5 additional capacity for the same location.

6 MR. SILVESTRI: Okay. Thank you. If I  
7 could turn your attention then to page 20 of the  
8 application, this is the main body of the  
9 application.

10 You discuss outreach attempts to a  
11 Ms. Thomas Sims. Was there ever a response or a  
12 neighborhood meeting?

13 THE WITNESS (Coppins): There was no  
14 neighborhood meeting, and it was not for a lack of  
15 trying. We contacted and recontacted and sent  
16 letters to -- and e-mails to Ms. Sims after her  
17 request. It was her request during our technical  
18 report phase during the consultation to meet with  
19 the -- with the neighborhood group.

20 And we were planning on meeting at the  
21 Germania Schwaben Club to have that -- their  
22 facility to do so. We could not get them to do  
23 that. We asked multiple times and with no -- with  
24 no success whatsoever.

25 MR. SILVESTRI: Thank you.

1           If I can now have you turn your  
2           attention to tab number 8, and it's page 2 in  
3           particular. The first thing I want to do is  
4           actually make a comment on site number three that  
5           was investigated, which is 885 Boston -- and I  
6           believe that should be Avenue, not Road. So  
7           that's a comment from me.

8           The question I have for you, though,  
9           stays on that same page and kind of a follow-up to  
10          the discussion with Mr. Perrone earlier about the  
11          City of Bridgeport. If I understood correctly,  
12          the City said there was -- if I could paraphrase  
13          it -- no space at all at their facility?

14          THE WITNESS (Coppins): So let me -- let  
15          me clarify on city, on the city piece of the  
16          search. When I started searching this area I  
17          reached out to the City of Bridgeport and it  
18          was -- it was similar to the time I was doing a  
19          search on another site in town of which I had a  
20          conversation with the old -- with the previous  
21          Mayor of the City of Bridgeport, Mr. Finch. And  
22          at that time we wanted to use city property for --  
23          for the site.

24          We've reached out to the City of  
25          Bridgeport since to see if they will lease

1 property to us for the same, for this same use.  
2 And again we have had just a difficult time for  
3 them to respond. I mean, we -- we wanted to use  
4 that. We wanted to ferret out the site.

5 So what I did at that point is I went --  
6 I actually drove to the site, physically walked  
7 around the transfer station and looked for a  
8 possible site that we could use. I couldn't find  
9 a feasible site that would work that wouldn't take  
10 away something they were already using.

11 So with the lack of conversation that we  
12 had with the City of Bridgeport and my assessment  
13 of the site directly, that's why I came to that  
14 conclusion of no -- no spot available, plus I  
15 couldn't get them to respond to me. So that's  
16 why -- so that's why we ruled that site out.

17 MR. SILVESTRI: Thank you for that  
18 clarification, too.

19 The last question I have is on the  
20 revised table for cumulative power density. And  
21 the question I have is, really what accounts for  
22 the difference in the revised versus the  
23 originally submitted tables? Was it the revision  
24 to wattage that's causing the difference?

25 THE WITNESS (Montrose): It's actually a

1 revision to the gain that was used in those  
2 calculations. The original were -- the gain  
3 values were taken from a different antenna spec,  
4 which is actually smaller. So the values for the  
5 ERP are much less.

6 The antennas that are specked out are  
7 the JAAH65B's, which are six-foot models and the  
8 antenna gains are higher. So therefore your ERP  
9 values will be higher.

10 MR. SILVESTRI: Thank you for that  
11 clarification also. That's all I have. Thank  
12 you.

13 THE CHAIRMAN: Thank you.

14 Mr. Harder?

15 MR. HARDER: Thank you, Mr. Chairman.

16 I had a couple of questions along the  
17 same lines of some of the discussion already.  
18 Actually, my main concern and the main issue that  
19 strikes me when I look at the application on the  
20 site is proximity to the residences. My first  
21 question, though, deals with the notice to the  
22 abutters.

23 I'm sure you've complied with the  
24 requirements to notify the abutters, but the  
25 question I have on that is the letter that you

1 sent indicates that there's a proposal for a  
2 90-foot pole. It doesn't say anything about an  
3 extension.

4 And I think in the body of your  
5 application you talk about a possibility of a  
6 minimum of a 20-foot extension. And I'm  
7 wondering, first of all, how high could it go?  
8 And second of all, again I'm sure you've complied  
9 with the rules, but if you want to be good  
10 neighbors it seems to me you would tell the people  
11 you're notifying that it's possible that it could  
12 go higher.

13 If I were living there and a pole was  
14 constructed right outside my door like it might be  
15 for that one house, and then I found out later  
16 that it was going to be extended even further I  
17 wouldn't be too happy.

18 So I guess maybe this is a comment as  
19 much for us as it is for you, but it seems to me  
20 that the notice to the abutters should include  
21 that kind of information so they have a more  
22 complete picture of what could be there, not just  
23 what might be there on a first phase.

24 And the other, I guess the other part of  
25 my concern gets to some of the things like I say

1 that's been discussed already. And I know you  
2 talked about, you know, that you have looked at  
3 other parts of the area there, and I think we can  
4 understand your frustration at not having the  
5 neighborhood meeting despite numerous attempts and  
6 not maybe getting, you know, good communication  
7 from the City.

8 But in looking at the drawings in the  
9 maps and the overhead photos and driving around  
10 the area I wanted to look again at the area to the  
11 east. You said that I think there had been --  
12 maybe when you were initially looking at the site  
13 there was a remediation process underway. It  
14 looks like that's done.

15 Now I don't know. Maybe looks are  
16 deceiving there, but it looks like it's done. I'm  
17 wondering, how recently were those conversations  
18 had? And is it feasible at all to think of going  
19 immediately to the east of the building again to  
20 look at that again? I know there's a wetland kind  
21 of in the northeast corner.

22 I really want to make sure you've done  
23 everything you can do up to date to make sure  
24 there's no other feasible alternatives, because I  
25 mean, you can't get much closer to a few

1 residences than what you're talking about now.

2 And I guess pushing, pushing in the  
3 other direction from what Mr. Hannon was saying  
4 earlier, if at all possible I wouldn't go to the  
5 west, even slightly to the west. And even I  
6 wouldn't realign the compound 90 degrees because  
7 that puts things even closer to the residences  
8 there, which I would suggest in all possibility  
9 you should avoid.

10 And just to follow up one other comment,  
11 the application talks about stealth technologies  
12 and I assume what you're talking about, one thing  
13 being the fake trees. You talk about it, but you  
14 don't suggest that you're willing to do that, or  
15 you're looking at it that much -- or you're just  
16 going to talk about it.

17 I'm wondering if you have considered  
18 that. You know, how do you look at that as an  
19 option in this location?

20 THE WITNESS (Roberts): Well, I guess  
21 we're talking two things. One would be, I'll call  
22 it the north peninsula, for lack of a better term,  
23 north of the parking lot.

24 One of the limitations we have is the  
25 encumbrance of that pass/repass 50-foot line, and





1 speak to a couple of the issues as well. With  
2 respect to the area that has been remediated, I  
3 can't -- I don't know if anyone at the panel level  
4 here can really speak to what was done out there  
5 specifically. That would have to be looked at  
6 pretty carefully to see how much was dug out,  
7 what's -- what's remaining, what they used for  
8 fill, and more importantly whether there's an  
9 environmental land-use restriction on that.

10 I just don't have that information, so  
11 it's something we would have to really explore  
12 with the landlord and whether or not they wanted  
13 to go back in. And even if we could, if there are  
14 no covenants on it.

15 And with respect to the stealthing  
16 techniques that could be employed, certainly a  
17 full pine tree in certain situations are -- can be  
18 pretty effective. Here we have some limiting  
19 factors there. The vast majority of the  
20 surrounding trees in the area of the site and in  
21 the neighborhood in general are deciduous.

22 From some locations a full pine may  
23 blend in, and there's others where it would  
24 probably stick out like a sore thumb. So again,  
25 it kind of goes very much back to the painting

1 options as well. There are limitations inherent.  
2 Sometimes and from some views it's great, and from  
3 others it's not all that effective.

4 At 95 or 90 feet we probably want to put  
5 a little bit more height on it just to give it  
6 some, you know, a conical effect if you were going  
7 to go down that way. And again, now you're  
8 starting to push height, and it is now starting to  
9 push height and it's now starting to push the --  
10 the width of this out significantly.

11 So again, there's -- from my personal  
12 experience I'm not sure this site necessarily  
13 would benefit a whole lot from a tree here. And  
14 if anything, it might actually work against it.  
15 Again, if we had a rise behind this from the  
16 principle views where you had -- where you  
17 wouldn't be silhouetting against the sky, that  
18 would probably be a more appropriate application  
19 for it.

20 And we did talk about other stealthing  
21 options. The real limitation here is that other  
22 carriers are going to be pretty limited if we went  
23 to do anything with -- whether we went an internal  
24 array or did anything that's a little bit more  
25 creative. It becomes a lot more restrictive.

1           So in this case based on its setting in  
2           a commercial and industrial area, although we are  
3           obviously on the edge of a neighborhood as well,  
4           it seemed that the traditional monopole with the  
5           arrays certainly seemed to be the most, best  
6           balanced for it all.

7           Again, I strongly remember we talked  
8           about stealthing because esthetics are such a  
9           tough thing. Some people love it. The idea of a  
10          faux tree, and others are just against it. Even  
11          in great settings -- we've had settings where I  
12          felt it was literally the perfect location and  
13          we've had people complain that, no, we would  
14          rather see a pole.

15          So it's a real tough situation in terms  
16          of trying to please everyone.

17          THE WITNESS (Coppins): I'm also going  
18          to clarify a little bit more on location for you  
19          as well. And if you could, turn in the  
20          application to tab one, page 3 you'll see an  
21          aerial photograph of the -- of the actual  
22          building, I think the large building with the  
23          solar panel -- looks on it.

24          So originally when we looked at the site  
25          before we did any investigation and speaking with

1 the landowner, they wanted us to go to the  
2 north -- the northeast side of the building. So  
3 it was behind the building, the northeast side,  
4 and physically we couldn't get there -- physically  
5 we could get there.

6 Legally we couldn't get there due to the  
7 restriction that comes down that side of the  
8 building, that side of the property because that  
9 was going to be our access.

10 At that point we looked at the southeast  
11 corner of the property and talked to them about --  
12 talked to our landowner about doing the southeast  
13 corner of the property, which seemed to be a good  
14 idea.

15 The problem with that was it was  
16 twofold. One, that area of the property is being  
17 used as a smoking area, an area that their  
18 employees come out and actually use. So that that  
19 part was wasn't really available, but then -- then  
20 our landowner also said that that whole area is  
21 being cleaned up.

22 And Mr. Gustafson can probably verify  
23 for me going further in, that then becomes all  
24 wetlands, all back in that area of the property.

25 THE WITNESS (Gustafson): Yeah. And

1 I'll just point you to the applicant Exhibit 1  
2 behind tab eleven. It would be the fourth page  
3 which is the wetland inspection map. And it shows  
4 wetlands located immediately east of the sub -- of  
5 the subject building.

6 And that wetland, although we didn't  
7 extend our mapping further to the south, that  
8 wetland system extends further to the south and  
9 encompasses the majority of the northeastern  
10 portion of that subject property.

11 MR. HARDER: Do you know when the  
12 remediation was completed, or whatever the most  
13 recent phase if it is not completed?

14 Because if you go, if you look at that  
15 site now -- looking at tab eleven, the photo in  
16 tab eleven it shows trees on the very southern  
17 part of the property. That kind of triangular  
18 shape shows trees there. If you go out there now  
19 it's completely bare. It's all grass.

20 So my guess is they've completed the  
21 remediation. Maybe there's some post remediation  
22 monitoring and that kind of thing going on, but at  
23 least the physical work, it looks like it's --  
24 from looking at the site, anyway, it looks like  
25 it's done?

1           THE WITNESS (Coppins): I was out there  
2           in late 2016 I believe, and they were in the  
3           middle of it. So it could have been early 2017  
4           that they -- they finished that piece of it. I  
5           mean, I'm not sure that they're finished yet. I  
6           haven't had that conversation with them.

7           MR. HARDER: And the building  
8           immediately to the east off the subject  
9           property -- actually it looks like there might be  
10          two buildings. Did you look at that property? I  
11          don't know if that's part of one of the parcels  
12          of --

13          MR. HANNON: So immediately to the east,  
14          that's the town transfer station, the city  
15          transfer station.

16          MR. HARDER: Now just south of that?

17          THE WITNESS (Coppins): Just south of  
18          that, that's -- that's in there, yes.

19          MR. HARDER: It's not identified in the  
20          site search. It doesn't appear to be, anyway.

21          May that be suitable? The northwest  
22          corner is probably or possibly close to some of  
23          the wetland area. I know that this photo doesn't  
24          identify wetland in the area, but taking a ride  
25          through there today I noticed that there was what

1           might be wetland or surface water, standing water  
2           just in that corner. But I'm just wondering if  
3           you looked at that at all?

4                         THE WITNESS (Coppins): If I can get  
5           back with you after the break and I'll clarify  
6           that property for you.

7                         MR. HARDER: Okay. That's all the  
8           questions I had, Mr. Chairman.

9                         THE CHAIRMAN: Thank you.

10                        Mr. Edelson.

11                        MR. EDELSON: All my questions have been  
12           answered.

13                        THE CHAIRMAN: Thank you.

14                        First, just correct me if I'm wrong on  
15           this issue of extending it, making it higher. My  
16           understanding is based on the -- whatever the  
17           latest federal legislation, you can go up  
18           10 percent which would be 9 feet. If you wanted  
19           to go -- I've heard this, and I guess it's in the  
20           record -- 20 feet. You have to come back and it  
21           would be -- I don't know what it would be. A  
22           revised or a new petition, which would require  
23           notification. Am I correct in that?

24                        MR. BALDWIN: If I could, Mr. Chairman?  
25           I think any increase in height would require a

1 resubmission to the Council. I think the new  
2 federal law that you're speaking of might dictate  
3 what the Council does with that application, but I  
4 think that any increase in height would require  
5 some type of filing, whether it's a petition  
6 filing or a reopening of the certificate  
7 proceeding.

8 THE CHAIRMAN: Okay. But I think  
9 there's a 10 percent -- which, again you are  
10 correct. It has to come back to us, but if it's  
11 within that 10 percent we can talk about it and  
12 opine on it, but that's pretty much I think a  
13 given under the legislation.

14 But going above that to -- someone  
15 mentioned 20 feet. I think that that requires,  
16 I'm not sure whether a more thorough or  
17 comprehensive review. I don't know what the term  
18 is.

19 MR. BALDWIN: I think in our experience  
20 anytime we have increased the height of the tower  
21 beyond that which was approved by the Council,  
22 regardless of what the federal legislation might  
23 dictate, we would typically notify abutting  
24 property owners anyway as a part of the Siting  
25 Council submission process.



1           And I think then we deal with the second  
2           issue, which is whether the Siting Council may or  
3           may not have any options when it comes to  
4           approving that application, but notification is  
5           something we take seriously with the neighbors.

6           If I could, while I have the microphone  
7           open, just address Mr. Harder's comment? And it's  
8           a good one -- and I think we'll start to include  
9           some additional information.

10           We do include a catchall in our  
11           abutter's letters, I think, based on experience in  
12           years past where we say that certain portions of  
13           the application are subject to change as part of  
14           this process. We can include a little bit more  
15           definition, that the height itself might increase  
16           if the Council deems necessary.

17           At that phase of the process it's a  
18           little less defined, but we can certainly add  
19           something like that in the future abutter notices.

20           THE CHAIRMAN: I think it's always been  
21           somewhat of a challenge as to whether, for  
22           example, when we're analyzing visibility we should  
23           base it on what you're proposing, which is the  
24           90 feet, or the theoretical maximum which is  
25           different. And I'm not sure we have resolved that

1 other than to have that discussion.

2 THE WITNESS (Libertine): Mr. Chairman,  
3 just hopefully not confuse the issue any further  
4 on the extension 10 percent?

5 I believe the FCC -- and that was all  
6 promulgated to give some relief to the service  
7 providers not to have to go through the Section  
8 106 consultation process again. So it gave that  
9 little bit of flexibility for those minor -- what  
10 they considered minor increases.

11 THE CHAIRMAN: Okay. Thank you. I'm  
12 looking at, I guess, what was submitted -- well,  
13 today. And that's the cumulative power density  
14 table. And if I am reading it correctly, you're  
15 just under 76 percent of the FCC guidelines.

16 Is that correct?

17 THE WITNESS (Montrose): That's correct,  
18 and these are worst-case assumptions.

19 THE CHAIRMAN: I understand the  
20 worst-case and I'm not -- but my question is, if  
21 we're looking at the possibility of another  
22 carrier, or possibly even two, isn't this -- all  
23 of a sudden becomes potentially restricting?

24 We usually have a much -- it's much  
25 lower. So height is a key issue, but in this case

1           it would seem that the fact that we're already at  
2           almost 76 percent might limit the ability for  
3           another carrier to even come on the poles?

4                     THE WITNESS (Montrose): It actually  
5           does not. What we submit for the power density  
6           calculations are based on the most conservative,  
7           and produce really worst-case numbers, and it says  
8           75 percent. We're nowhere near 75 percent.

9                     But what this does is gives you a level  
10          to say that with what you are proposing for the  
11          antennas that you're using, assuming maximum gain,  
12          maximum power, on 24 hours a day, that you still  
13          won't encroach on the hundred percent FCC  
14          limitation.

15                    The actual power density from that, from  
16          years of being in the field and being around both  
17          towers and rooftop locations, yes, the height  
18          makes a huge difference. And what we measure in  
19          the field is drastically different than what our  
20          conservative calculations yield.

21                    THE CHAIRMAN: I understand everything  
22          you said, but if this number, which could  
23          theoretically be if another carrier were to come  
24          on board and, for example, their most conservative  
25          worst-case numbers were, say, 26 percent --

1           wouldn't 75 plus 26, worst-case -- I understand,  
2           but wouldn't that be something that somebody could  
3           say, you know, you're over the hundred percent  
4           even though as you just said -- in real life?

5                         But you know, tell it to a neighbor who,  
6           you know, has a couple small children and we hear  
7           it even if they're down to 22 percent -- this  
8           doesn't affect your proposal, I'm just  
9           anticipating if -- since there was interest by at  
10          least one potentially going on, isn't that  
11          potentially limiting?

12                        THE WITNESS (Montrose):  Actually it's  
13          not, because these calculations are worst-case.  
14          And I understand when you get another co-locator  
15          on there they're going to do the same thing and  
16          create these worst-case calculations, but what we  
17          do is that we refine these, and instead of using  
18          the more conservative values we will actually go  
19          through and calculate it for each of the  
20          individual carriers for exactly the type of  
21          antennas, the exact power that you're putting out  
22          for all of them at the distinct heights that all  
23          of the service providers are, because they are  
24          different RAD centers to come up with a more  
25          refined number that is more true to life.

1           THE CHAIRMAN: So the 75 percent,  
2           75.38 percent is just -- I don't know what it is?

3           THE WITNESS (Montrose): It's an  
4           extremely conservative number that we used. If  
5           worst-case scenario, you were standing directly  
6           underneath. Everything was pointed directly at  
7           you and you had actually 2.56 times reflection of  
8           that signal energy from the ground directed up at  
9           you, which is why the numbers are so large.

10          THE CHAIRMAN: Okay. Shown on your map  
11          there's -- in addition to the wetlands there's a  
12          vernal pool. Our esteemed expert was unable to  
13          make it and I won't even pretend to have anywhere  
14          near that expertise -- or I'll get my head cut  
15          off.

16          But is there any concern about  
17          particularly if the location were to be moved  
18          slightly to the east, that it would at all impact  
19          the vernal pool or the vernal pool -- I want to  
20          call them inhabitants, but that's probably not a  
21          very good technical term.

22          THE WITNESS (Gustafson): The  
23          terrestrial habitat that's provided by the  
24          existing compound location is very similar whether  
25          you move it the east or to the west. It

1           essentially provides suboptimal terrestrial  
2           habitat for herpetofauna, any turtles or  
3           salamanders or frogs that might utilize that  
4           nearby vernal pool.

5                        So in my opinion it would have no effect  
6           on that vernal pool whether you shifted that  
7           compound, you know, up to 50 feet to the east or  
8           to the west.

9                        THE CHAIRMAN:   Okay.   Thank you.   Was  
10          there are any more questions --

11                      MR. HARDER:   Mr. Chairman, I did have  
12          one more question.   Back on the site selection.  
13          I'm thinking specifically of the cemetery  
14          association property, but I guess it's more of a  
15          general question also.

16                      When you approached the property  
17          owner -- I guess my question concerns how much  
18          revenue they might get and do they know?   Do they  
19          have a sense in the beginning enough to inform  
20          their decision?   I mean, was this a case of --  
21          actually, I guess this was a case where you never  
22          got a response.

23                      So my question here is, did you try  
24          again?   Given my concern -- and I'll make it  
25          somewhat your concern the proximity to these

1 residences, you know, did you push it?

2 And you know, generally how much do  
3 you -- without, you know, tipping your hand and  
4 getting too far into it. I understand, you know,  
5 you're not going to go too far, but if somebody  
6 showed some reluctance initially, how much do you  
7 try to push them by giving them some sense, anyway  
8 you know, of how much they might receive or that  
9 they might receive enough maybe to get them to  
10 change their mind?

11 And in this case did you try a second  
12 time to, you know, to raise some interest on the  
13 part of the cemetery association which I would  
14 hope you did?

15 THE WITNESS (Coppins): Typically, to  
16 answer -- to answer your question, if there's  
17 interest from a landowner we ferret out the --  
18 what the issues are, if it's a lease issue, if  
19 it's a numbers issue.

20 I mean, there are some sites that we  
21 have walked away because developmentally it just  
22 doesn't make sense for us. We couldn't make our  
23 money back, which goes back to the question  
24 earlier in the day, how do you make your money  
25 back?

1           So we do a budget and what's our --  
2           what's our return on investment? So if there  
3           is -- if there is interest we go through it. We  
4           don't -- we don't usually care what the -- who the  
5           landowner is. You know, if there's an interest, a  
6           party that owns a parcel, we will -- we will get  
7           there if they're interested, and they're willing  
8           to negotiate and we're willing to bend. They're  
9           willing to bend. It's just a negotiations piece.

10           The initial search goes out and we look  
11           at all the properties, all the properties around.  
12           And all the letters, phonecalls, all that is done.  
13           When we get to the technical report phase and we  
14           have a question from the City -- in this  
15           particular case the City asked us to do something.  
16           We absolutely did it.

17           Went down the road to find the right  
18           spot. It didn't work out. We wanted it to.  
19           Whether this parcel or the other parcel, it didn't  
20           matter to us. It looked like the financials were  
21           pretty, pretty close. So they would have worked.

22           After that -- I mean, we send letters  
23           again to -- I mean, it's not one time that we --  
24           we search. We do it more than once, because we  
25           want to get the best site. We want to -- we know



1 we're going to get these questions and make sure  
2 that you have the right information when we sit  
3 here.

4 And so we do -- we do our homework  
5 before we -- with the site search summary. And if  
6 somebody is not interested in -- in leasing to us,  
7 we get that right away with either no comment or  
8 you know, there's no back and forth whatsoever.  
9 They're just like, no. They just -- they just  
10 ignore us, so we get that. So that is, you know,  
11 when we have -- when we have a parcel that works,  
12 both from a physical point and an RF point of view  
13 then we start moving ahead with the development.

14 So back to your earlier question about  
15 the parcel directly to the east -- and I'm sorry  
16 that it should have had seven alternative site  
17 locations.

18 On October 15, 2015, that parcel address  
19 is 425 Asylum Street, Unger Cogswell Properties,  
20 Inc. A letter went out to them and I know it went  
21 out to them more than once because I sent it  
22 out the first time. And then when I started  
23 compiling my site search summary I wanted to make  
24 sure that we do that.

25 So I looked a little puzzled earlier

1 because I said I know I looked at that property.  
2 And I went back into my notes and there it was.  
3 The letter that actually went out is in my -- is  
4 in my file that I missed. So I apologize for  
5 that.

6 MR. HARDER: Thank you for that  
7 information. Just briefly then on the cemetery  
8 association, it sounds from what you're saying you  
9 made multiple attempts?

10 THE WITNESS (Coppins): At least two.

11 MR. HARDER: Okay. Thank you.

12 Thank you, Mr. Chairman.

13 THE CHAIRMAN: Okay. The Council will  
14 now recess until 6:30 p.m. at which time we'll  
15 commence the public comment session.

16  
17 (Whereupon, the above proceedings were  
18 concluded at 4:26 p.m.)  
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CERTIFICATE

I hereby certify that the foregoing 66 pages are a complete and accurate computer-aided transcription of my original verbatim notes taken of the Regular Hearing in Re: DOCKET NO. 479, APPLICATION FROM TARPON TOWERS II, LLC, AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS FOR A CERTIFICATE OF ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A TELECOMMUNICATIONS FACILITY LOCATED AT 380 HORACE STREET, BRIDGEPORT, CONNECTICUT, which was held before ROBIN STEIN, Chairman, at Bridgeport City Hall, Council Chambers, 45 Lyon Terrace, Bridgeport, Connecticut, January 23, 2018.



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Robert G. Dixon, CVR-M 857  
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A				
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