



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

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December 6, 2019

Kristen Motel, Esq.
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601

RE: **DOCKET NO. 485** – MCM Holdings, LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility at 1542 Boston Post Road, Westbrook, Connecticut.

Dear Attorney Motel:

At a public meeting of the Connecticut Siting Council (Council) held on December 5, 2019, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on October 30, 2019.

This approval applies only to the D&M Plan submitted on October 30, 2019. 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.

Furthermore, the Council recommends that silt socks be used instead of the proposed silt fencing; that erosion and sediment controls along the north side of the compound be extended west for 35 feet to the 48-foot ground elevation; and stabilization of soil stockpiles if stored longer than 30 days.

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 December 5, 2019.

Thank you for your attention and cooperation.

Sincerely,

Melanie A. Bachman
Executive Director

MAB/RDM/lm

Enclosure: Staff Report, dated December 5, 2019



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Docket No. 485

MCM Holdings, LLC

Development and Management Plan

1542 Boston Post Road, Westbrook

Staff Report

December 5, 2019

On August 16, 2019, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to MCM Holdings, LLC (MCM) for the construction, maintenance, and operation of a 130-foot monopole telecommunications facility at 1542 Boston Post Road in Westbrook, Connecticut. As required in the Council's Decision and Order (D&O), on October 30, 2019, MCM submitted a Development and Management (D&M) Plan to the Council.

The site is located on an approximate 0.61-acre parcel that contained a former 121-foot water tank owned by the Connecticut Water Company. The water tank, demolished in 2018, hosted telecommunications equipment operated by the Old Saybrook Police Department (OSPD), AT&T, T-Mobile and Cellco. In order to maintain continuous wireless service to the area once the water tank was removed, on December 7, 2017, the Council approved a petition for a declaratory ruling, filed by MCM, to install a 163-foot temporary monopole at the site until a new, permanent wireless facility could be constructed in the area.

Consistent with the Council's D&O, MCM will construct a 130-foot monopole with a mat foundation at the site, designed in accordance with the EIA/TIA standard "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures- Revision G". The tower is designed to support four levels of antennas and the potential for a 20-foot extension to accommodate future tower sharing. Consistent with the Council's D&O, the tower has been engineered to ensure the tower setback radius is within the site property.

Cellco will install 9 panel antennas and 9 remote radio heads (RRHs) on an antenna platform mounted at a centerline height of 126 feet above ground level (agl). The OSPD will install an approximate 7-foot tall whip antenna at the top of the tower. The D&M Plan also depicts AT&T locating at a centerline height of 116 feet agl (9 panel antenna and 6 RRHs) and T-Mobile locating at a centerline height of 106 feet agl (6 panel antennas and 3 RRHs), but neither carrier was an intervenor to the proceeding, and thus, would have to file a tower share request with the Council in order to locate on the facility.

The tower will be located within an existing 75-foot by 85-foot square-foot fenced compound that contains existing ground equipment operated by Cellco, AT&T, T-Mobile and the OSPD. Each carrier will install new coax/ice bridges to connect their existing ground equipment to the new tower. Once all of the carriers have transferred network operations to the new tower, the temporary tower will be dismantled and removed from the site, including a six-foot high chain link fence that enclosed the temporary tower. No other modifications to the compound fence are proposed.

Site access and utilities to the equipment compound will remain unchanged. An existing gravel access drive extends for approximately 70 feet from Boston Post Road to the compound entrance gate.

A wetland is approximately 10 feet from the existing compound fence. To ensure construction activities do not affect this resource, MCM will implement a Wetland Protection Plan that includes provisions for erosion and sediment controls, contractor education, herbicide and pesticide restrictions, petroleum storage and handling measures, and periodic inspections by an environmental monitor.



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Construction activities will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*. Some of the measures include, but are not limited to, installing appropriate erosion control fencing, and establishing a gravel construction apron next to the access gate to entrap dirt and debris from construction vehicles leaving the site.

MCM will install six, 10-foot tall evergreen trees between the existing gravel parking area and the Boston Post Road to provide visual screening of the compound from the road.

Site construction hours will be 8 AM to 6 PM, Monday through Saturday.

Consistent with the Council's D&O, the cumulative worst-case radio frequency power density level at the base of the tower will be 29.7 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit.

The D&M Plan is consistent with the Council's D&O for Docket No. 485.