Connecticut Siting Council

APPLICATION OF

THE FIRST TAXING DISTRICT WATER DEPARTMENT

NORWALK, CT

173½ WEST ROCKS ROAD

NORWALK, CONNECTICUT

DOCKET NO. _____

MARCH 20, 2020

TABLE OF CONTENTS

Page

TABLE OF CONTENTS
(continued)

Page

LIST OF ATTACHMENTS

1. First Taxing District Facility – Factual Summary and Project Plans
2. Certificate of Service of Application on Government Officials; and List of Officials Served
3. Legal Notice in *The Hour*
4. Notice to Landowners; List of Abutting Landowners; Certificate of Service
5. Wireless Carriers' Coverage Maps
6. Site Search Summary
7. Visual Assessment and Photo-Simulations
8. USFWS & NDDB Compliance Determination
9. Wetlands Inspection Report
10. Avian Resources Evaluation
11. Historic Resources Determination
12. Farmland Soils Map
13. Calculated Radio Frequency Exposure Report
14. FEMA – National Flood Hazard Map
15. Public Information Meeting – Notice and Certificate of Mailing
16. TOWAIR Determination Results

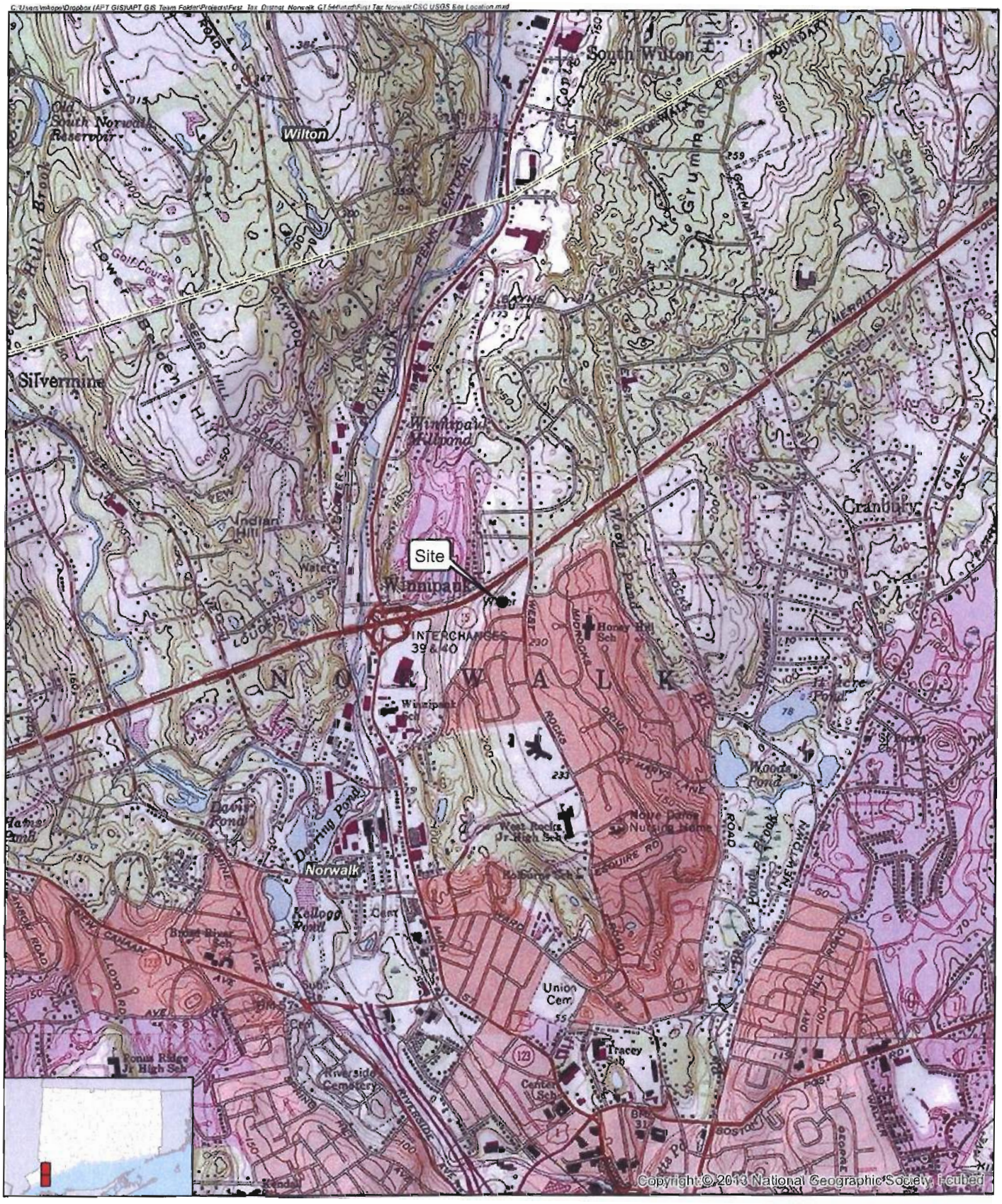
EXECUTIVE SUMMARY

The First Taxing District Water Department of Norwalk (the "FTD" or the "Applicant") proposes to construct a wireless telecommunications tower and related facility compound on a 1.89-acre parcel at 173½ West Rocks Road in Norwalk, Connecticut (the "Property"). The Property is owned by the FTD and is currently used for water company and wireless telecommunications purposes.

The FTD currently maintains a 100,000 gallon out-of-service water tank in the northeast portion of the Property. Although no longer used for water storage purposes, the existing water tank currently supports wireless telecommunications antennas and related equipment owned and operated by New Cingular Wireless PCS, LLC ("AT&T"), Cellco Partnership d/b/a Verizon Wireless ("Verizon"), T-Mobile Northeast, LLC ("T-Mobile") and Sprint Spectrum ("Sprint") (collectively, the "Wireless Carriers"). Equipment associated with the Wireless Carriers antennas is located on the ground near the base of the existing water tank within a fenced compound.

The FTD recently received Norwalk Zoning Commission approval to install a new 500,000 gallon water tank in the central portion of the Property. The FTD also intends to remove the existing 100,000 gallon water tank from the Property and perform certain environmental remediation tasks in the northeast corner of the Property. In an effort to maintain the continuity of wireless service in the area, the FTD intends to build a new wireless telecommunications tower on the Property. The Wireless Carriers have agreed to relocate all existing antennas and associated equipment to the new telecommunications facility.

To accommodate the Wireless Carriers' needs, FTD intends to build a 130-foot tall tower in the central portion of the Property. The Wireless Carriers will install antennas and related equipment on the tower at the 126-foot (AT&T), 116-foot (Verizon), 106-foot (T-Mobile), and 96-foot (Sprint) levels. Radio equipment for each of the Wireless Carriers would be located within a fenced facility compound. A propane-fueled generator and fuel tank may also be located on the Property if needed by the Wireless Carriers. Vehicular access and utilities to the FTD tower site would extend from West Rocks Road.



Legend

- Site
- Municipal Boundary

Map Notes:
Base Map Source: USGS 7.5 Minute Topographic Quadrangle Maps, Norwalk North, CT (1975) and Norwalk South, CT (1984)
Map Scale: 1:24,000
Map Date: February 2020

1,000 500 0 1,000 Feet

Site Location Map

Proposed Wireless
Telecommunications Facility
First Taxing District of
The City of Norwalk
173 1/2 West Rocks Road
Norwalk, Connecticut

Legend

- Proposed Lease Area
- Proposed Equipment
- Potential Equipment
- Proposed Electrical and Telco Service
- Proposed Gravel Access Drive/Turn-Around Area
- Proposed Equipment Areas
- Proposed Hydropillar Water Reservoir (By Others)
- Proposed Fence (By Others)
- Subject Property
- Approximate Parcel Boundary

Site Schematic

Proposed Wireless
Telecommunications Facility
First Taxing District of
The City of Norwalk
173 1/2 West Rocks Road
Norwalk, Connecticut

Map Notes:
**Item Not Located Within Mapped Area*
Base Map Source: 2019 Aerial Photograph (CTECO)
Map Scale: 1 Inch = 150 feet
Map Date: March 2020

N W E S

150 75 0 150 Feet

ALL POINTS TECHNOLOGY CORPORATION

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE:	:	
	:	
APPLICATION OF THE FIRST TAXING DISTRICT WATER DEPARTMENT OF NORWALK FOR A CERTIFICATE OF ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A WIRELESS TELECOMMUNICATIONS FACILITY AT 173½ WEST ROCKS ROAD IN NORWALK, CONNECTICUT	:	**DOCKET NO. ____**
	:	**MARCH 20, 2020**

APPLICATION FOR CERTIFICATE OF ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED

I. INTRODUCTION

A. Authority and Purpose

This Application and the accompanying attachments (collectively, the "Application") is submitted by The First Taxing District Water Department of Norwalk (the "FTD" or the "Applicant"), pursuant to Chapter 277a, Sections 16-50g et seq. of the Connecticut General Statutes ("C.G.S."), as amended, and Sections 16-50j-1 et seq. of the Regulations of Connecticut State Agencies ("R.C.S.A."), as amended. The Application requests that the Connecticut Siting Council ("Council") issue a Certificate of Environmental Compatibility and Public Need ("Certificate") for the construction, maintenance, and operation of a wireless telecommunications facility (the "FTD Facility") on a 1.89-acre parcel at 173½ West Rocks Road in Norwalk, Connecticut (the "Property"). The FTD Facility will consist of a new 130-foot monopole tower within a 3,518 square foot fenced compound. The FTD Facility will support antennas owned and operated by New Cingular Wireless PCS, LLC ("AT&T"), Cellco Partnership d/b/a Verizon

Wireless ("Verizon"), T-Mobile Northeast, LLC ("T-Mobile") and Sprint Spectrum ("Sprint") (collectively the "Wireless Carriers"). Equipment associated with the Wireless Carriers' antennas will be installed within a fenced compound. A propane-fueled generator and fuel tank may also be located on the Property if needed by the Wireless Carriers.

Included in this Application, as Attachment 1 is a factual summary and project plans showing the FTD Facility, its location and other existing and proposed site improvements. This summary, along with the other attachments submitted as part of this Application, contain all of the site-specific information required by statute and the regulations of the Council.

B. The Applicant

The First Taxing District of Norwalk is a municipal water company with an administrative office located at 12 New Canaan Road, Norwalk, CT 06851. AT&T, Verizon, T-Mobile and Sprint are licensed by the Federal Communications Commission ("FCC") to operate wireless telecommunications systems in the State of Connecticut within the meaning of C.G.S. Section 16-50i(a)(6). Each of the Wireless Carriers has extensive national experience in the development, construction and operation of wireless telecommunications systems and the provision of wireless telecommunications service to the public.

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

First Taxing District Water Department
12 New Canaan Avenue
P.O. Box 27
Norwalk, CT 06852
Attention: Dominick M. DiGangi, General Manager

A copy of all such correspondence or communications should also be sent to the FTD's legal counsel:

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

C. Application Fee

The estimated total construction cost for the FTD Facility would be less than $5,000,000. Therefore, pursuant to Section 16-50v-1a(b) of the Regulations of Connecticut State Agencies, an application fee of $1,250 accompanies this Application in the form of a check payable to the Council.

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

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

Notice of the FTD's intent to submit this Application was published on March 12 and March 13, 2020, by the FTD in *The Hour* pursuant to C.G.S. Section 16-50*l*(b). A copy of the legal notice is included in Attachment 3. A copy of an Affidavit of Publication will be forwarded to the Council as soon as it is available.

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

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

The purpose of this section is to provide an overview and general description of the

proposed FTD Facility in Norwalk.

A. Federal Law and Policy

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

Because the FCC and the United States Congress have determined that there is a pressing public need for high-quality wireless telecommunications service nationwide, the federal government has preempted the determination of public need by states and municipalities, including the Council, with respect to public need for the service to be provided by the facility described in this Application. In addition, the FCC has promulgated regulations containing technical standards for wireless systems, including design standards, in order to ensure the technical integrity of each system and nationwide compatibility among all systems. State and local regulation of these matters is likewise preempted. The FCC has also exercised its jurisdiction over and preempted state and local regulation with respect to radio frequency emission and interference issues by establishing regulations and requirement in these areas as well.

Recognizing the public safety benefits that enhanced wireless telecommunications networks can provide, the United States, Congress also enacted the Wireless Communications and Public Safety Act of 1999 to promote and enhance public safety by making 911 the universal emergency assistance number, furthering the deployment of wireless 911 capabilities and further encouraging

the construction and operation of seamless, ubiquitous and reliable wireless networks. In 2004, Congress enacted the Enhanced 911 (E-911) Act for the specific purpose of enhancing and promoting Homeland Security, public safety and citizen activated emergency response capabilities. These goals and other related responsibilities imposed on wireless service providers can only be satisfied if the Wireless Carriers maintain ubiquitous and reliable wireless networks.

In December of 2009, President Obama issued Presidential Proclamation No. 8460 (74 C.F.R. 234 (2009)), which recognizes the need to protect the nation's "critical infrastructure", including, among others, "cellular phone towers". In 2010, the FCC developed a national broadband policy[1] to ensure that all Americans would have access to broadband capability, whether wired or wireless; to establish the United States as a leader in wireless service innovation; and to establish, in America, the fastest and most extensive wireless network.

In an effort to encourage a more timely review and approval of wireless facility siting applications, the FCC, in 2011, established specific time limits for local and State land use decisions on wireless facilities.[2] In 2012, Congress passed the Middle Class Tax Relief and Job Creation Act which included a provision (Section 6409) which mandates the approval of certain eligible wireless facility modifications. The provisions of Section 6409 were further clarified in the FCC's October 17, 2014 Report and Order (FCC-14-153) and were specifically designed to accelerate broadband deployment by improving the efficiencies of the wireless siting process.

The FCC's rules permit licensees to modify their systems, including the addition of new cell sites, without prior approval by the FCC, as long as the licensee's authorized service area is not

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

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

enlarged. As mentioned above, the FTD Facility is a replacement facility and would not enlarge any of the Wireless Carriers' authorized service areas.

B. Public Need and System Design

1. Need for the FTD Facility

As noted above, the Act has pre-empted any state or local determination of public need for wireless services. Pursuant to their respective FCC Licenses, the Wireless Carriers have developed and continue to develop a network of cell sites to serve the demand for enhanced wireless services throughout the nation and more specifically, the State of Connecticut.

The principal need for the proposed FTD Facility is to replace the wireless service currently provided from the existing FTD water tank in the northeast portion of the Property. As discussed further below, the existing water tank will be removed as a part of a site environmental remediation program.

The existing FTD water tank was constructed in 1953 and has been used, to support wireless communications antennas and related equipment continuously since 1992.[3] In 2016, the FTD decided to discontinue use of the existing water tank due to the discovery of lead paint and polychlorinated biphenyls on the tank and in the soil beneath the tank. As a part of its environmental remediation plan for the Property, FTD will remove the existing water tank and the contaminated soils beneath the tank from the Property. In order to maintain existing wireless service in the area, FTD agreed to develop a new monopole tower on the Property and allow Wireless Carriers to relocate to the new structure.

[3] *See* Council Petition No. 284.

The new FTD Facility will allow the Wireless Carriers to maintain the same level of service they enjoy today, along portions of the heavily-traveled Merritt Parkway (Route 15), Route 7, Main Street and West Rocks Road, as well as the commercial and residential areas surrounding the Property. (*See* Attachment 5).[4]

2. System Design and Cell Site Equipment

a. System Design

Wireless systems in general and the proposed FTD Facility, in particular, have been designed and developed to allow the Wireless Carriers to achieve and to maintain high quality, reliable wireless service operating in a coordinated fashion with their surrounding sites. The system design is capable of orderly expansion and is compatible with other wireless systems. The resulting quality of service compares favorably with the quality of service provided by conventional wireline telephone service. The wireless system is designed to assure a true cellular configuration of base transmitters and receivers in order to cover the proposed service area effectively while providing the highest quality of service possible.

b. Cell Site Equipment

Within the facility compound, four (4) 10' x 20' concrete pads for the ground-mounted radio equipment associated with the AT&T, Verizon, T-Mobile and Sprint antennas. Space is available for a fifth concrete pad (10' x 10') if needed for municipal or emergency service purposes.

On the tower, each carrier will install a series of antennas and remote radio heads and fiber

[4] Coverage maps included in Attachment 5 show coverage from the existing FTD water tank facility, coverage without the existing water tank facility, and coverage from the proposed FTD Facility (monopole) for each Wireless Carrier.

optic and/or coaxial antenna cables, inside the monopole.

Space has been reserved for a propane-fueled generator within the facility compound and a propane fuel tank elsewhere on the Property if a need exists.

3. Technological Alternatives

Pursuant to authorization by the FCC, each of the Wireless Carriers are authorized to provide wireless telecommunications services throughout the State of Connecticut. There are no equally effective technological alternatives to the proposal contained herein. In fact, each wireless system represents state-of-the-art technology offering high-quality service.

C. Site Selection and Tower Sharing

1. Cell Site Selection

The goal of the cell site selection process was to locate a facility in such a manner as to allow the Wireless Carriers to maintain high-quality wireless network service, comparable to that provided by the existing FTD water tank site, while minimizing the environmental impact of such a facility.

The FTD initiated its search for an alternative facility location in January of 2018 and spent the next 16 months working with the Wireless Carriers and the State Historic Preservation Office ("SHPO") to identify a viable tower location on the Property. The Site Search Summary (Attachment 6) together with the site information contained in Attachment 1 support the FTD's position that the site selected represents the most feasible and viable alternative of the sites investigated. Additional information about the alternative site search effort is included in both the Visual Impact Analysis (Attachment 7) and Historic Resources Determination (Attachment 11).

2. Tower Sharing

The FTD Facility tower and compound has been designed to be shared by each of the Wireless Carriers, and can accommodate municipal services and local emergency service providers, if a need exists. This type of tower sharing arrangement would reduce, if not eliminate, the need to develop additional towers in this same area in the future.

3. Overall Costs and Benefits

Aside from the limited visual impacts discussed further below, the Applicant believes that there are no significant costs attendant to the construction, maintenance, and operation of the proposed cell site. In fact, the public will benefit substantially from its ability to continue to receive high-quality, reliable wireless service in northeasterly portions of Norwalk.[5] The FTD Facility would be a part of a communications system that addresses the public need identified by the FCC and the United States Congress for high-quality, competitive mobile and portable wireless service. Moreover, the proposed cell site would be part of a system designed to limit the need for additional cell sites in the future. The overall costs to the Applicant for development of the proposed cell site are set forth in Section III.D. of the Application.

4. Environmental Compatibility

Pursuant to Section 16-50p of the General Statutes, in its review of the Application, the Council is required to find and to determine, among other things, the nature of the probable environmental impact, including a specification of every significant adverse effect, whether alone

[5] Businesses and individuals across the country have become much more dependent on wireless services especially in emergency situations. The public safety benefits of wireless telephone service are illustrated by the Connecticut State Police Enhanced 911 emergency calling system. The E-911 emergency calling system is available statewide to all wireless telephone users. Numerous other emergency service organizations have turned to wireless telephone service for use during natural disasters and severe storms when wireline service is interrupted or unavailable.

or cumulatively with other effects, on, and conflicting with the policies of the state concerning the natural environment, ecological balance, public health and safety, scenic, historic and recreational values, forests and parks, air and water purity and fish and wildlife.

a. Primary Facility Impact is Visual

The proposed FTD Facility has been designed to meet the public need for high-quality, reliable wireless service while minimizing, to the extent possible, any potential adverse environmental impacts. In part because there are few, if any other adverse impacts, the primary impact of facilities such as this is visual. This visual impact will vary from location to location around a proposed tower site, depending upon factors such as vegetation, topography, the distance of nearby properties from the tower site and the location of buildings and roadways in a "sight line" toward the tower. Attachment 7 contains Visual Assessment & Photo-Simulations (the "Visual Assessment") prepared by All-Points Technology Corporation ("APT") for the FTD Facility. The Visual Assessment assesses the visual impact of a tower and compound on the surrounding areas and includes photo-simulations for the Council's review and consideration.

According to the Visual Assessment, the most prominent views of the tower would occur within one-half mile of the structure, to the south, east and west of the Property. Year-round visibility extends intermittently to areas generally west of the Property. Seasonal visibility would extend to an area to the north and northwest of the Property.

The nearest off-site residence is located at 9 Skyview Lane, approximately 180 feet to the south of the tower. Weather permitting, the Applicant will raise balloons with a diameter of at least three (3) feet at the proposed tower location on the day of the Council's hearing on this Application, or at a time otherwise specified by the Council.

b. Environmental Reviews and Agency Comments

Section 16-50j of the General Statutes requires the Council to consult with and to solicit comments on the Application from the Commissioners of the Departments of Energy and Environmental Protection, Public Health, Public Utility Regulatory Authority, Economic Development, and Transportation, the Council on Environmental Quality, and the Office of Policy and Management, Energy Division. In addition to the Council's solicitation of comments, the FTD, as a part of its due diligence for compliance with the National Environmental Policy Act ("NEPA") is compiling documentation and comments on the proposed FTD Facility for future submission to the U.S. Department of the Interior, Fish and Wildlife Service ("USFWS"), Environmental and Geographic Information Center of the Connecticut DEEP and the Connecticut Historical Commission, State Historic Preservation Officer ("SHPO").

(1) USFWS & NDDB Compliance Determination

According to the December 16, 2019 USFWS & NDDB Compliance Determination prepared by APT, one federally-listed threatened species is known to occur in the vicinity of the Property documented as the *Northern Long-Eared Bat* ("NLEB"). For the reasons discussed in the attached compliance determination, the Applicant submits that the proposed FTD Facility will not adversely affect the NLEB. Likewise, the CTDEEP has confirmed that no documented occurrences of State-Listed Endangered, Threatened and Special Concern Species occur in the vicinity of the Property and, therefore, the development of the proposed wireless telecommunications facility will not have an adverse impact to any State-listed species. (*See* Attachment 8).

(2) Wetlands Inspection

As discussed in more detail in Section III.C.5.d. below, there are no wetlands or

watercourses on the Property and, therefore, no impacts would occur from the development of the proposed facility or access driveway. (*See* Wetlands Inspection Report – Attachment 9).

(3) Avian Resources Evaluation

The proposed FTD Facility is not proximate to any Important Bird Areas and complies with the USFWS Guidelines for minimizing impacts on birds. FTD, therefore, does not anticipate that the FTD Facility will impact migratory bird species. (*See* Avian Resources Evaluation – Attachment 10).

(4) State Historic Preservation Officer

According to a January 17, 2020 letter from Catherine Labadia, Deputy State Historic Preservation Officer ("SHPO"), the FTD Facility, described above, will have no adverse effect on sites listed on or eligible for listing on the National Register of Historic Places. This determination was provided after the evaluation of five (5) alternative site locations and the elimination of other alternatives. The Historic Resources Determination, included in Attachment 11), outlines the site search process and the Applicant's negotiations with the SHPO throughout the process.

(5) Agriculture

Farmland soils suitable for agricultural use includes land that is defined as prime or farmland of Statewide or local importance, based on soil type. It identifies the location and extent of the most suitable land for producing food, feed, fiber, forage, and oilseed crops and is available for these uses.[6] According to the National Cooperative Soil Survey (U.S. Department of Agriculture, Natural Resources Conservation Service), portions of the Property contain "Prime" Farmland soils. The proposed FTD Facility falls within this area. That said, a majority of the area

[6] Connecticut Environmental Conditions Online (CTECO Resource Guide) www.cteco.uconn.edu.

mapped as Prime agricultural land is developed with homes, an electric transmission line corridor, the Merritt Parkway and the partially developed FTD Property. Due to the small development foot print associated with the proposed FTD Facility, FTD does not anticipate having a material effect on farmland soils. (*See* Farmland Soils Map included in Attachment 12).

c. Non-Ionizing Radio Frequency Radiation

The FCC has adopted standards for exposure to Radio Frequency ("RF") emissions from telecommunications facilities like the one proposed in the Application. To ensure compliance with the applicable standards, C-Squared Systems has prepared a Calculated Radio Frequency Exposure Report ("RF Report") for the proposed FTD Facility according to the methodology prescribed by the FCC Office of Engineering and Technology Bulletin No. 65, Edition 97-01 (August 1997) ("OET Bulletin 65"). The RF Report indicates that the maximum permissible exposure level for all of the Wireless Carriers at the FTD Facility would be 26.62% of the FCC's Standard. Actual RF emissions levels from the proposed facility would be far below these maximum permissible exposure levels. (*See* Attachment 13).

d. Other Environmental Issues

No sanitary facilities are required for the FTD Facility. The operations at the FTD Facility will not cause any significant air, water, noise or other environmental impacts, or hazard to human health.

Based on agency comments received and field investigations by the FTD project team, the Applicant submits that the development of a telecommunications facility at the Property will have no significant adverse effect on scenic, natural, historic or recreational features, and that none of the potential effects alone or cumulatively with other effects is sufficient reason to deny this

Application.

5. Consistency with Local Land Use Controls

The Council Application Guide for Community Antenna Television and Telecommunication Facilities, as amended in July 2012, requires the inclusion of a narrative summary of the project's consistency with the Municipality's Plan of Conservation and Development (the "Plan"), Zoning Regulations, and Wetland Regulations as well as a description of planned and existing uses of the site location and surrounding properties.

a. Planned and Existing Land Uses

The proposed FTD Facility would be located on an approximately 1.89-acre parcel owned by the FTD. The Property is zoned A-Residence and is used for and will continue to be used for water company purposes. The Property is surrounded by residential areas to the south and east, and an Eversource transmission line corridor and the Merritt Parkway to the north and west.

b. Plan of Conservation and Development

The Norwalk Citywide Plan of Conservation & Development (Dated 2019-2029) (the "Plan"), does not identify commercial telecommunications facilities as a land use consistent or inconsistent with the general planning and conservation principles or policies of the Town. Four (4) copies of the Plan were filed, in bulk, with the Council.

c. Zoning Regulations

According to the Norwalk Zoning Map, the Property is located in an A-Residence zone district. Pursuant to Section 118-330B.2(d) of the Norwalk Zoning Regulations, public utility supply or storage facilities are permitted subject to the approval of a Special Permit. According to Section 118-330B.2(r) of Norwalk Zoning Regulations, commercial communications antennas

are a permitted accessory use when located on a public utility structure. Equipment buildings or structures associated with the antennas must meet the A-Residence setback requirements and be "effectively screened" from adjacent properties. According to Section 118-100 of the Norwalk Zoning Regulations, the definition of Commercial Communications Towers was repealed in 1995.

d. Inland Wetland and Watercourse Regulations

The Norwalk Inland Wetlands and Watercourses Regulations ("Wetland Regulations") define Regulated Activity as any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration or pollution, of such wetlands or watercourses and maintains an upland review area of 50 feet from a wetland boundary; 100 feet of a watercourse; and includes slope in excess of 20% within 50 feet of a wetland or 100 feet of a watercourse. The term "Regulated Area" is defined as the actual wetland or watercourse. Four (4) copies of the Norwalk Wetland Regulations were filed, in bulk, with the Council. APT completed a Wetland Inspection of the Property and determined that there are no wetlands or watercourses on the Property. The nearest wetland area is located more than 900 feet to the west, across the Merritt Parkway. The copy of the Wetland Inspection Report is included in Attachment 9.

The FTD Facility would be located in Flood Zone X, an area of minimal flood hazard. A copy of the National Flood Hazard Layer FIRMette is included in Attachment 14.

6. Local Input

Section 16-50*l*(e) of the Connecticut General Statutes, as amended, requires local input on matters before the Council. On October 31, 2019, the FTD commenced the ninety (90) day

municipal consultation process by submitting technical information about the proposed telecommunications facility to local officials in Norwalk. FTD representatives met with Steve Kleppin, Jessica Casey and Michael Wrinn with the City of Norwalk to discuss the proposal and the Council's application review process. The Norwalk officials asked FTD to host a Public Information Meeting ("PIM") about the tower proposal. The PIM was held on January 2, 2020 at the beginning of a regular meeting of the Norwalk Zoning Commission. At the PIM, the FTD discussed the need to replace the existing wireless telecommunications facility and the Council's application process. One abutting landowner spoke to express concerns for visual impacts, construction-related impacts and RF emissions from the proposed FTD Facility.

Notice of the PIM was published in *The Hour* on December 18, 2019, and was sent to abutting landowners on December 12, 2019 and December 17, 2019.[7] A list of the abutting landowners who were notified of the PIM, a copy of the abutters' notice letter and a copy of the PIM Legal Notice and a Certificate of Publication is included in Attachment 15.

7. Consultations With State and Federal Officials

Attachments 8, 9, 10, 11, 12, 14 and 16 and Section III.C.7. of the Application describes consultations with state and federal officials regarding the proposed FTD Facility.

a. Federal Communications Commission

The FCC did not review this particular proposal. As discussed above, FCC approval is not required where the authorized service area is not enlarged.

[7] After sending out notices to abutting landowners, City officials asked to change the start time of the PIM from 7:00 p.m. to 6:30 p.m. The FTD sent a supplemental notice to abutting landowners notifying them of the PIM time change.

b. Federal Aviation Administration (FAA)

APT, on behalf of FTD, completed a TOWAIR Determination Report for the proposed tower site and determined that the proposed FTD Facility would not require FAA marking or lighting. Therefore, no obstruction marking or lighting would be required. A copy of the TOWAIR Summary Report is included in Attachment 16.

c. United States Fish and Wildlife Service

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

d. Connecticut Department of Energy and Environmental Protection

(1) Natural Diversity Data Base

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

(2) Bureau of Air Management

Under normal operating conditions, the equipment installed at a FTD Facility would generate no air emissions. During the loss of commercial power and periodically for maintenance purposes, the Wireless Carriers may utilize emergency backup power. Any backup generator installed at the Property will need to be managed to comply with the "permit by rule" criteria established by the Connecticut Department of Energy and Environmental Protection ("DEEP") Bureau of Air Management pursuant to R.C.S.A. § 22a-174-3b.

e. Connecticut State Historic Preservation Officer

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

D. Estimated Cost and Schedule

1. Overall Estimated Costs

The total estimated cost of construction for the FTD Facility is approximately $910,000.00. This estimate includes:

(1) Tower 60,000

(2) Miscellaneous (including site preparation, access, grading) 250,000

(3) Cell site radio equipment ..... $600,000[8]

2. Overall Scheduling

Site preparation and engineering would commence following Council approval of the FTD's Development and Management ("D&M") Plan and are expected to be completed within two to four weeks. Equipment installation is expected to take an additional four weeks after installation of the building and installation of the tower. Cell site integration and system testing is expected to require two weeks after equipment installation.

IV. CONCLUSION

Based on the facts contained in this Application, the FTD submits that the establishment of a telecommunications facility at the Property would not have a substantial adverse environmental effect on the Property or the surrounding area. A public need for the Wireless Carriers to maintain high quality reliable wireless service exists in northeasterly portions of Norwalk, as determined by the FCC and the United States Congress. A competitive framework for providing such service has been established by the FCC and the Telecommunications Act of 1996. The FTD submits that the need for the FTD Facility far outweighs any possible environmental effects resulting from the

[8] Cell site radio equipment costs will be the responsibility of the individual Wireless Carriers.

construction of the proposed cell site.

WHEREFORE, the FTD respectfully requests that the Council grant this Application for a Certificate of Environmental Compatibility and Public Need for the proposed FTD Facility.

Respectfully submitted,

THE FIRST TAXING DISTRICT OF NORWALK

By: _____

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, Connecticut 06103-3597
(860) 275-8200
Attorneys for the Applicant

FIRST TAXING DISTRICT WATER DEPARTMENT
NORWALK, CT

173½ West Rocks Road
Norwalk, Connecticut

Description of Proposed Cell Site

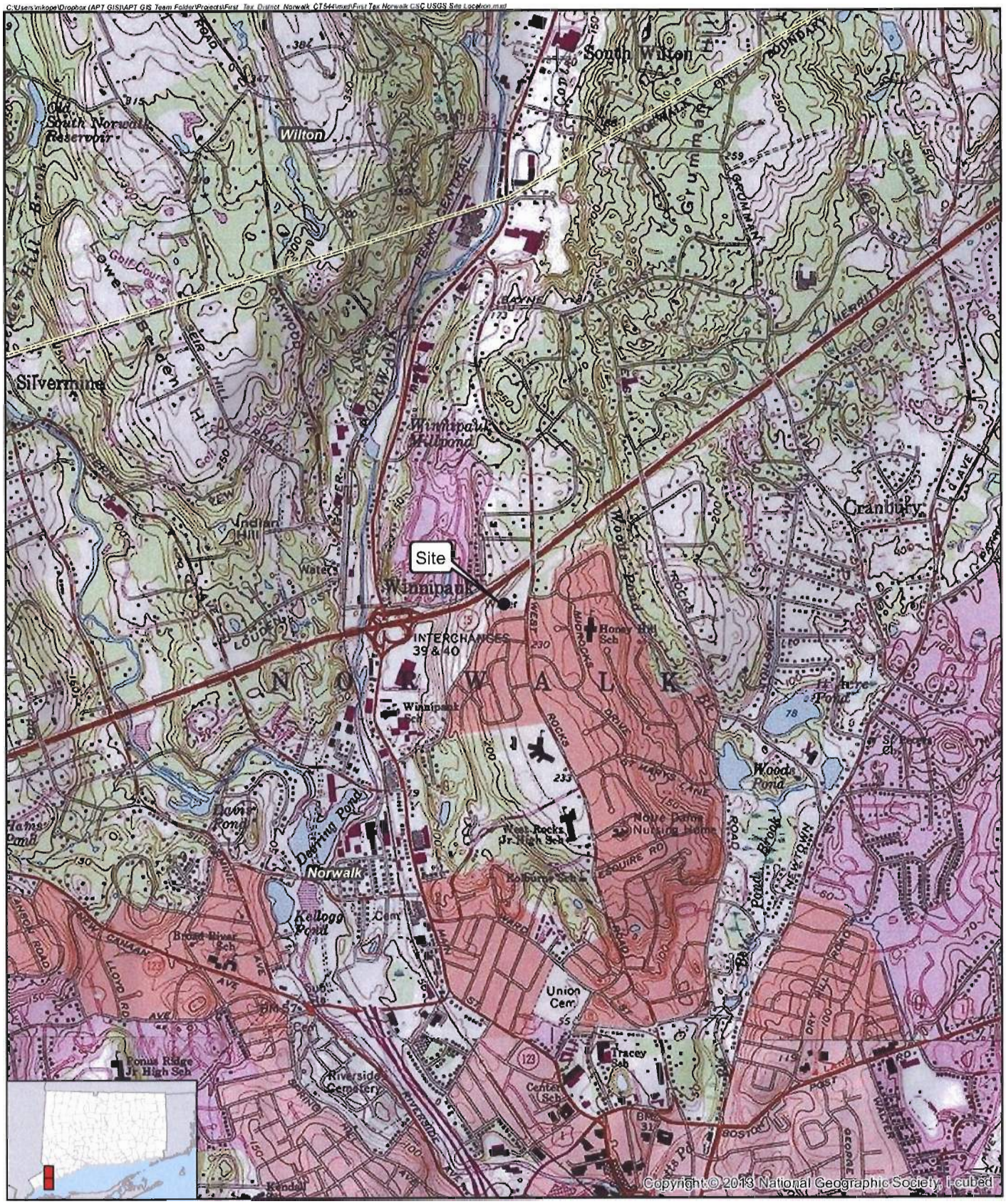
First Taxing District of Norwalk
12 New Canaan Avenue
Norwalk, CT 06851

SITE NAME: FTD FACILITY – 173½ WEST ROCKS ROAD, NORWALK, CONNECTICUT

GENERAL CELL SITE DESCRIPTION

The proposed First Taxing District ("FTD") telecommunications facility (the "FTD Facility") would be located on an approximately 1.89 acre parcel at 173½ West Rocks Road in Norwalk, CT ("Property"). The Property is owned by FTD and used for water company purposes. The FTD Facility would consist of a 130-foot telecommunications tower and pad-mounted equipment within an approximately 3,518 square foot fenced compound. Space has been reserved for a backup generator and propane fuel tank if needed by the Wireless Carriers. The new tower would be designed to accommodate the antennas and associate wireless equipment currently located on the existing (abandoned) water tank on the Property. The existing tank will be removed from the Property as a part of the site redevelopment proposal.

Antennas and associated wireless equipment will be attached to the tower at the 126-foot level (AT&T); 116-foot level (Verizon); 106-foot level (T-Mobile); and 96-foot level (Sprint). Equipment associated with the Wireless Carriers' antennas will be located on the ground near the base of the tower. Vehicular access to the facility would extend from West Rocks Road over a portion of an access driveway serving the new FTD water tank, then over a new gravel driveway extension, a distance of approximately 350 feet. Utility service would also extend from existing service along West Rocks Road.



Legend

- Site
- Municipal Boundary

Map Notes:
Base Map Source: USGS 7.5 Minute Topographic Quadrangle Maps, Norwalk North, CT (1975) and Norwalk South, CT (1984)
Map Scale: 1:24,000
Map Date: February 2020

1,000 500 0 1,000 Feet

Site Location Map

Proposed Wireless
Telecommunications Facility
First Taxing District of
The City of Norwalk
173 1/2 West Rocks Road
Norwalk, Connecticut

Legend

- Proposed Lease Area
- Proposed Equipment
- Potential Equipment
- Proposed Electrical and Telco Service
- Proposed Gravel Access Drive/Turn-Around Area
- Proposed Equipment Areas
- Proposed Hydropillar Water Reservoir (By Others)
- Proposed Fence (By Others)
- Subject Property
- Approximate Parcel Boundary

Site Schematic

Proposed Wireless
Telecommunications Facility
First Taxing District of
The City of Norwalk
173 1/2 West Rocks Road
Norwalk, Connecticut

Map Notes:
**Item Not Located Within Mapped Area*
Base Map Source: 2019 Aerial Photograph (CTECO)
Map Scale: 1 inch = 150 feet
Map Date: March 2020

N W E S

150 75 0 150 Feet

ALL-POINTS TECHNOLOGY CORPORATION

SITE EVALUATION REPORT

SITE NAME: FTD FACILITY – 173½ WEST ROCKS ROAD, NORWALK, CONNECTICUT

I. TOWER LOCATION

A. COORDINATES: 41°-08'-36.6271" N 73°-25'-08.2799" W

B. GROUND ELEVATION: Approximately 220.9± feet AMSL

C. U.S.G.S. QUADRANGLE MAP: Norwalk North, CT

D. SITE ADDRESS: 173½ West Rocks Road, Norwalk, CT 06851

E. ZONING WITHIN 1/4 MILE OF SITE: Land within ¼ mile of the proposed tower site is in Norwalk's A, AA and B Residential zones.

II. DESCRIPTION

A. SITE SIZE: 3,518 s.f. fenced compound

B. LESSOR'S PARCEL: Approximately 1.89 acres

C. TOWER TYPE/HEIGHT: 130' Monopole Tower

D. SITE TOPOGRAPHY AND SURFACE: Topography in the area slopes down gently from east to west on the Property. Grading required to construct the access drive and tower facility compound will be minimal.

E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The tower would be located in the westerly portion of an approximately 1.89 acre parcel currently used for municipal water department and telecommunications purposes. There are no wetlands or watercourses on the Property and no direct impacts to off-site wetlands or watercourses are anticipated. Several mature trees will need to be removed to accommodate the development of the new telecommunications tower. Additional tree removal is anticipated to allow for the construction of the new FTD water tank. Trees along the Property boundary, particularly to the south, will be retained. Additional landscaping is also proposed to be installed around the new FTD water tank and other locations on the Property. (*See* Project Plans (Sheets C-1 and C-2) included in Attachment 1).

F. LAND USE WITHIN 1/4 MILE OF SITE: The 1.89 acre subject parcel is surrounded by residential uses to the south and east and an existing Eversource electric transmission line and the Merritt Parkway to the north and west. (*See* Site Schematic at p. 3).

III. FACILITIES

A. POWER COMPANY: Eversource

B. POWER PROXIMITY TO SITE: Approximately 264 feet to the east of the facility compound along West Rocks Road.

C. TELEPHONE/FIBER CONNECTION: TBD

D. VEHICLE ACCESS TO SITE: Vehicle access to the site would extend from West Rocks Road over a portion of a new driveway that will be constructed to service the proposed FTD water tank, then over a new gravel driveway extension, a distance of approximately 350 feet.

E. CLEARING AND FILL REQUIRED: The total area of disturbance necessary to construct the proposed telecommunications facility is approximately 17,650 square feet. Additional site disturbance will occur when FTD constructs its new water tank. Telecommunications site improvements would require approximately 160 cubic yards (CY) of fill to be imported to the site and approximately 185 CY of fill to be excavated for the utility trench. Approximately 160 CY of clean broken stone will be needed as surface treatment for the access drive and the facility compound. Detailed construction plans would be developed if the telecommunications facility is approved by the Siting Council.

IV. LEGAL

A. OWNER: First Taxing District Water Department

B. ADDRESS: 173½ West Rocks Road, Norwalk, CT

C. DEED ON FILE AT: City of Norwalk, CT Land Records

Vol. 365 Page 140

FACILITIES AND EQUIPMENT SPECIFICATION
(NEW TOWER & EQUIPMENT)

SITE NAME: FTD FACILITY – 173½ WEST ROCKS ROAD, NORWALK, CONNECTICUT

I. TOWER SPECIFICATIONS:

A. MANUFACTURER: To be determined

B. TYPE: Self-supporting monopole

C. TOWER HEIGHT: 130'

TOWER DIMENSIONS: Approx. 50" base
Approx. 24" top

II. TOWER LOADING:

A. AT&T EQUIPMENT AT 126-FOOT LEVEL:

1. Panel Antennas – Six (6):
Three (3) Model DMP65R-BU8DA; Three (3) Model TPA65R-BU8D

2. Remote Radio Heads (RRHs) – Twelve (12)
Three (3) Model B13RRH4x30; three (3) Model B25RRH4x30; and Three (3) Model B66ARRH4x45

3. GPS Antenna: Attached to AT&T cable ice bridge.

4. Transmission Lines:
a. Two (2) fiber optic antenna cables
b. Six (6) coax antenna cables

B. VERIZON EQUIPMENT AT 116-FOOT LEVEL:

1. Panel Antennas – Nine (9):
Three (3) LNX-6514DS-A1M
Six (6) Q56656-5D

2. Remote Radio Heads (RRHs) – Six (6)
Three (3) Model B13 RRHBR04C and Three (3) Model B66A RRHBR049

3. GPS Antenna: Attached to the Cellco ice bridge.

4. Transmission Lines:
   a. Onc (1) Model: HB158-BU12S24-270-L1 HYBRIFLEX™ fiber optic antenna cable
   b. Six (6) Coaxial antenna cables

C. T-MOBILE EQUIPMENT AT 106-FOOT LEVEL:

1. Panel Antennas – Three (3):
   Model APXVAARR24 43-U-NA20

2. Remote Radio Heads (RRHs) – Six (6):
   Three (3) 4449BIZ, B71; and Three (3) 4415 B25

3. GPS Antenna: Attached to T-Mobile ice bridge.

4. Transmission Lines:
   a. Two (2) Model: LMU Coax antenna cables

D. SPRINT EQUIPMENT AT 96-FOOT LEVEL:

1. Panel Antennas – Nine (9):
   Six (6) Model APXVSPP18-C and Three (3) Model AAHF-H65V9

2. Remote Radio Heads (RRHs) – Six (6):
   Three (3) Model RRH19004x45 65MHz; and Three (3) Model RRH8002x50W

3. GPS Antenna: Attached to ice Sprint bridge.

4. Transmission Lines:
   a. Three (3): Model HB114-1-08U4-MSF antenna cables

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The towers will be designed in accordance with Elcctronic Industries Association Standard TIA-222-G "Structural Standards for Steel Antenna Towers and Antenna Support Structures." The foundation designs would be based on soil conditions at the site. Details for the towers and foundation designs will be provided as a part of the final D&M Plan.

ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: FTD FACILITY – 173½ WEST ROCKS ROAD, NORWALK, CONNECTICUT

I. PHYSICAL IMPACT

A. WATER FLOW AND QUALITY

No water flow and/or water quality changes are anticipated as a result of the construction or operation of the facility. No direct impacts to any lakes, ponds, rivers, streams, wetlands or other regulated bodies of water are anticipated. Cell site equipment used will not discharge any pollutants to area surface or groundwater systems.

B. AIR QUALITY

Under ordinary operating conditions, the wireless equipment at the FTD Facility would generate no air emissions. During power outages and periodically for maintenance purposes, the Wireless Carriers may utilize emergency back-up power. Any backup generator will need to be managed to comply with the "permit by rule" criteria established by the Connecticut Department of Energy and Environmental Protection ("DEEP") Bureau of Air Management, pursuant to R.C.S.A. § 22a-174-3b.

C. LAND

Approximately eleven (11) mature trees (greater than 6" diameter at breast height) and ground-level vegetation will need to be cleared and site grading of the tower compound and access drive will be required to accommodate the new telecommunications facility. A significant portion of the Property, to the east of the tower site will also be cleared for the development of the new 500,000 gallon water tank, approved by the City on January 2, 2020. The existing 100,000 gallon water tank in the northeast portion of the Property will be removed as a part of the site environmental remediation program. Supplemental landscaping around the new water tank and in the northeast portion of the Property.

D. NOISE

The equipment to be in operation at the site after construction would emit no noise of any kind, except for the occasional operation of a backup generator which, if present, would only run when commercial power to the facility is interrupted and periodically for maintenance purposes. Some noise is anticipated during cell site construction.

E. POWER DENSITY

The highest cumulative calculated power density from the FTD Facility would be 26.62% of the FCC General Population Maximum Permissible Exposure (MPE) limits. (*See* Attachment 13).

F. VISIBILITY

See Visibility Report included as Attachment 7.

FIRST TAXING DISTRICT - NORWALK
173.5 WEST ROCKS ROAD
NORWALK, CT 06851

MUNICIPAL NOTIFICATION LIMIT MAP
SCALE : 1" = 4000'-0"

VICINITY MAP
SCALE : 1" = 500'-0"

SITE INFORMATION

SITE TYPE:	PROP. 130.0'± A.G.L. MONOPOLE TOWER
SCOPE OF WORK:	WIRELESS EQUIPMENT ON A PROP. 130'± A.G.L. MONPOLE TOWER WITHIN PROP. IRREGULARLY SHAPED (3518± SF) EQUIPMENT COMPOUND, PROP. LPG TANK AND PROPANE FUELED EMERGENCY STANDBY GENERATOR. EXISTING 110'± A.G.L., 100,000 GAL. ELEVATED WATER TANK TO BE DEMOLISHED (BY OTHERS).
SITE NAME:	FIRST TAXING DISTRICT - NORWALK
SITE ADDRESS:	173.5 WEST ROCKS ROAD NORWALK, CT 06851
JURISDICTION:	CONNECTICUT SITING COUNCIL
COUNTY:	FAIRFIELD
ASSESSORS TAX ID#:	MAP: 5, BLOCK 22A, LOT: 18-0
LATITUDE:	41° 08' 36.6271" N (41.14350753° N)
LONGITUDE:	73° 25' 08.2799" W (73.41896665° W)
GROUND ELEVATION:	220.9'± AMSL
PROPERTY OWNER:	FIRST TAXING DISTRICT (WATER DEPARTMENT) 12 NEW CANAAN AVENUE NORWALK, CT 06852
APPLICANT:	FIRST TAXING DISTRICT (WATER DEPARTMENT) 12 NEW CANAAN AVENUE NORWALK, CT 06852
LEGAL:	ROBINSON & COLE, LLP 280 TRUMBULL STREET HARTFORD, CT 06103
SITE ENGINEER:	ALL-POINTS TECHNOLOGY CORP., P.C. 567 VAUXHAUL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

MONOPOLE COORDINATES & GROUND ELEVATION INDICATED HEREIN WERE ESTABLISHED FROM AN FAA 1-A SURVEY CERTIFICATION, AS PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. DATED 10.01.19

LIST OF DRAWINGS

FIRST TAXING DISTRICT
WATER DEPARTMENT

12 NEW CANAAN AVENUE
NORWALK, CT 06851

ALL-POINTS
TECHNOLOGY CORPORATION
567 VAUXHAUL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	10/11/19	FOR REVIEW: JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2	02/25/20	PER CLIENT COMMENTS: RCB
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHAUL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK

SITE ADDRESS: 173.5 WEST ROCKS ROAD NORWALK, CT 06851

APT FILING NUMBER: CT544100

DRAWN BY: THK/DRA

DATE: 10/11/19 | CHECKED BY: JRM

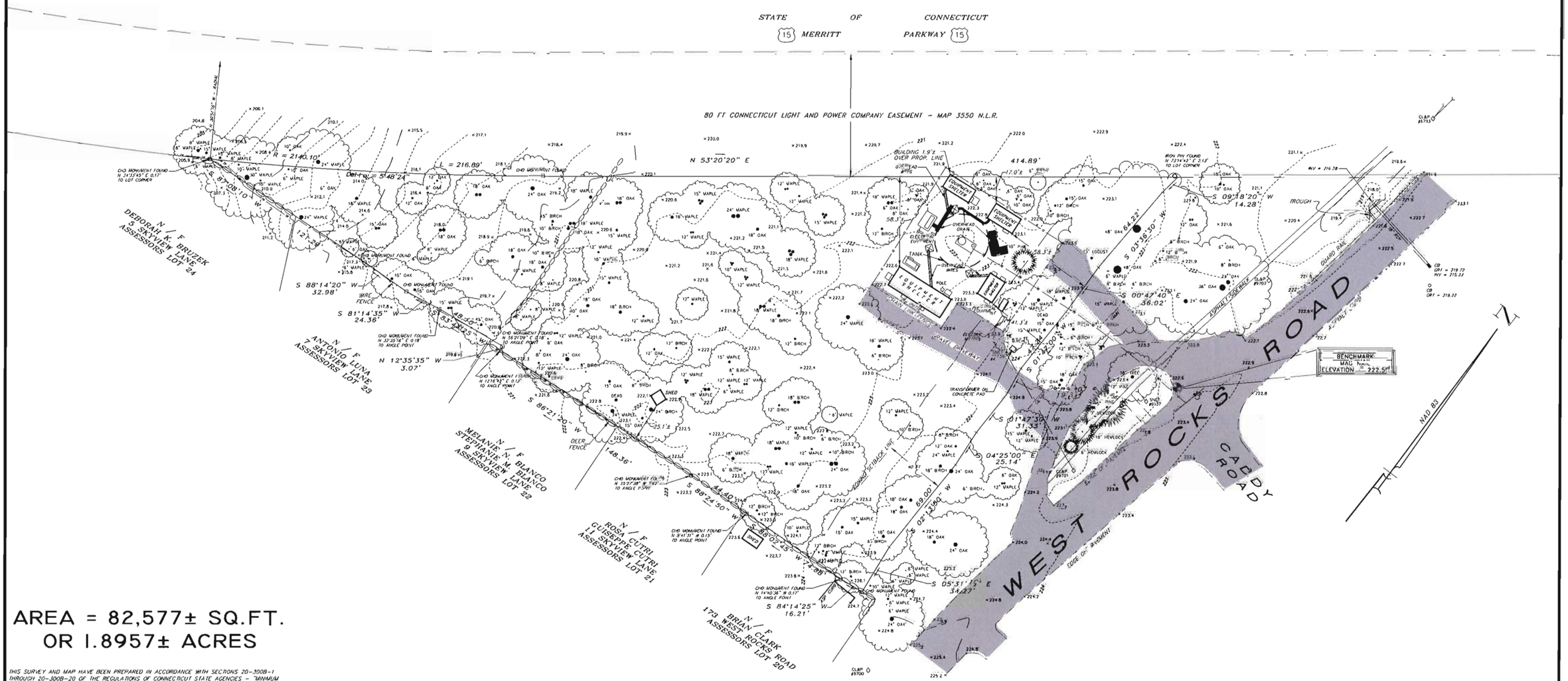
SHEET TITLE:

TITLE SHEET & INDEX

SHEET NUMBER:

T-1

TAX ASSESSORS MAP: 12NE
BLOCK: 22A
LOT: 18
DISTRICT: 5



AREA = 82,577± SQ.FT.
OR 1.8957± ACRES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A ZONING LOCATION AND TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2", TOPOGRAPHIC ACCURACY CLASS "T-2", VERTICAL ACCURACY CLASS "V - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN AN "A - RESIDENCE" ZONE.

REFER TO MAP 3550 OF THE NORWALK LAND RECORDS.

REFER TO A QUIT CLAIM DEED RECORDED IN BK. 385, PG. 140 OF THE NORWALK LAND RECORDS.

INLAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THERE ARE NO WETLANDS ON THIS PROPERTY AS DEPICTED ON THE CITY OF NORWALK INLAND WETLANDS AND WATERCOURSES MAP AMENDED OCTOBER 29, 2009.

PROPERTY IS DEPICTED AS LYING OUTSIDE OF ANY 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY AS NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 09001C0393G REVISED ON OCTOBER 16, 2013.
THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

ZONING DATA CHART "A - RESIDENCE" ZONE

	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT AREA	12,500 SQ. FT.	82,577± SQ. FT.	
LOT WIDTH	100 FT. MIN.	VARIES	
FRONT YARD	40 FT. MIN. (1)	41.3± FT.	
REAR YARD	20% OR 20 FT. MAX.		
SIDE YARD	10 FT. MIN.		
AGGREGATE SIDE YARD	25%		
BUILDING HEIGHT (2)	35 FT.	NOT MEASURED	
	40 FT. MAX. TO PEAK	NOT MEASURED	
# OF STORIES	2 1/2 MAX.	NOT MEASURED	
BUILDING COVERAGE	25% MAX. (20,644 SQ. FT.)	1.6±% (1,280± SQ. FT.)	

(1) SUBJECT TO SECTION 118-900F.

(2) EXCEPT FOR STRUCTURES LOCATED IN FLOOD ZONES A OR V, WHERE ONE (1) ADDITIONAL FOOT IN HEIGHT SHALL BE PERMITTED TO THE MIDPOINT AND TO THE PEAK.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 Inch = 30 ft.

VERTICAL DATUM: N.A.V.D. 88

ZONING LOCATION & TOPOGRAPHIC SURVEY
173 1/2 WEST ROCKS ROAD
PREPARED FOR

FIRST TAXING DISTRICT WATER DEPARTMENT

NORWALK, CONNECTICUT

SCALE: 1" = 30 FT. **APRIL 20, 2016**

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Mark S. Lebow Conn. L.L.S. Reg. No. 15564

16-13797

MAP NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - 'MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT' AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A ZONING LOCATION AND TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2', TOPOGRAPHIC ACCURACY CLASS 'T-2', VERTICAL ACCURACY CLASS 'V - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
2. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.
3. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARERS DECLARATION NULL AND VOID.
4. DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.
5. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.
6. PROPERTY IS LOCATED IN AN 'A - RESIDENCE ZONE.
7. REFER TO MAP 3550 OF THE NORWALK LAND RECORDS.
8. REFER TO A QUIT CLAIM DEED RECORDED IN BK. 385, PG. 140 OF THE NORWALK LAND RECORDS
9. INLAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THERE ARE NO WETLANDS ON THIS PROPERTY AS DEPICTED ON THE CITY OF NORWALK INLAND WETLANDS AND WATERCOURSES MAP AMENDED OCTOBER 29, 2009.
10. PROPERTY IS DEPICTED AS LYING OUTSIDE OF ANY 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY AS NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 09001C0393G REVISED ON OCTOBER 16, 2013. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

MAP REFERENCES:

1. 'ZONING LOCATION & TOPOGRAPHIC SURVEY, 173 1/2 WEST ROCKS ROAD, PREPARED FOR FIRST TAXING DISTRICT WATER DEPARTMENT, NORWALK, CONNECTICUT'; PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C., 170 NOROTON AVENUE, DARIEN, CONN., DATED APRIL 20, 2016, SCALE: 1" = 30'.
2. 'SITE PLAN & WATER STORAGE TANK ELEVATION, FIRST TAXING DISTRICT OF THE CITY OF NORWALK, WEST ROCKS 500,000 GALLON, ELEVATED STORAGE TANK, 173.5 WEST ROCKS ROAD, NORWALK' FIRST DISTRICT WATER DEPARTMENT, PROJECT NO. STO-2016-00, SHEET NO. SP-1.
3. 'CITY OF NORWALK, CT-ARCGIS ONLINE ESRI' 173.5 W. ROCK ROAD, NORWALK, CT 06851, PARCEL ID: 5-22A-18-0.

NOTE:
157 RESIDENCES ARE LOCATED WITHIN 1,000' OF PROPOSED FACILITY.

SITE AREAS & VOLUMES OF EARTHWORK

SITEWORK ENTAILS APPROXIMATELY 160 CY OF EXCESS MATERIAL. THE COMPOUND AND ROADWAY WILL IMPORT APPROXIMATELY 160 CUBIC YARDS OF CLEAN BROKEN STONE. THE UTILITY TRENCH FROM THE DEMARC TO THE COMPOUND WILL EXCAVATE APPROXIMATELY 185 CUBIC YARDS OF MATERIAL THAT WILL BE USED TO BACKFILL THE TRENCH.

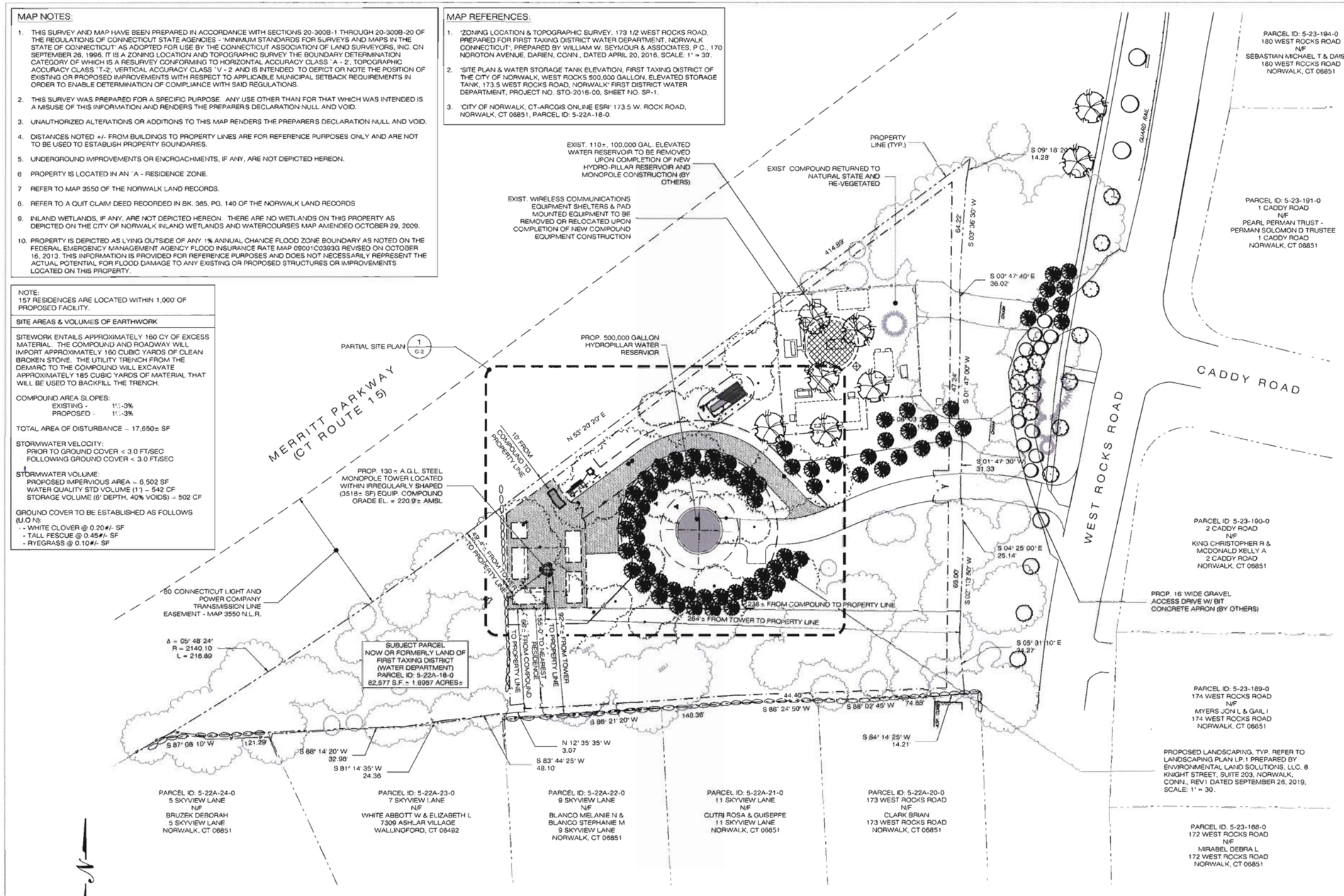
COMPOUND AREA SLOPES:
EXISTING - 1% -3%
PROPOSED - 1% -3%

TOTAL AREA OF DISTURBANCE – 17,650± SF

STORMWATER VELOCITY:
PRIOR TO GROUND COVER < 3.0 FT/SEC
FOLLOWING GROUND COVER < 3.0 FT/SEC

STORMWATER VOLUME:
PROPOSED IMPERVIOUS AREA – 6,502 SF
WATER QUALITY STD VOLUME (1") – 542 CF
STORAGE VOLUME (6' DEPTH, 40% VOIDS) – 502 CF

GROUND COVER TO BE ESTABLISHED AS FOLLOWS (U.O.N):
- WHITE CLOVER @ 0.20#/- SF
- TALL FESCUE @ 0.45#/- SF
- RYEGRASS @ 0.10#/- SF



1 C-1 **ABUTTERS MAP**
SCALE : 1" = 30'-0"

(IN FEET) 1 inch = 30 ft.

FIRST TAXING DISTRICT WATER DEPARTMENT
12 NEW CANAAN AVENUE NORWALK, CT 06851

ALL-POINTS TECHNOLOGY CORPORATION
567 VAUXHAUL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	10/11/19	FOR REVIEW: JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2	02/25/20	PER CLIENT COMMENTS: RCB
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHAUL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK

SITE ADDRESS: 173.5 WEST ROCKS ROAD NORWALK, CT 06851
APT FILING NUMBER: CT544100
DRAWN BY: THK/DRA
DATE: 10/11/19
CHECKED BY: JRM

SHEET TITLE:
ABUTTERS MAP

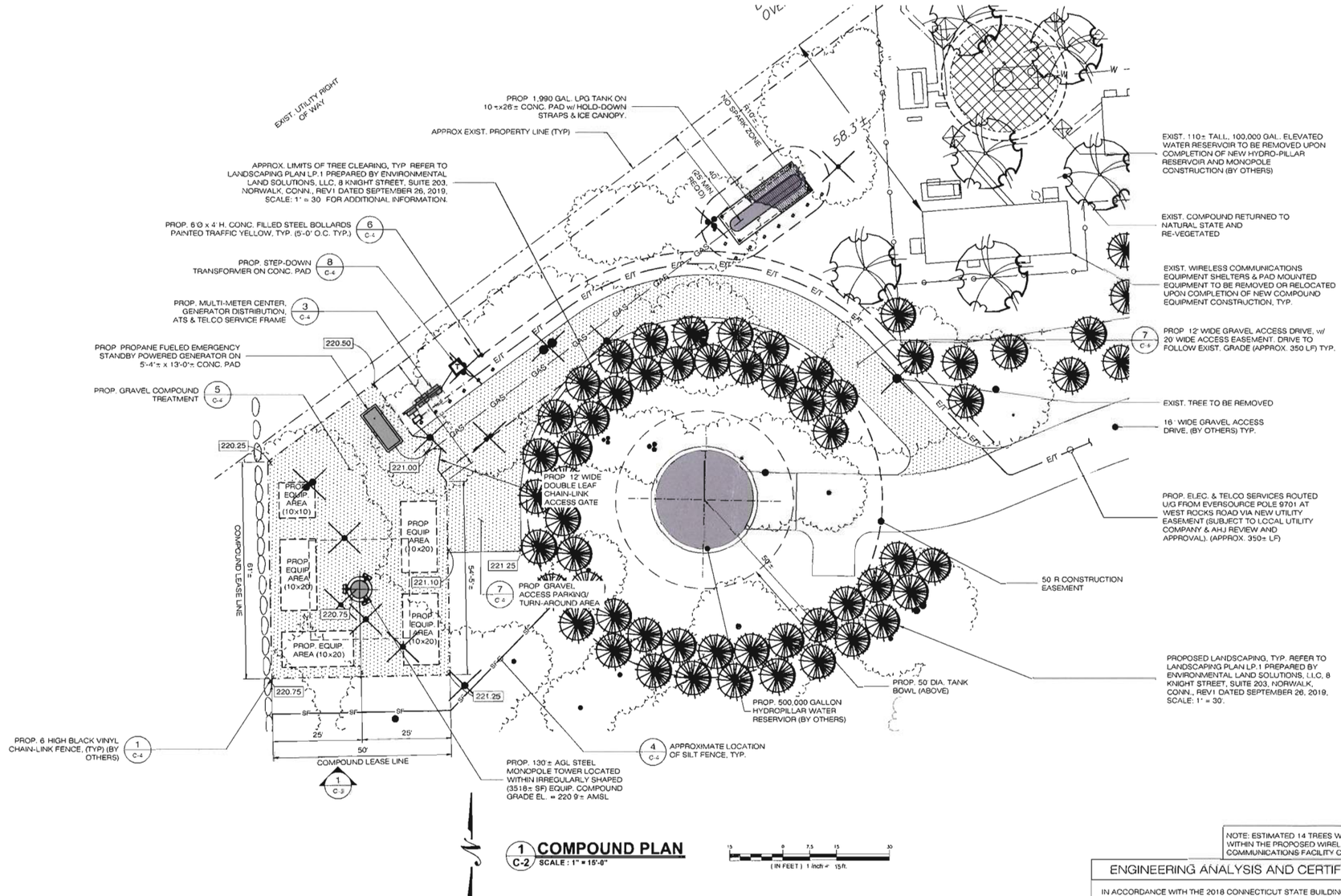
SHEET NUMBER:
C-1

STATE OF CONNECTICUT ROBERT C. BURNS 27077 REGISTERED PROFESSIONAL ENGINEER

NOTES:

1 ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY LESSEE/LICENSEE, AND RF ENGINEER.

TOWER DESIGN NOTE:
THE PROP. EQUIPMENT INSTALLATION INDICATED HEREIN IS SUBJECT TO A GEO-TECHNICAL INVESTIGATION & THE COMPLETION OF A STRUCTURAL DESIGN OF THE PROP. SUPPORTING TOWER STRUCTURE.



1 C-2 COMPOUND PLAN
SCALE : 1" = 15'-0"

(IN FEET) 1 inch = 15 ft.

NOTE: ESTIMATED 14 TREES WILL BE REMOVED WITHIN THE PROPOSED WIRELESS COMMUNICATIONS FACILITY CONSTRUCTION AREA.

ENGINEERING ANALYSIS AND CERTIFICATION

IN ACCORDANCE WITH THE 2018 CONNECTICUT STATE BUILDING CODE AND THE TELECOMMUNICATIONS INDUSTRIES ASSOCIATION STANDARD TIA-222-G 'STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORT STRUCTURES' FOR FAIRFIELD COUNTY, THE TOWER WOULD BE DESIGNED TO WITHSTAND PRESSURES EQUIVALENT TO A MAXIMUM 120 MPH ULTIMATE BASIC WIND SPEED EQUIVALENT TO 93 MPH NOMINAL BASIC WIND SPEED. THE FOUNDATION DESIGN WOULD BE BASED ON SOIL CONDITIONS AT THE SITE.

FIRST TAXING DISTRICT WATER DEPARTMENT
12 NEW CANAAN AVENUE
NORWALK, CT 06851

ALL-POINTS TECHNOLOGY CORPORATION
567 VAUXHAUL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	10/11/19	FOR REVIEW: JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2	02/25/20	PER CLIENT COMMENTS: RCB
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHAUL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK

SITE ADDRESS: 173.5 WEST ROCKS ROAD NORWALK, CT 06851

APT FILING NUMBER: CT544100

DRAWN BY: THK/DRA
DATE: 10/11/19 CHECKED BY: JRM

SHEET TITLE:
COMPOUND PLAN

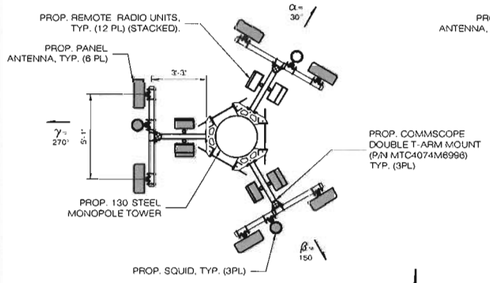
SHEET NUMBER:
C-2

STATE OF CONNECTICUT ROBERT C. BURNS 18031 LICENSED PROFESSIONAL ENGINEER

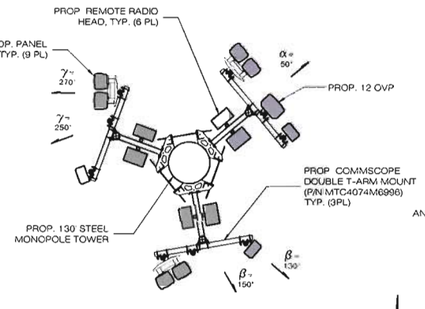
NOTES:

1. ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY LESSEE/LICENSEE, AND RF ENGINEER.

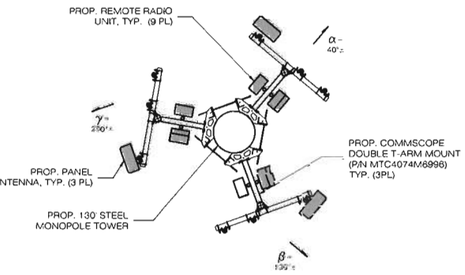
TOWER DESIGN NOTE:
THE PROP. EQUIPMENT INSTALLATION INDICATED HEREIN IS SUBJECT TO A GEO-TECHNICAL INVESTIGATION & THE COMPLETION OF A STRUCTURAL DESIGN OF THE PROP. SUPPORTING TOWER STRUCTURE.



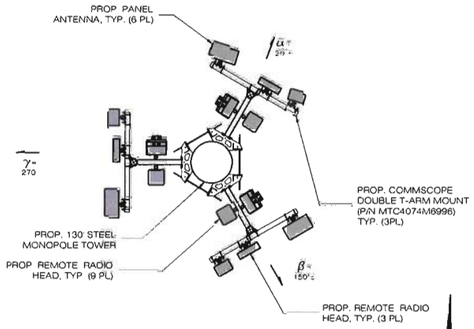
2 C-3 **AT&T EQUIPMENT PLAN**
SCALE : ½" = 1'-0"



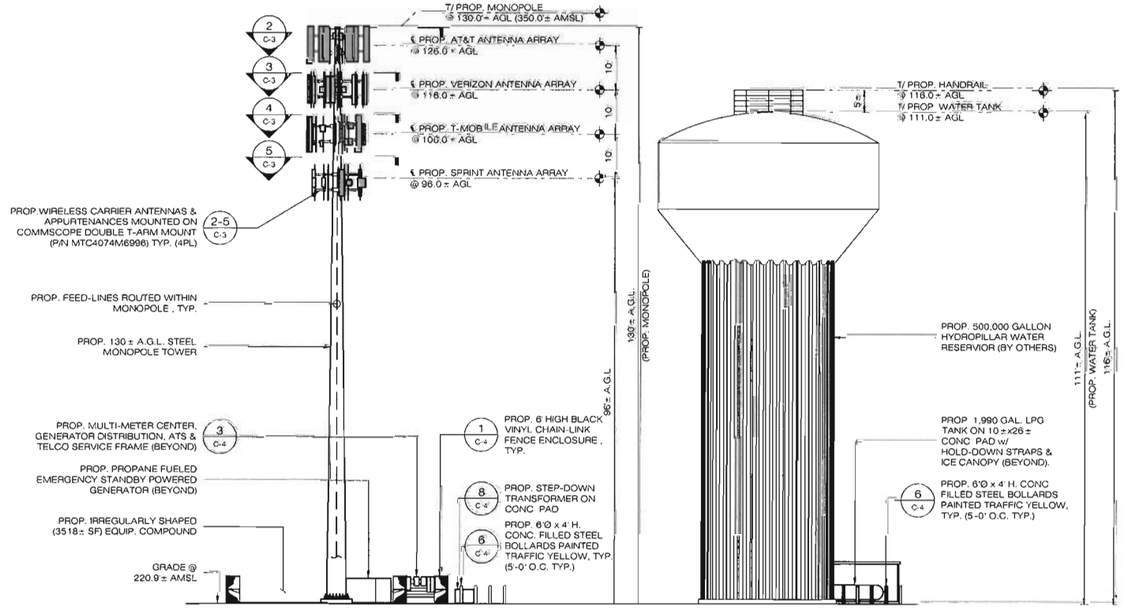
3 C-3 **VERIZON EQUIPMENT PLAN**
SCALE : ½" = 1'-0"



4 C-3 **T-MOBILE EQUIPMENT PLAN**
SCALE : ½" = 1'-0"



5 C-3 **SPRINT EQUIPMENT PLAN**
SCALE : ½" = 1'-0"



NOTE:

EXISTING AND PROPOSED PLANTINGS OMITTED FOR CLARITY.

1 C-3 **SOUTH ELEVATION**
SCALE : 1" = 15'-0"

15 0 7.5 15 30
(IN FEET) 1 inch = 15ft.

FIRST TAXING DISTRICT WATER DEPARTMENT
12 NEW CANAAN AVENUE
NORWALK, CT 06851

ALL-POINTS TECHNOLOGY CORPORATION
567 VAUXHAUL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	10/11/19	FOR REVIEW: JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2	02/25/20	PER CLIENT COMMENTS: RCB
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHAUL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK

SITE ADDRESS: 173.5 WEST ROCKS ROAD NORWALK, CT 06851

APT FILING NUMBER: CT54100

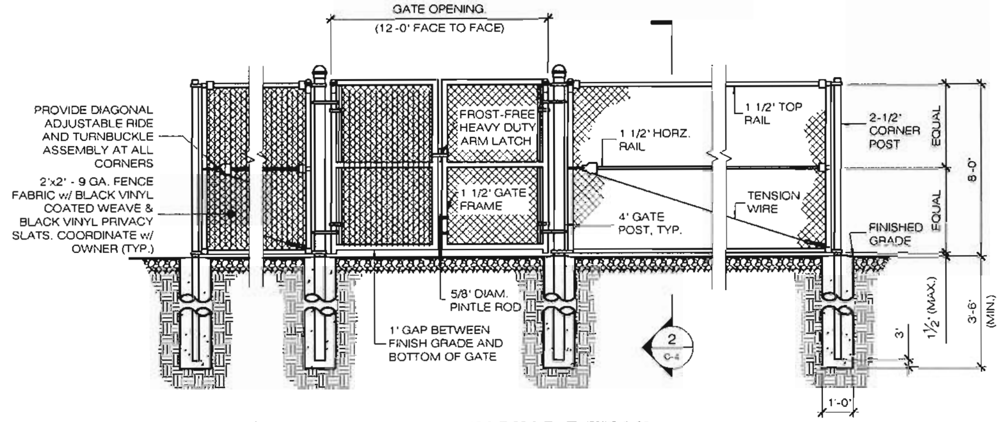
DRAWN BY: THK/ORA
DATE: 10/11/19
CHECKED BY: JRM

SHEET TITLE:
EQUIPMENT PLANS & SOUTH ELEVATION

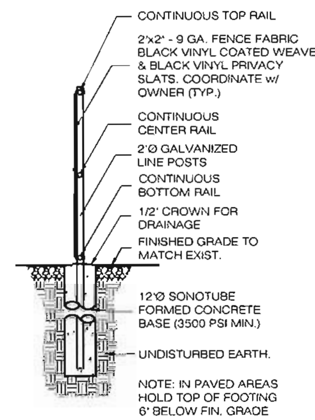
SHEET NUMBER:
C-3

STATE OF CONNECTICUT
ROBERT C. BURNS
0071
LICENSED PROFESSIONAL ENGINEER

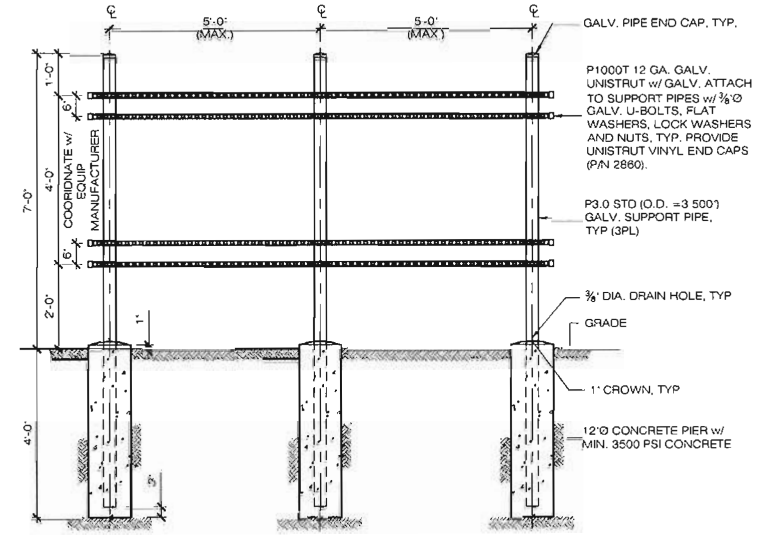
FENCE NOTES:
1. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.
2. FENCE POST SPACING NOT TO EXCEED 10'-0" O.C.
3. ALL FENCE GATE, LINE AND TERMINAL POSTS TO BE SIZED BY MANUFACTURER TAKING INTO ACCOUNT LOCAL DESIGN CRITERIA, GATE LEAF SPANS & INSERTS (AS REQUIRED).



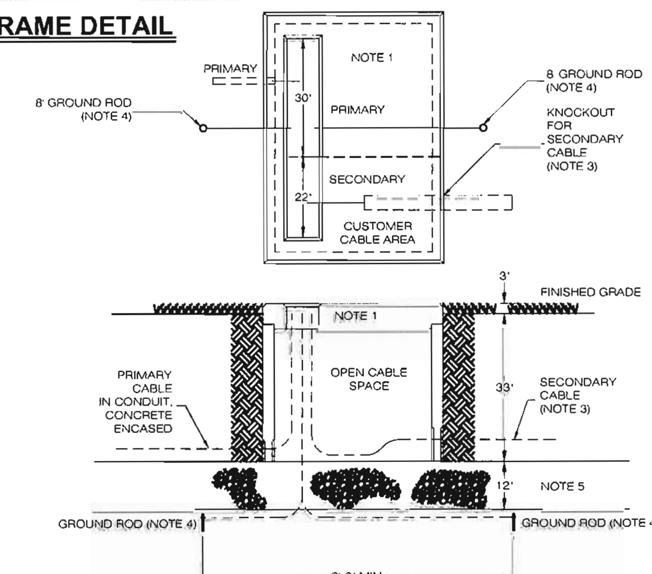
1 CHAIN-LINK FENCING DETAIL
C-4 SCALE : N.T.S.



2 SECTION
C-4 SCALE : N.T.S.

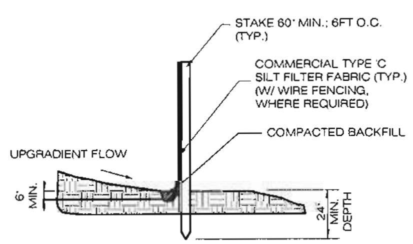


3 UTILITY SERVICE FRAME DETAIL
C-4 SCALE : 1/2" = 10'

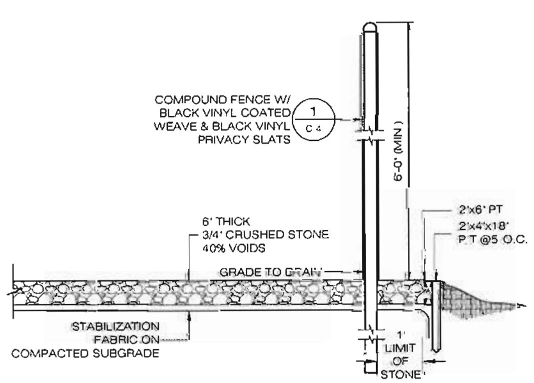


NOTES
1. 75 - 300KVA - INSTALL 76"x54"x36" PAD AS PER SPC P-013 AND P-014. 500-2500KVA - INSTALL 76"x70"x36" PAD AS PER SPC P-01 5 AND P-016. (COORDINATE REQUIRED PAD SIZE FOR PROJECT WITH UTILITY COMPANY)
2. PRIMARY CABLE: BY UTILITY COMPANY
3. SECONDARY CABLE LEAVE SLACK FOR FUTURE RECONNECTING TO TRANSFORMERS WITH HIGHER SECONDARY TERMINALS. CUSTOMER CABLE(S) SHALL ENTER FROM THE REAR AND SHALL BE CONFINED TO THE AREA DEFINED AS THE 'CUSTOMER CABLE AREA'
4. GALVANIZED GROUND RODS: INSTALL IN TRENCH AND CONNECT A #2 COPPER CONDUCTOR FROM ROD THROUGH PAD OPENING AND EXTENDING 5'-0" ABOVE PAD. GROUND RODS SHALL BE A MINIMUM OF 8' FROM EACH OTHER.
5. THE EXCAVATION FOR THE PAD SHALL BE CARRIED TO A DEPTH OF 12 INCHES BELOW THE BOTTOM OF THE PAD WALLS. THE BACKFILL UNDER THE PAD WALLS SHALL BE A CLEAN GRAVEL, FREE OF FOREIGN MATTER AND CONSTRUCTION DEBRIS, AND IN ACCORDANCE WITH CONNECTICUT DOT SPEC M.02.06 GRADING 'A'; BACKFILL SHALL BE PLACED IN 6 INCH LAYERS AND COMPACTED WITH MECHANICAL TAMPERS TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD COMPACTION TESTS, AASHTO T180 OR ASTM D698.
6. ALL WORK SHALL CONFORM TO EVERSOURCE TRANSFORMER PAD INSTALLATION REQUIREMENTS. REFER TO EVERSOURCE CONSTRUCTION STANDARD DTR 58 301 FOR ADDITIONAL INFORMATION.

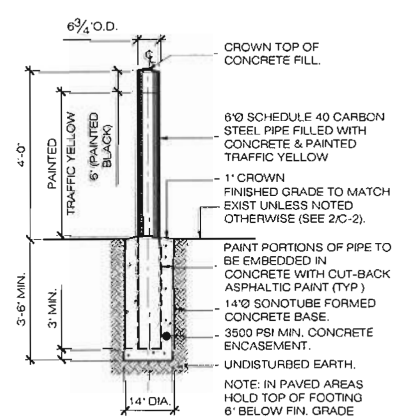
8 UTILITY PAD TRANSFORMER DETAIL
C-4 SCALE : N.T.S.



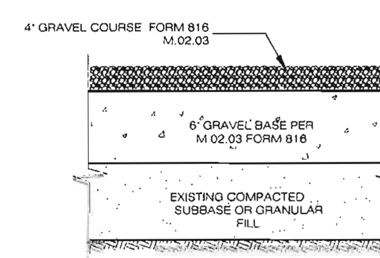
4 GEOTEXTILE SILT FENCE DETAIL
C-4 SCALE : N.T.S.



5 COMPOUND DETAIL
C-4 SCALE : N.T.S.



6 BOLLARD DETAIL
C-4 SCALE : NTS



7 GRAVEL ROAD SECTION
C-4 SCALE : NTS

FIRST TAXING DISTRICT WATER DEPARTMENT
12 NEW CANAAN AVENUE
NORWALK, CT 06851

ALL-POINTS TECHNOLOGY CORPORATION
567 VAUXHAUL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS		
NO	DATE	REVISION
0	10/11/19	FOR REVIEW: JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2	02/25/20	PER CLIENT COMMENTS: RCB
3		
4		
5		
6		

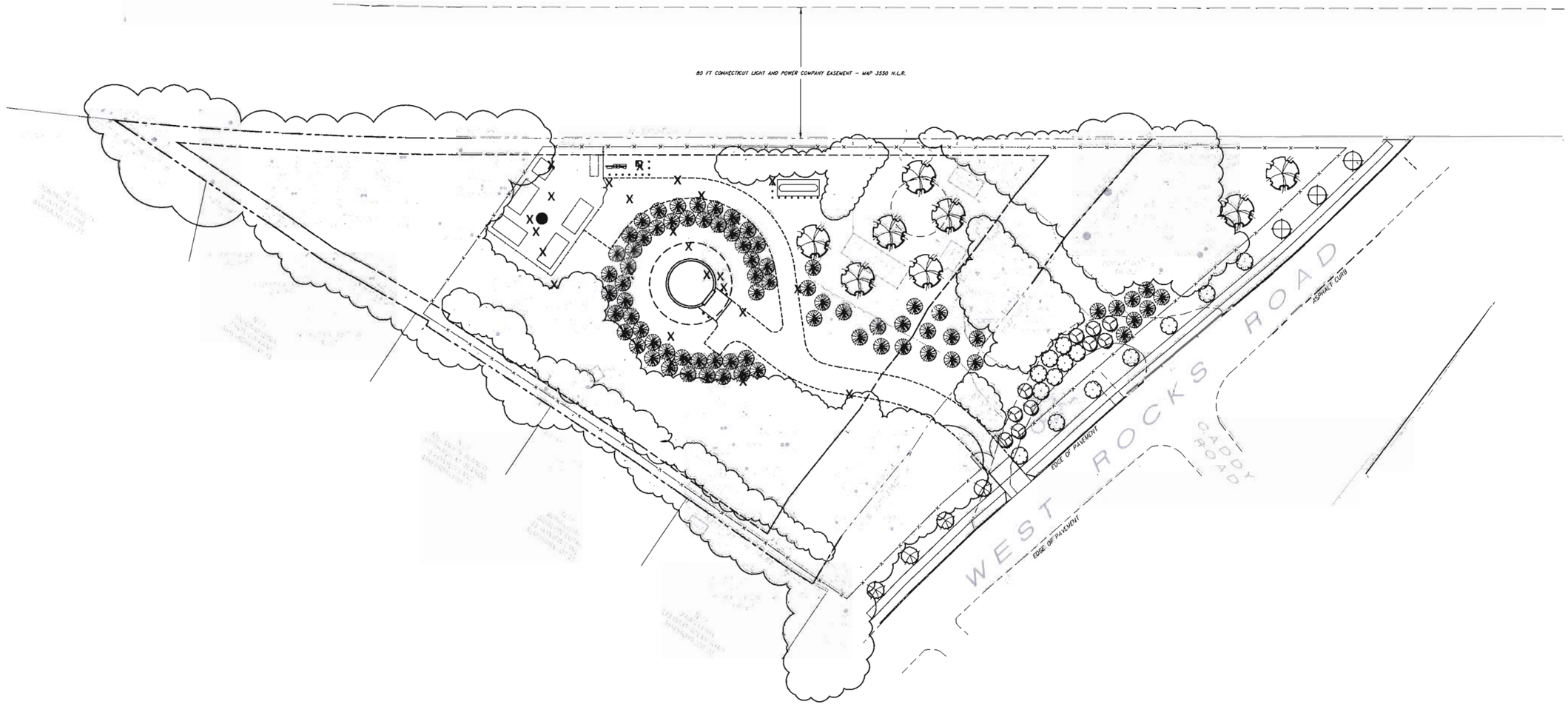
DESIGN PROFESSIONALS OF RECORD
PROF: ROBERT C. BURNS P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHAUL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK
SITE ADDRESS: 173.5 WEST ROCKS ROAD NORWALK, CT 06851
APT FILING [illegible] 00
DRAWN BY: THK/DRA
DATE: 10/11/19 CHECKED BY: JRM

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C-4



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- NEW GRAVEL
- EX. TREE TO BE REMOVED
- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS SMALL TREE

GRAPHIC SCALE
0' X' XX0' 20'

PROJECT NORTH

NOTES:

1. EXISTING AND PROPOSED CONDITIONS WERE TAKEN FROM A PLAN ENTITLES "SITE PLAN" PREPARED BY THE FIRST TAXING DISTRICT WATER DEPARTMENT IN AUTOC CAD FORMATT. SEE THIS PLAN FOR ALL OTHER IMPROVEMENTS.
2. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
3. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
4. SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND RYEGRASS MIX TURF MIX. APPLY SOIL AMENDMENTS AS RECOMMENDED BY ON-SITE SOIL TESTING. SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEEDED AREA WITH WEED-FREE CLEAN HAY. A NURSE CROP OF ANNULAY RYE SHALL BE ADDED TO THE SEED MIX ON SLOPES OF EXCESS OF 10% AND AS SPECIFIED. LIGHTLY RAKE OR ROLL GROUND SURFACE AFTER SOWING.
5. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
6. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
7. THIS PLAN IS FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
8. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
9. MULCH AREAS AROUND NEW TREES WITH A 2.5" THICK LAYER OF SHREDDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 5' MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A 3' MIN. DIA. MULCHED BED. AREAS WITHIN 4" OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
23	PA	PICEA ABIES	NORWAY SPRUCE	7-8'	B&B	
29	PS	PINUS STROBUS	WHITE PINE	6-8' HT.	B&B	FULL
48	PS2	PINUS STROBUS	WHITE PINE	8-10' HT.	B&B	FULL
6	QR	QUERCUS RUBRA	RED OAK	2-2.5" CAL.	B&B	
2	QR2	QUERCUS RUBRA	RED OAK	3-3.5" CAL.	B&B	LIMBED TO 7'
10	AC	AMELACHIER CANADENSIS	SHADBLOW	5-6' HT	B&B	CLUMP
4	AB	AMELANCHER C. 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SHAD	2-2.5" CAL.	B&B	SINGLE STEM
7	CF	CORNUS FLORIDA	DOGWOOD	5-6' HT	B&B	
7	CF2	CORNUS FLORIDA	DOGWOOD	2-2.5" CAL	B&B	LIMBED TO 7'
3	WK	CRATAEGUS 'WINTER KING'	WINTER KING HAWTHORN	2-2.5" CAL.	B&B	LIMBED TO 7'
57	TO	THUJA OCCIDENTALIS 'NIGRA'	DARK ARBORVITAE	7-8' HT.	B&B	LIMBED TO 7'

REVISIONS:

1	9-26-19	ADD MONOPOLE AND UPDATED SCREENING

DRAWING TITLE: LANDSCAPE PLAN

PROJECT: NORWALK FIRST TAXING DISTRICT
173.5 WEST ROCKS ROAD
NORWALK, CONNECTICUT

ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

SEAL:

DATE: DEC. 10, 2018
SCALE: 1"=30'
DRAWING NO.: LP.1

CERTIFICATION OF SERVICE

I hereby certify that on this 20th day of March, 2020, copies of the Application and attachments were sent first class mail, postage prepaid, to the following:

STATE OFFICIALS:

The Honorable William Tong
Attorney General
Office of the Attorney General
55 Elm Street
Hartford, CT 06106

James C. Rovella, Commissioner
Department of Emergency Services and Public Protection
Emergency Management and Homeland Security Division
1111 Country Club Road
Middletown, CT 06457

Katie Dykes, Commissioner
Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106

Renee D. Coleman-Mitchell, MPH, Commissioner
Department of Public Health
410 Capitol Avenue
P.O. Box 340308
Hartford, CT 06134-0308

Susan D. Merrow, Chair
Council on Environmental Quality
79 Elm Street
P.O. Box 5066
Hartford, CT 06106

Marissa Paslick Gillett, Chairman
Public Utilities Regulatory Authority
Ten Franklin Square
New Britain, CT 06051

Melissa McCaw, Secretary
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106

David Lehman, Commissioner
Department of Economic and Community Development
450 Columbus Boulevard
Hartford, CT 06103

Joseph Giulietti, Commissioner
Department of Transportation
2800 Berlin Turnpike
P.O. Box 317546
Newington, CT 06131-7546

Mary Dunne, Director of Culture
State Historic Preservation Officer
Connecticut Commission on Culture & Tourism
450 Columbus Boulevard, Suite 5
Hartford, CT 06103

Bryan P. Hurlburt, Commissioner
Department of Agriculture
450 Columbus Blvd., Suite 701
Hartford, CT 06103

NORWALK CITY OFFICIALS:

Harry W. Rilling, Mayor
City of Norwalk
125 East Avenue
P.O. Box 5125
Norwalk, CT 06856-5125

The Honorable Robert Duff
Senator – 25th District
Legislative Office Building
Room 3300
Hartford, CT 06106

The Honorable Chris Perone
Representative – 137th District
Legislative Office Building, Room 4111
300 Capitol Avenue
Hartford, CT 06106

The Honorable Travis Simms
Representative – 140th District
Legislative Office Building, Room 4000
300 Capitol Avenue
Hartford, CT 06106

The Honorable Terri Wood
Representative – 141st District
Legislative Office Building, Room 4200
300 Capitol Avenue
Hartford, CT 06106

The Honorable Lucy Dathan
Representative – 142nd District
Legislative Office Building, Room 4000
300 Capitol Avenue
Hartford, CT 06106

The Honorable Gail Lavielle
Representative – 143rd District
Legislative Office Building
300 Capitol Avenue, Room 4012
Hartford, CT 06106

Donna King, City Clerk
City of Norwalk
125 East Avenue
P.O. Box 5125
Norwalk, CT 06856-5125

Steven Kleppin, Director
Planning and Zoning
City of Norwalk
125 East Avenue, Room 223
Norwalk, CT 06856

John Verel, Chair
Inland Wetland Agency
City of Norwalk
125 East Avenue
Norwalk, CT 06856

FEDERAL AGENCY:

Federal Communications Commission
445 12th Street SW
Washington, DC 20554

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103
Telephone: (860) 275-8200
Attorneys for First Taxing District Water Department

LEGAL NOTICE

Notice is hereby given, pursuant to Section 16-50*l*(b) of the Connecticut General Statutes and Regulations pertaining thereto, of an Application to be submitted to the Connecticut Siting Council ("Council") on or about March 20, 2020, by the First Taxing District Water Department ("FTD" or the "Applicant"). The Application proposes the installation of a wireless telecommunications tower and related facility on a 1.89 acre parcel at 173½ West Rocks Road in Norwalk, Connecticut ("Property"). FTD proposes to construct a 130-foot monopole tower and install radio equipment within a fenced facility compound. A propane-fueled generator and fuel tank may also be installed on the Property. The tower will support antennas operated by AT&T, Verizon Wireless, T-Mobile and Sprint. Antennas on the existing water tank will be relocated to the new tower and the existing water tank will be removed. Access to the facility will extend from West Rocks Road. The location and other features of the proposed facility, including tower height are subject to change under provisions of Connecticut General Statutes § 16-50g et. seq. and 47 U.S.C. § 1455e.

On the day of the Siting Council public hearing on this proposal, FTD will fly a balloon at the height of the proposed tower described above. Interested parties and residents of the City of Norwalk are invited to review the Application during normal business hours after March 20, 2020, at any of the following offices:

Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

First Taxing District Water Department
12 New Canaan Avenue
Norwalk, CT 06851

City Clerk
City of Norwalk
125 East Avenue
Norwalk, CT 06856

Harry W. Rilling, Mayor
City of Norwalk
125 East Avenue
Norwalk, CT 06856

or the offices of the undersigned. All inquiries should be addressed to the Connecticut Siting Council or to the undersigned.

FIRST TAXING DISTRICT OF NORWALK
WATER DEPARTMENT

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

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts
and New York

March 12, 2020

Via Certified Mail Return Receipt Requested

«Name_and_Address»

Re: **First Taxing District Water Department – Proposed Telecommunications Facility at 173½ West Rocks Road, Norwalk, Connecticut**

Dear «Salutation»:

The First Taxing District Water Department of Norwalk ("FTD") will be submitting an application to the Connecticut Siting Council ("Council") on or about March 20, 2020, for the construction of a telecommunications facility in the City of Norwalk, Connecticut.

The proposed facility would consist of a new 130-foot monopole tower in the central portion of a 1.89 acre parcel at 173½ West Rocks Road in Norwalk. The tower and radio equipment will be installed within a 3,518 square foot fenced facility compound. Space has also been reserved for a propane-fueled backup generator and a fuel tank on the property, if necessary. Access to the facility would extend from West Rocks Road. Site plan drawings for the proposed facility are attached for your review. The location and other features of the proposed facility, including tower height, are subject to change under the provisions of Connecticut General Statutes § 16-50g et seq. and 47 U.S.C. § 1455e.

State law provides that owners of record of property which abuts a parcel on which a facility is proposed to be located must receive notice of the submission of this application. This notice is directed to you either because you may be an abutting land owner or as a courtesy notice.

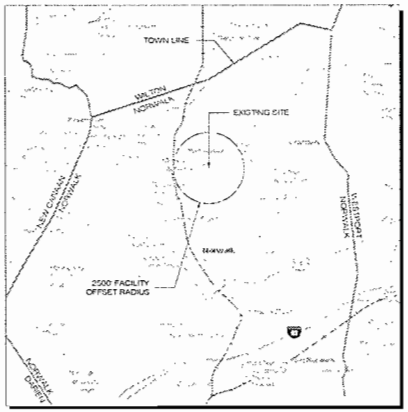
If you have any questions concerning the application, please direct them to either the Connecticut Siting Council or me. My address and telephone number are listed above. The Siting Council may be reached at its New Britain, Connecticut office at (860) 827-2935.

Very truly yours,

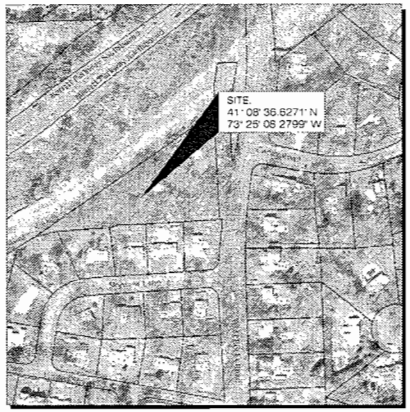
Kenneth C. Baldwin

KCB/kmd
Attachment

FIRST TAXING DISTRICT - NORWALK
173.5 WEST ROCKS ROAD
NORWALK, CT 06851



MUNICIPAL NOTIFICATION LIMIT MAP
SCALE: 1" = 4000'-0"



VICINITY MAP
SCALE: 1" = 500'-0"

SITE INFORMATION

SITE TYPE:	PROP. 130.0'± A.G.L. MONOPOLE TOWER
SCOPE OF WORK:	WIRELESS EQUIPMENT ON A PROP. 130'± A.G.L. MONPOLE TOWER WITHIN PROP. IRREGULARLY SHAPED (3518± SF) EQUIPMENT COMPOUND. PROP. LPG TANK AND PROPANE FUELED EMERGENCY STANDBY GENERATOR. EXISTING 110'± A.G.L. 100,000 GAL. ELEVATED WATER TANK TO BE DEMOLISHED (BY OTHERS)
SITE NAME:	FIRST TAXING DISTRICT - NORWALK
SITE ADDRESS:	173.5 WEST ROCKS ROAD NORWALK, CT 06851
JURISDICTION:	CONNECTICUT SITING COUNCIL
COUNTY:	FAIRFIELD
ASSESSOR'S TAX ID#:	MAP: 5, BLOCK 22A, LOT: 18-0
LATITUDE:	41° 08' 36.6271" N (41.14350753° N)
LONGITUDE:	73° 25' 08.2799" W (73.41896665° W)
GROUND ELEVATION:	220.9'± AMSL
PROPERTY OWNER:	FIRST TAXING DISTRICT (WATER DEPARTMENT) 12 NEW CANAAN AVENUE NORWALK, CT 06852
APPLICANT:	FIRST TAXING DISTRICT (WATER DEPARTMENT) 12 NEW CANAAN AVENUE NORWALK, CT 06852
LEGAL:	ROBINSON & COLE, LLP 280 TRUMBULL STREET HARTFORD, CT 06103
SITE ENGINEER:	ALL-POINTS TECHNOLOGY CORP., P.C 567 VAUXHAUL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

MONOPOLE COORDINATES & GROUND ELEVATION INDICATED HEREIN WERE ESTABLISHED FROM AN FAA 1-A SURVEY CERTIFICATION, AS PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. DATED 10.01.19

LIST OF DRAWINGS

FIRST TAXING DISTRICT
WATER DEPARTMENT
12 NEW CANAAN AVENUE
NORWALK, CT 06851

ALL-POINTS TECHNOLOGY CORPORATION
567 VAUXHAUL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)443-1697
WWW.ALLPOINTSTECH.COM FAX: (860)443-0935

PERMITTING DOCUMENTS

NO.	DATE	REVISION
0	10/11/19	FOR REVIEW: JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2	02/25/20	PER CLIENT COMMENTS: RCS
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHAUL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK

SITE ADDRESS: 173.5 WEST ROCKS ROAD NORWALK, CT 06851

APT FILING NUMBER: CT344100

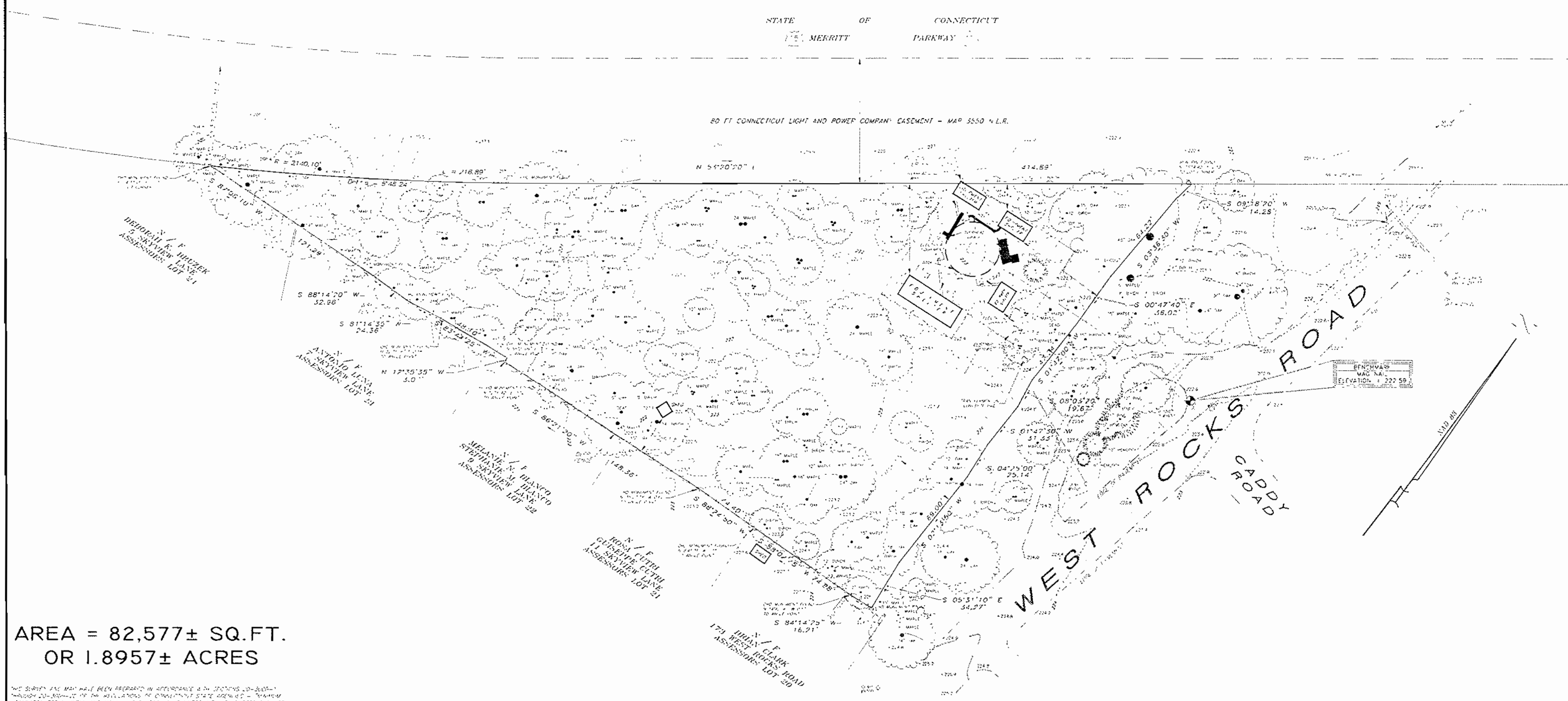
DRAWN BY: THK/DRA

DATE: 10/11/19 CHECKED BY: JRM

SHEET TITLE:
TITLE SHEET & INDEX

SHEET NUMBER:
T-1

TAX ASSESSORS MAP: 12NE
BLOCK: 22A
LOT: 18
DISTRICT: 5



AREA = 82,577± SQ.FT. OR 1.8957± ACRES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT [illegible]

[illegible]

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN AN 'A – RESIDENCE' ZONE.

[illegible]

ZONING DATA CHART 'A – RESIDENCE' ZONE

	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT AREA	12,500 SQ. FT.	82,577± SQ. FT.	
LOT WIDTH	100 FT MIN.	VARIES	
FRONT YARD	40 FT. MIN. (1)	41.3± FT.	
REAR YARD	20% OR 20 FT. MAX.		
SIDE YARD	10 FT. MIN.		
AGGREGATE SIDE YARD	25%		
BUILDING HEIGHT (2)	35 FT.	NOT MEASURED	
	40 FT MAX TO PEAK	NOT MEASURED	
# OF STORIES	2 1/2 MAX.	NOT MEASURED	
BUILDING COVERAGE	25% MAX. (20,644 SQ FT.)	1.6±% (1,280± SQ FT.)	

(1) SUBJECT TO SECTION 118-900F.

(2) EXCEPT FOR STRUCTURES LOCATED IN FLOOD ZONES A OR V, WHERE ONE (1) ADDITIONAL FOOT IN HEIGHT SHALL BE PERMITTED TO THE MIDPOINT AND TO THE PEAK

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

VERTICAL DATUM: N.A.V.D. 88

ZONING LOCATION & TOPOGRAPHIC SURVEY
173 1/2 WEST ROCKS ROAD
PREPARED FOR

FIRST TAXING DISTRICT WATER DEPARTMENT

NORWALK, CONNECTICUT

SCALE: 1" = 30 FT. **APRIL 20, 2016**

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Mark S. Lebow Conn. L.L.S. Reg. No. 15564

MAP NOTES

1 THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC ON SEPTEMBER 26, 1996 IT IS A ZONING LOCATION AND TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 TOPOGRAPHIC ACCURACY CLASS T-2, VERTICAL ACCURACY CLASS V-2 AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS

2 THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID

3 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID

4 DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES

5 UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY ARE NOT DEPICTED HEREON

6 PROPERTY IS LOCATED IN AN A - RESIDENCE ZONE

7 REFER TO MAP 3550 OF THE NORWALK LAND RECORDS

8 REFER TO A QUIT CLAIM DEED RECORDED IN BK 365, PG 140 OF THE NORWALK LAND RECORDS

9 INLAND WETLANDS, IF ANY ARE NOT DEPICTED HEREON THERE ARE NO WETLANDS ON THIS PROPERTY AS DEPICTED ON THE CITY OF NORWALK INLAND WETLANDS AND WATERCOURSES MAP AMENDED OCTOBER 29, 2009

10 PROPERTY IS DEPICTED AS LYING OUTSIDE OF ANY 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY AS NOTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 09001C0393G REVISED ON OCTOBER 16 2013 THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY

MAP REFERENCES

1 "ZONING LOCATION & TOPOGRAPHIC SURVEY 173 1/2 WEST ROCKS ROAD PREPARED FOR FIRST TAXING DISTRICT WATER DEPARTMENT NORWALK CONNECTICUT" PREPARED BY WILLIAM W SEYMOUR & ASSOCIATES P.C. 170 NOROTON AVENUE, DARIEN, CONN., DATED APRIL 20 2016 SCALE 1" = 30'

2 SITE PLAN & WATER STORAGE TANK ELEVATION FIRST TAXING DISTRICT OF THE CITY OF NORWALK WEST ROCKS 500,000 GALLON ELEVATED STORAGE TANK, 173.5 WEST ROCKS ROAD NORWALK" FIRST DISTRICT WATER DEPARTMENT PROJECT NO STO-2016-00 SHEET NO SP-1

3 "CITY OF NORWALK, CT-ARCGIS ONLINE ESRI" 173.5 W ROCK ROAD, NORWALK CT 06851, PARCEL ID 5-22A-18-0

NOTE
157 RESIDENCES ARE LOCATED WITHIN 1,000' OF PROPOSED FACILITY

SITE AREAS & VOLUMES OF EARTHWORK

SITEWORK ENTAILS APPROXIMATELY 160 CY OF EXCESS MATERIAL THE COMPOUND AND ROADWAY WILL IMPORT APPROXIMATELY 150 CUBIC YARDS OF CLEAN BROKEN STONE THE UTILITY TRENCH FROM THE DEMARC TO THE COMPOUND WILL EXCAVATE APPROXIMATELY 185 CUBIC YARDS OF MATERIAL THAT WILL BE USED TO BACKFILL THE TRENCH

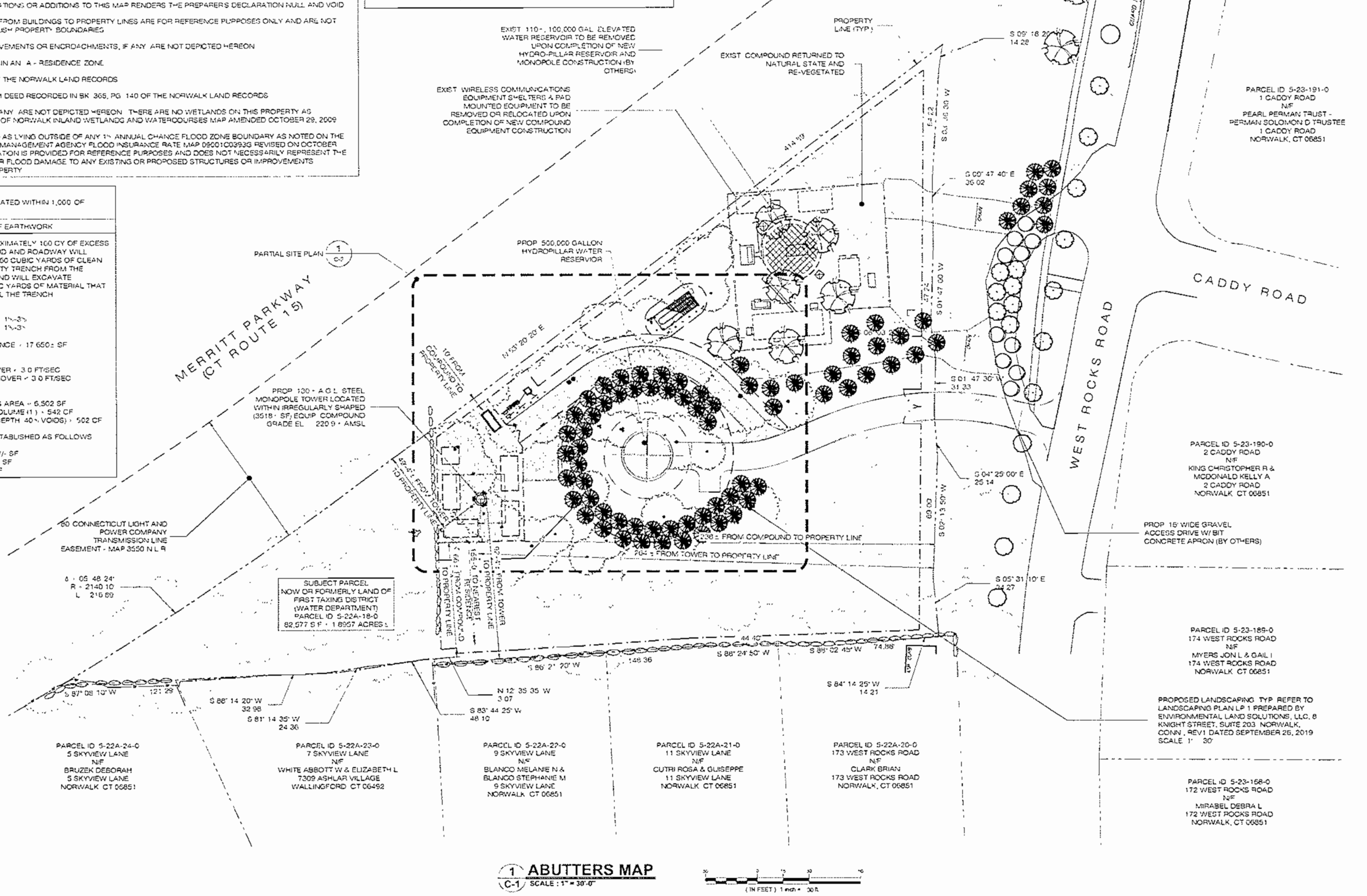
COMPOUND AREA SLOPES
EXISTING - 1%-3%
PROPOSED - 1%-3%

TOTAL AREA OF DISTURBANCE = 17 650± SF

STORMWATER VELOCITY
PRIOR TO GROUND COVER < 3.0 FT/SEC
FOLLOWING GROUND COVER < 3.0 FT/SEC

STORMWATER VOLUME
PROPOSED IMPERVIOUS AREA = 6,502 SF
WATER QUALITY STD VOLUME (1") = 542 CF
STORAGE VOLUME (6" DEPTH 40% VOIDS) = 502 CF

GROUND COVER TO BE ESTABLISHED AS FOLLOWS (U.O.N)
- WHITE CLOVER @ 0.20#/- SF
- TALL FESCUE @ 0.45#/- SF
- RYEGRASS @ 0.10#/- SF



1 ABUTTERS MAP
C-1 SCALE: 1" = 30'-0"

FIRST TAXING DISTRICT WATER DEPARTMENT
12 NEW CANAAN AVENUE NORWALK, CT 06851

ALL-POINTS TECHNOLOGY CORPORATION
567 VAUXHAUL STREET EXTENSION - SUITE 311 WATERFORD CT 06385 PHONE (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX (860)-663-0935

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	10/11/19	FOR REVIEW JRM
1	10/21/19	PER CLIENT COMMENTS JRM
2	02/25/20	PER CLIENT COMMENTS RCB
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD
PROF: ROBERT C. BURNS P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHAUL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK
SITE ADDRESS: 173.5 WEST ROCKS ROAD NORWALK, CT 06851
APT FILING NUMBER: CT544100
DRAWN BY: THK/DRA
DATE: 10/11/19 CHECKED BY: JRM

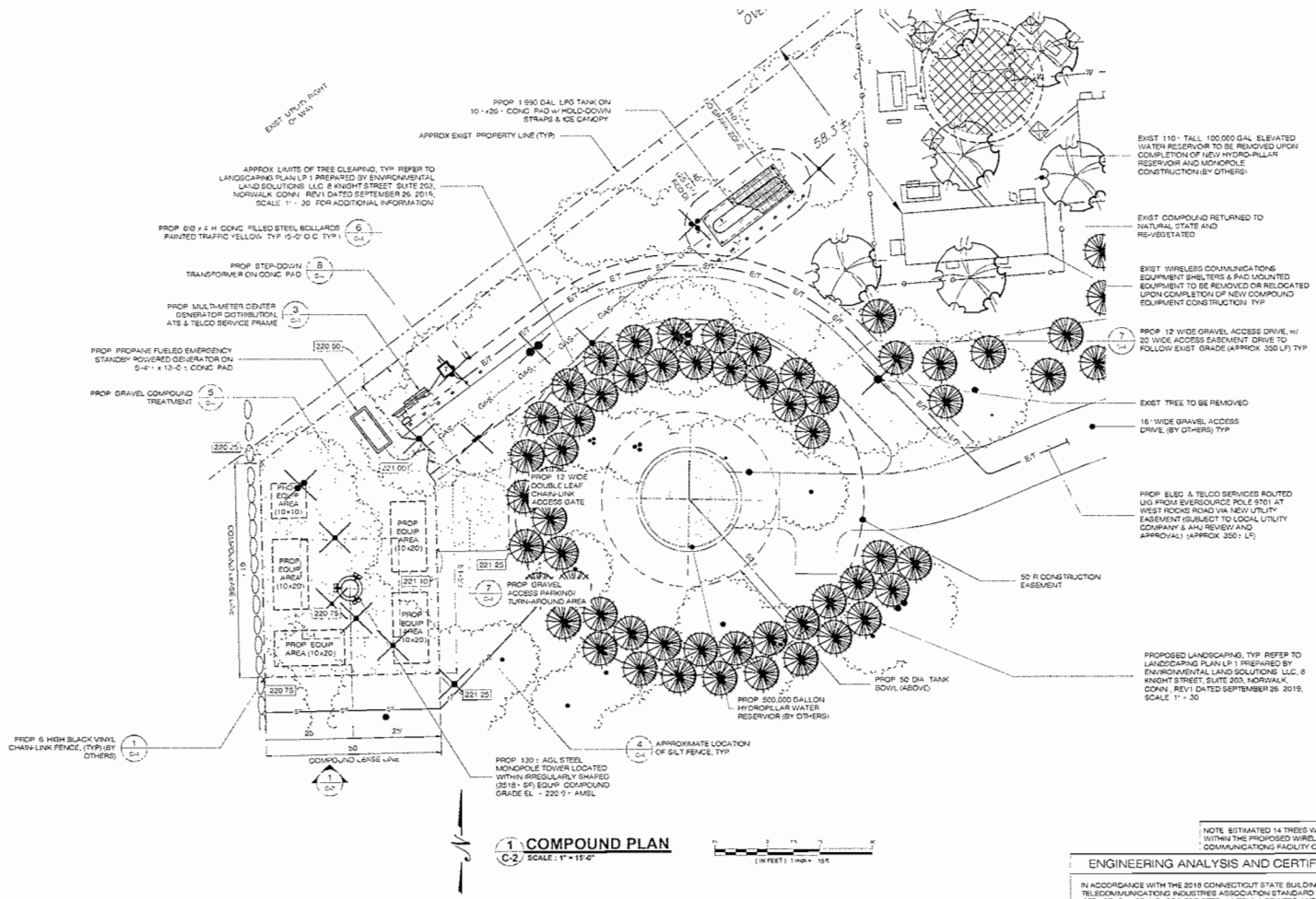
SHEET TITLE:
ABUTTERS MAP

SHEET NUMBER:
C-1

NOTES

1 ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY LESSEE/LICENSEE AND RF ENGINEER

TOWER DESIGN NOTE
THE PROP EQUIPMENT INSTALLATION INDICATED HEREIN IS SUBJECT TO A GEO-TECHNICAL INVESTIGATION & THE COMPLETION OF A STRUCTURAL DESIGN OF THE PROP SUPPORTING TOWER STRUCTURE



1 COMPOUND PLAN
C-2 SCALE: 1" = 15'-0"

NOTE: ESTIMATED 14 TREES WILL BE REMOVED WITHIN THE PROPOSED WIRELESS COMMUNICATIONS FACILITY CONSTRUCTION AREA.

ENGINEERING ANALYSIS AND CERTIFICATION

IN ACCORDANCE WITH THE 2018 CONNECTICUT STATE BUILDING CODE AND THE TELECOMMUNICATIONS INDUSTRIES ASSOCIATION STANDARD TIA-222-G "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORT STRUCTURES" FOR FAIRFIELD COUNTY, THE TOWER WOULD BE DESIGNED TO WITHSTAND PRESSURES EQUIVALENT TO A MAXIMUM 120 MPH ULTIMATE BASIC WIND SPEED EQUIVALENT TO 93 MPH NOMINAL BASIC WIND SPEED. THE FOUNDATION DESIGN WOULD BE BASED ON SOIL CONDITIONS AT THE SITE

FIRST TAXING DISTRICT
WATER DEPARTMENT
12 NEW CANAAN AVENUE
NORWALK, CT 06851

ALL-POINTS TECHNOLOGY CORPORATION
567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)-663-1697
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	10/11/19	FOR REVIEW: JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2	02/25/20	PER CLIENT COMMENTS: RCS
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK

SITE ADDRESS: 173.5 WEST ROCKS ROAD, NORWALK, CT 06851

APT FILING NUMBER: CT5441100

DRAWN BY: TMK/DRA

DATE: 10/11/19 CHECKED BY: JRM

SHEET TITLE: COMPOUND PLAN

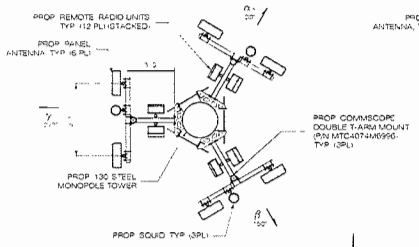
SHEET NUMBER: C-2

NOTES

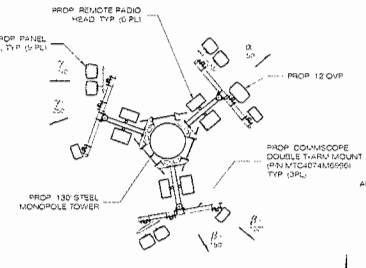
1. ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY LESSEE/LICENSEE, AND RF ENGINEER

TOWER DESIGN NOTE

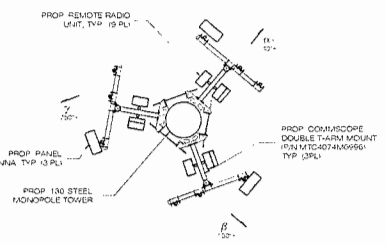
THE PROP. EQUIPMENT INSTALLATION INDICATED HEREIN IS SUBJECT TO A GEO-TECHNICAL INVESTIGATION & THE COMPLETION OF A STRUCTURAL DESIGN OF THE PROP. SUPPORTING TOWER STRUCTURE



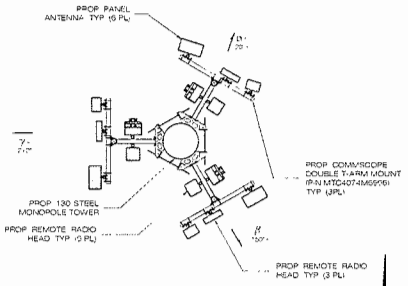
2 AT&T EQUIPMENT PLAN
C-3 SCALE : 1/4" = 1'-0"



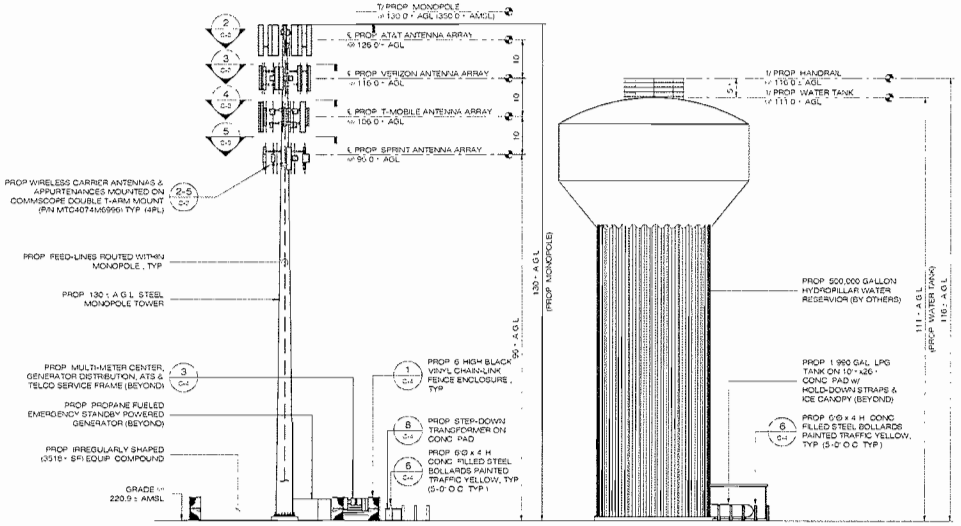
3 VERIZON EQUIPMENT PLAN
C-3 SCALE : 1/4" = 1'-0"



4 T-MOBILE EQUIPMENT PLAN
C-3 SCALE : 1/4" = 1'-0"



5 SPRINT EQUIPMENT PLAN
C-3 SCALE : 1/4" = 1'-0"



NOTE

EXISTING AND PROPOSED PLANTINGS OMITTED FOR CLARITY

1 SOUTH ELEVATION
C-3 SCALE : 1" = 15'-0"

(IN FEET) 1 inch = 15ft

FIRST TAXING DISTRICT WATER DEPARTMENT
12 NEW CANAAN AVENUE
NORWALK, CT 06851

ALL-POINTS TECHNOLOGY CORPORATION
567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE (860) 663-1697
WWW.ALLPOINTSTECH.COM FAX (860) 662-0935

PERMITTING DOCUMENTS

NO	DATE	REVISION
0	10/11/19	FOR REVIEW: JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2	02/25/20	PER CLIENT COMMENTS: RCB
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385

OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK

SITE ADDRESS: 173.5 WEST ROCKS ROAD NORWALK, CT 06851

APT FILING NUMBER: CT5441100

DRAWN BY: THK/GRA

DATE: 10/11/19 CHECKED BY: JRM

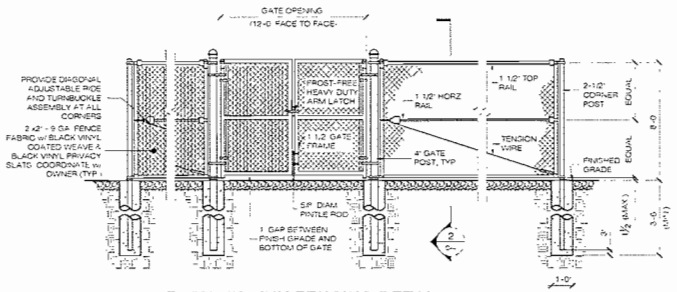
SHEET TITLE:

EQUIPMENT PLANS & SOUTH ELEVATION

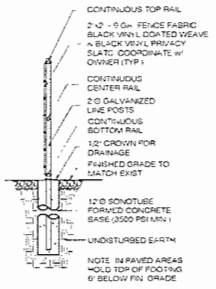
SHEET NUMBER:

C-3

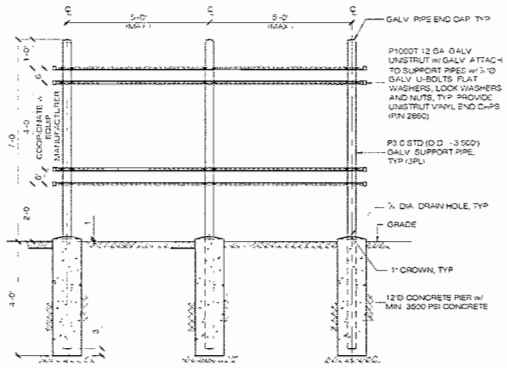
FENCE NOTES
1. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL
2. FENCE POST SPACING NOT TO EXCEED 10'-0" O.C.
3. ALL FENCE GATE, LINE AND TERMINAL POSTS TO BE SIZED BY MANUFACTURER TAKING INTO ACCOUNT LOCAL DESIGN CRITERIA. GATE LEAF SPANS & HEIGHTS AS REQUIRED.



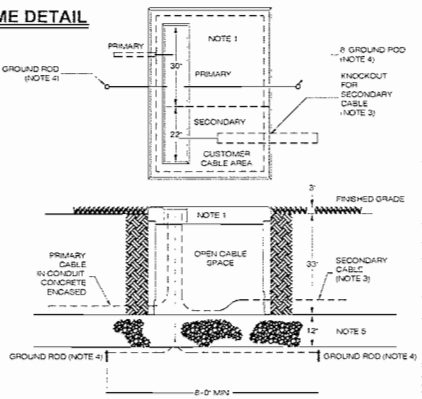
1 CHAIN-LINK FENCING DETAIL
C-4 / SCALE : N.T.S



2 SECTION
C-4 / SCALE : N.T.S

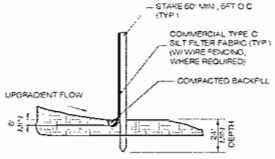


3 UTILITY SERVICE FRAME DETAIL
C-4 / SCALE : 1/2" = 1'-0"

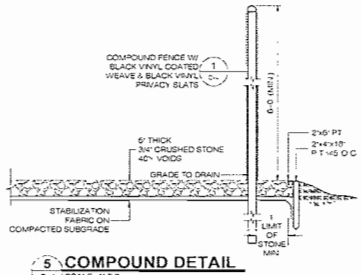


NOTES
1. 75 - 300kVA - INSTALL 70'x54'x36" PAD AS PER SPEC P-013 AND P-014. 500-2500kVA - INSTALL 76'x70'x36" PAD AS PER SPEC P-01.5 AND P-016. (COORDINATE REQUIRED PAD SIZE FOR PROJECT WITH UTILITY COMPANY)
2. PRIMARY CABLE BY UTILITY COMPANY
3. SECONDARY CABLE LEAVE BLACK FOR FUTURE RECONNECTING TO TRANSFORMERS WITH HIGHER SECONDARY TERMINALS. CUSTOMER CABLE(S) SHALL ENTER FROM THE REAR AND SHALL BE CONFINED TO THE AREA DEFINED AS THE 'CUSTOMER CABLE AREA'
4. GALVANIZED GROUND RODS. INSTALL IN TRENCH AND CONNECT A #2 COPPER CONDUCTOR FROM ROD THROUGH PAD OPENING AND EXTENDING 5'-0" ABOVE PAD. GROUND RODS SHALL BE A MINIMUM OF 8' FROM EACH OTHER
5. THE EXCAVATION FOR THE PAD SHALL BE CARRIED TO A DEPTH OF 12 INCHES BELOW THE BOTTOM OF THE PAD WALLS. THE BACKFILL UNDER THE PAD WALLS SHALL BE A CLEAN GRAVEL, FREE OF FOREIGN MATTER AND CONSTRUCTION DEBRIS, AND IN ACCORDANCE WITH CONNECTICUT DOT SPEC M 02.06 GRADING 'A'. BACKFILL SHALL BE PLACED IN 6 INCH LAYERS AND COMPACTED WITH MECHANICAL TAMPERS TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD COMPACTION TESTS, AASHTO T180 OR ASTM D698
6. ALL WORK SHALL CONFORM TO EVERSOURCE TRANSFORMER PAD INSTALLATION REQUIREMENTS. REFER TO EVERSOURCE CONSTRUCTION STANDARD DTR 98.301 FOR ADDITIONAL INFORMATION

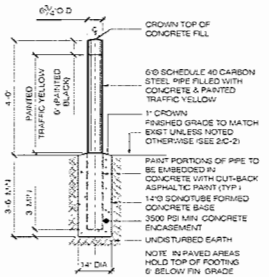
8 UTILITY PAD TRANSFORMER DETAIL
C-4 / SCALE : N.T.S.



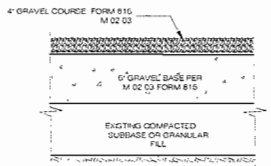
GEOTEXTILE
4 SILT FENCE DETAIL
C-4 / SCALE : N.T.S.



5 COMPOUND DETAIL
C-4 / SCALE : N.T.S.



6 BOLLARD DETAIL
C-4 / SCALE : NTS



7 GRAVEL ROAD SECTION
C-4 / SCALE : NTS

FIRST TAXING DISTRICT WATER DEPARTMENT
12 NEW CANAAN AVENUE
NORWALK, CT 06851

ALL-POINTS TECHNOLOGY CORPORATION
567 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)443-1007
WWW.ALLPOINTSTECH.COM FAX: (860)443-0935

PERMITTING DOCUMENTS

NO.	DATE	REVISION
0	10/11/19	FOR REVIEW: JRM
1	10/21/19	PER CLIENT COMMENTS: JRM
2	02/25/20	PER CLIENT COMMENTS: KCB
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD
PROF: ROBERT C. BURNS, P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

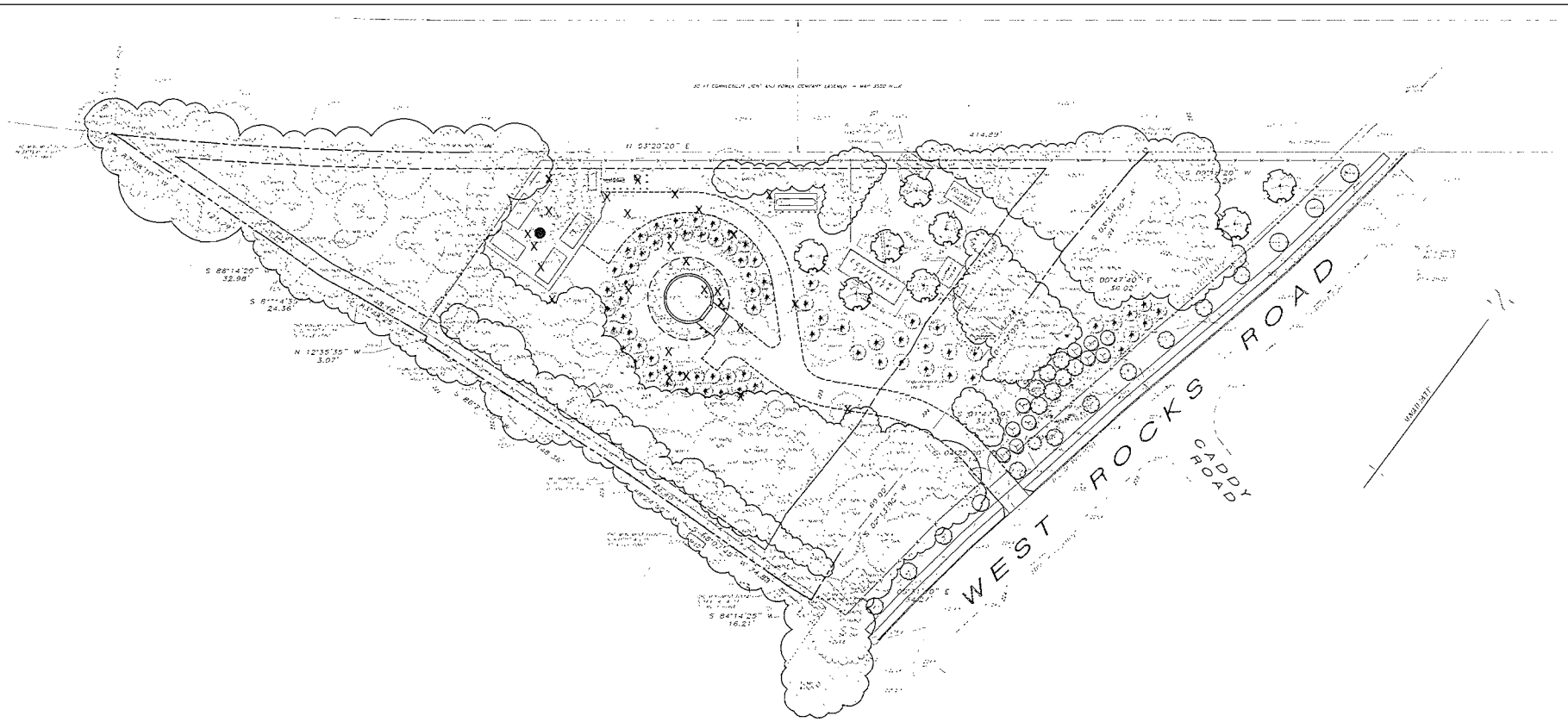
OWNER: FIRST TAXING DISTRICT (WATER DEPARTMENT)
ADDRESS: 12 NEW CANAAN AVENUE NORWALK, CT 06852

FIRST TAXING DISTRICT - NORWALK

SITE ADDRESS: 173.5 WEST ROCKS ROAD, NORWALK, CT 06851
APT FILING NUMBER: CT544100
DRAWN BY: THK/DRA
DATE: 10/11/19
CHECKED BY: JRM

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
C-4



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- NEW GRAVEL
- EX TREE TO BE REMOVED
- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS SMALL TREE

GRAPHIC SCALE

0' X' XX0' 20'

PROJECT NORTH

NOTES:

1. EXISTING AND PROPOSED CONDITIONS WERE TAKEN FROM A PLAN ENTITLES "SITE PLAN" PREPARED BY THE FIRST TAXING DISTRICT WATER DEPARTMENT IN AUTOC CAD FORMATT. SEE THIS PLAN FOR ALL OTHER IMPROVEMENTS.
2. CONTACT "CALL BEFORE YOU DIG" AT 1 800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
3. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
4. SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND RYEGRASS MIX TURF MIX. APPLY SOIL AMENDMENTS AS RECOMMENDED BY ON-SITE SOIL TESTING. SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEEDED AREA WITH WEED-FREE CLEAN HAY. A NURSE CROP OF ANNUAL RYE SHALL BE ADDED TO THE SHD MIX ON SLOPES OF EXCESS OF 10% AND AS SPECIFIED. LIGHTLY RAKE OR ROLL GROUND SURFACE AFTER SOWING.
5. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
6. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION
7. THIS PLAN IS FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION
8. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING
9. MULCH AREAS AROUND NEW TREES WITH A 2 5" THICK LAYER OF SHREDDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 5' MIN DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A 3' MIN DIA MULCHED BED. AREAS WITHIN 4" OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
23	PA	PICEA ABIES	NORWAY SPRUCE	7-8'	B&B	
29	PS	PINUS STROBUS	WHITE PINE	6-8' HT	B&B	FULL
48	PS2	PINUS STROBUS	WHITE PINE	8 10' HT	B&B	FULL
6	QR	QUERCUS RUBRA	RED OAK	2-2.5" CAL	B&B	
2	QR2	QUERCUS RUBRA	RED OAK	3-3.5" CAL.	B&B	LIMBED TO 7'
10	AC	AMELACHIER CANADENSIS	SHADBLOW	5 6' HT	B&B	CLUMP
4	AB	AMELANCHER C. 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SHAD	2 2.5" CAL.	B&B	SINGLE STEM
7	CF	CORNUS FLORIDA	DOGWOOD	5-6' HT	B&B	
7	CF 2	CORNUS FLORIDA	DOGWOOD	2-2 5" CAL	B&B	LIMBED TO 7'
3	WK	CRATAEGUS 'WINTER KING'	WINTER KING HAWTHORN	2-2.5" CAL.	B&B	LIMBED TO 7'
57	TO	THUJA OCCIDENTALIS 'NIGRA'	DARK ARBORVITAE	7-8' HT.	B&B	LIMBED TO 7'

1	9-26-19	ADD MONOPOLE AND UPDATED SCREENING

ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel (203) 855-7879 Fax (203) 855-7836
info@elsllc.net www.elsllc.net

DRAWING TITLE: LANDSCAPE PLAN

PROJECT: NORWALK FIRST TAXING DISTRICT
173.5 WEST ROCKS ROAD
NORWALK, CONNECTICUT

DATE: DEC. 10, 2018
SCALE: 1"=30'
DRAWING NO: LP.1

ADJACENT PROPERTY OWNERS

SITE NAME: FIRST TAXING DISTRICT WATER DEPARTMENT OF NORWALK

OWNER NAME: FIRST TAXING DISTRICT WATER DEPARTMENT OF NORWALK

OWNER ADDRESS: 173½ WEST ROCKS ROAD, NORWALK, CT

PARCEL IDENTIFICATION: 5-22A-18-0

THE FOLLOWING INFORMATION WAS COLLECTED FROM THE CITY'S ONLINE GIS AND TAX ASSESSOR'S RECORDS ON MARCH 2, 2020.

THE PARCEL IS ZONED A RESIDENCE.

	Property Address	**Owner's and Mailing Address**
1.	1 Caddy Road	Pearl Perman Trust Soloman D. Perman Trustee 1 Caddy Road Norwalk, CT 06851-1603
2.	2 Caddy Road	Christopher R. King and Kelly A. McDonald 2 Caddy Road Norwalk, CT 06851
3.	Merritt Parkway (ROW)	State of Connecticut Department of Transportation P.O. Box 317546 Newington, CT 06131-7546
4.	5 Skyview Lane	John M. Packes, Jr. 5 Skyview Lane Norwalk, CT 06851
5.	7 Skyview Lane	Antonio Luna 7 Skyview Lane Norwalk, CT 06851
6.	9 Skyview Lane	Melanie N. Blanco and Stephanie M. Blanco 9 Skyview Lane Norwalk, CT 06851
7.	11 Skyview Lane	Rosa and Guiseppe Cutri 11 Skyview Lane Norwalk, CT 06851

	Property Address	Owner's and Mailing Address
8.	173 West Rocks Road	Brian Clark 173 West Rocks Road Norwalk, CT 06851-1633
9.	174 West Rocks Road	Jon L. and Gail I. Myers 174 West Rocks Road Norwalk, CT 06851-1636
10.	175 West Rocks Road	John Zullo 175 West Rocks Road Norwalk, CT 06851
11.	180 West Rocks Road	Tommy R. Soto and Maria G. Montoya-Soto 180 West Rocks Road Norwalk, CT 06855
12.	66 Creeping Hemlock Drive	State of Connecticut Department of Transportation P.O. Box 317546 Newington, CT 06131-7546
13.	67 Creeping Hemlock Drive	Universal Enterprises, LLC 304 Main Avenue, Suite 152 Norwalk, CT 06851
14.	2 Lakewood Drive	Yohan R. and Kateryna De Los Santos 2 Lakewood Drive Norwalk, CT 06851-1021

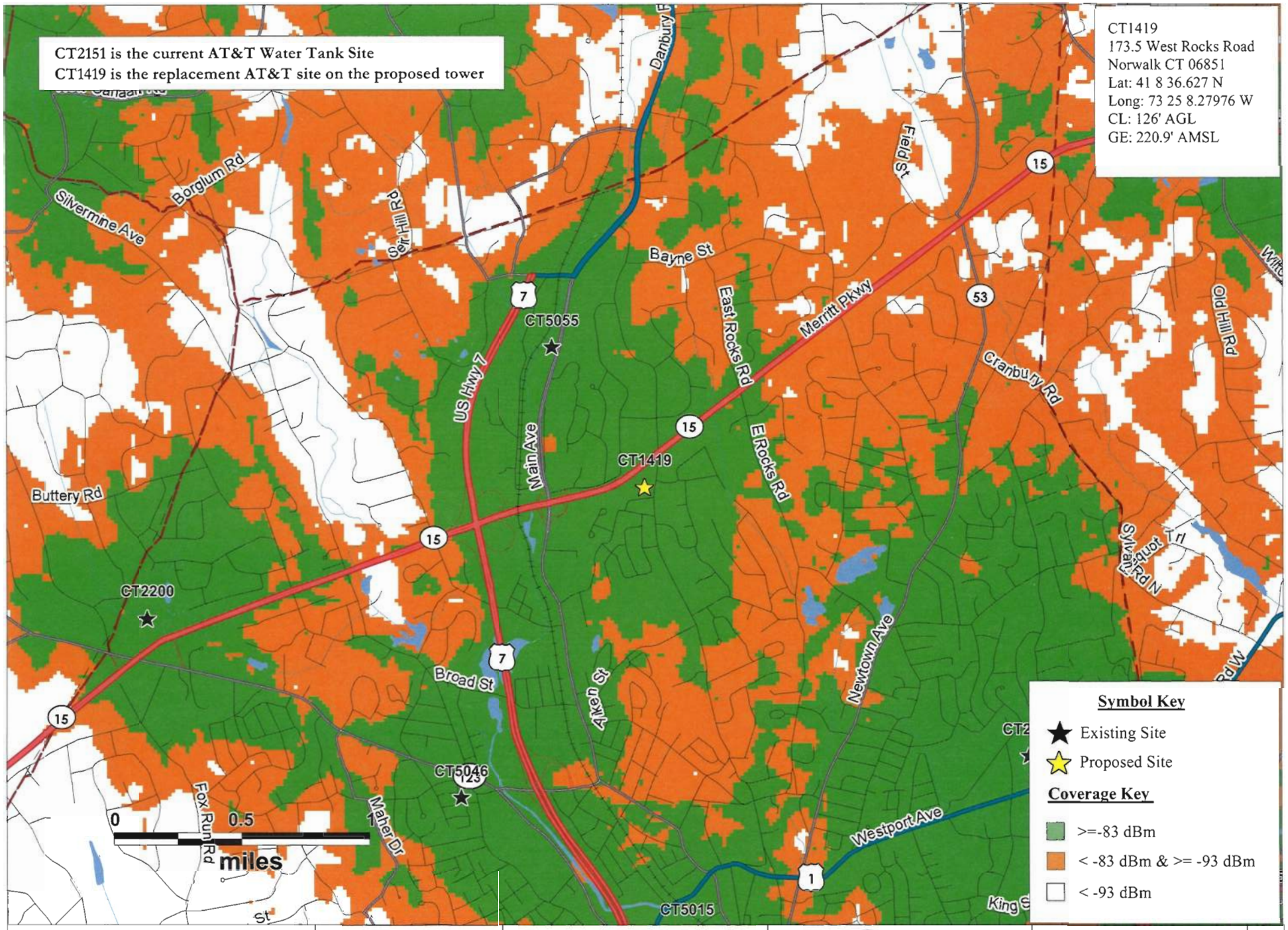
CERTIFICATION OF SERVICE

I hereby certify that a copy of the foregoing letter was sent by certified mail, return receipt requested, to each of the parties on the attached list of abutting landowners.

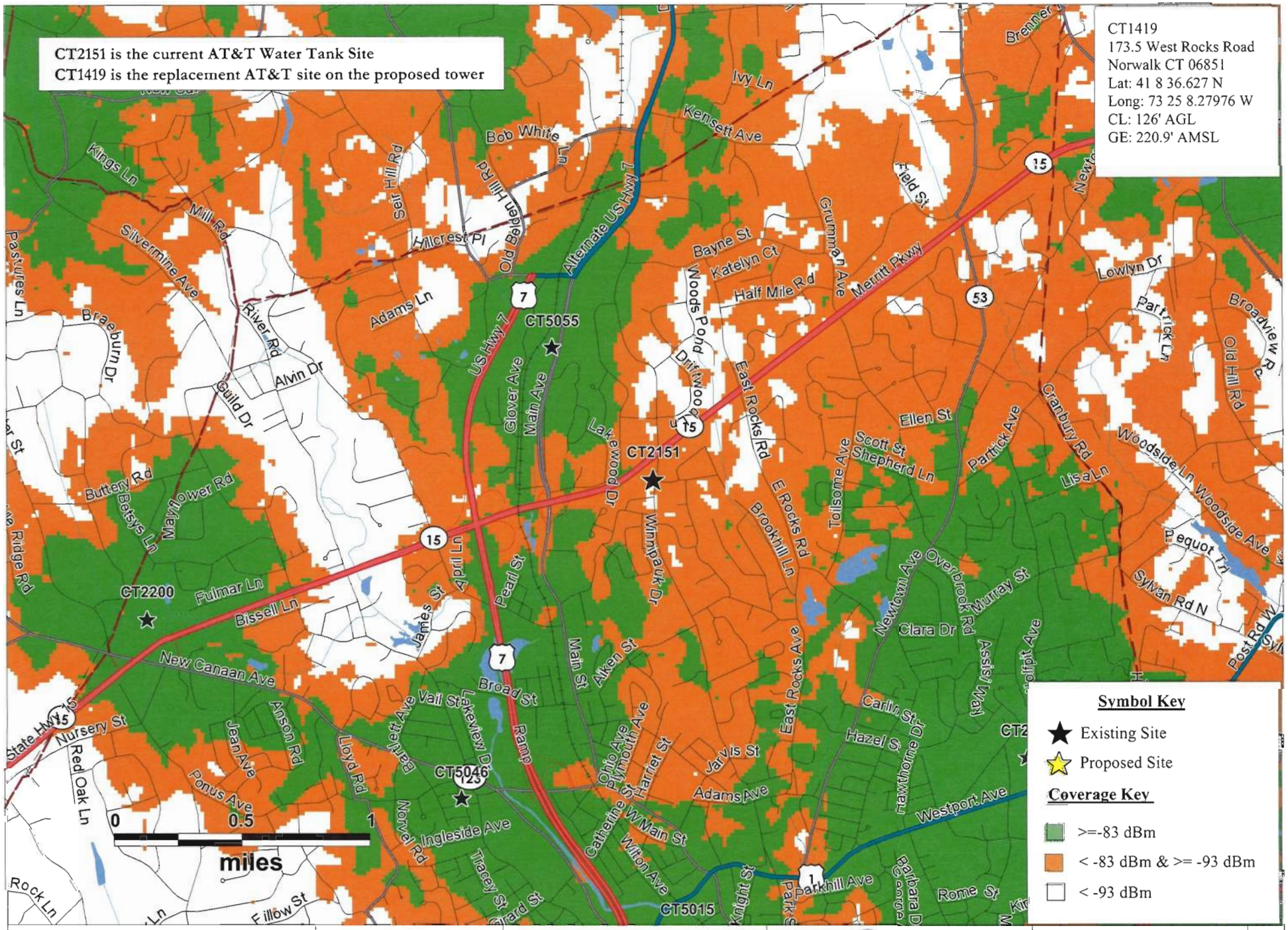
March 12, 2020
Date

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103

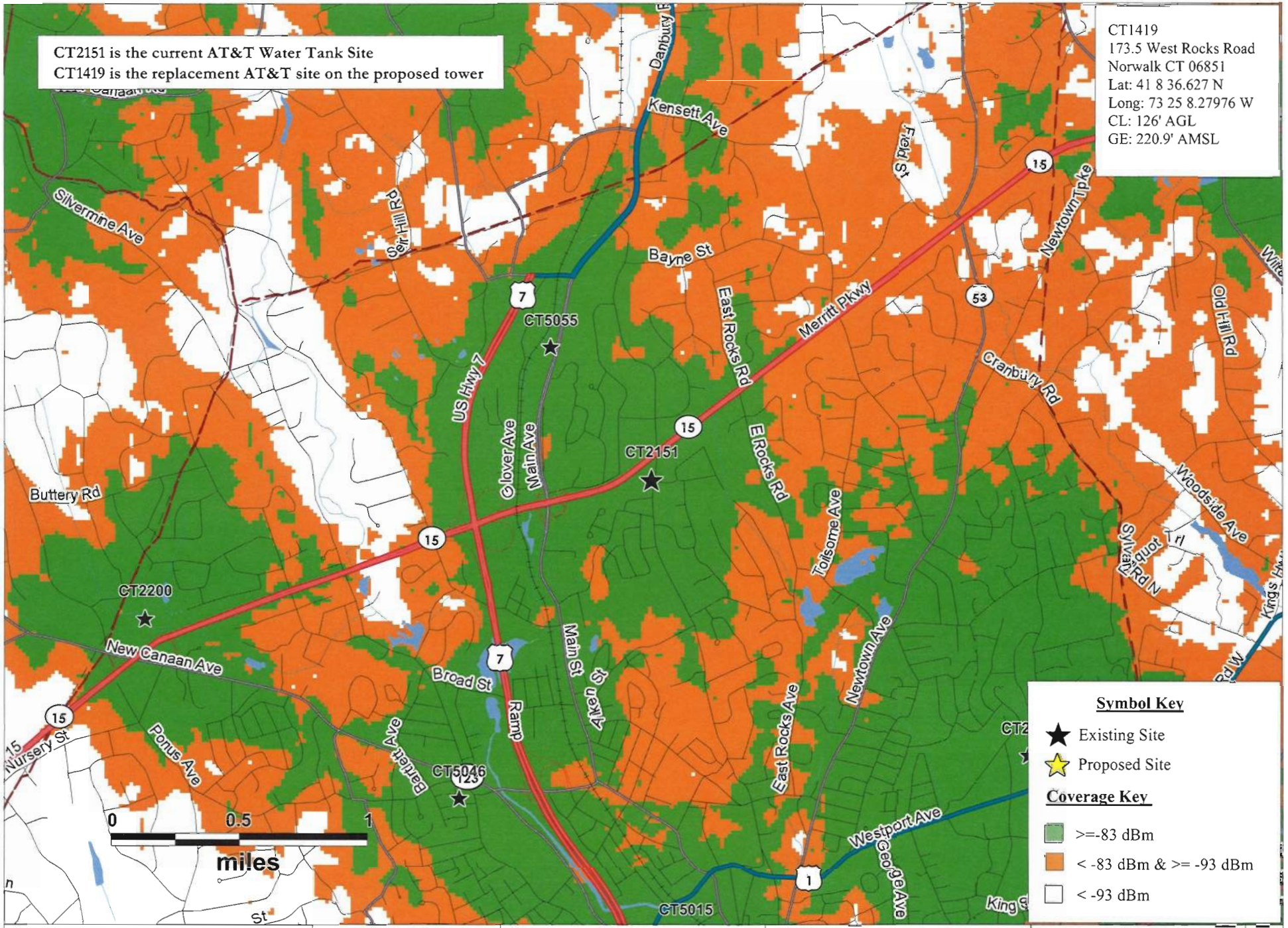
Attorneys for FIRST TAXING DISTRICT WATER DEPARTMENT OF NORWALK



Existing 700 MHz LTE Coverage with Proposed CT1419	CT1419	173.5 West Rocks Road Norwalk CT 06851	at&t	PREPARED ON DATE: 01/28/2020

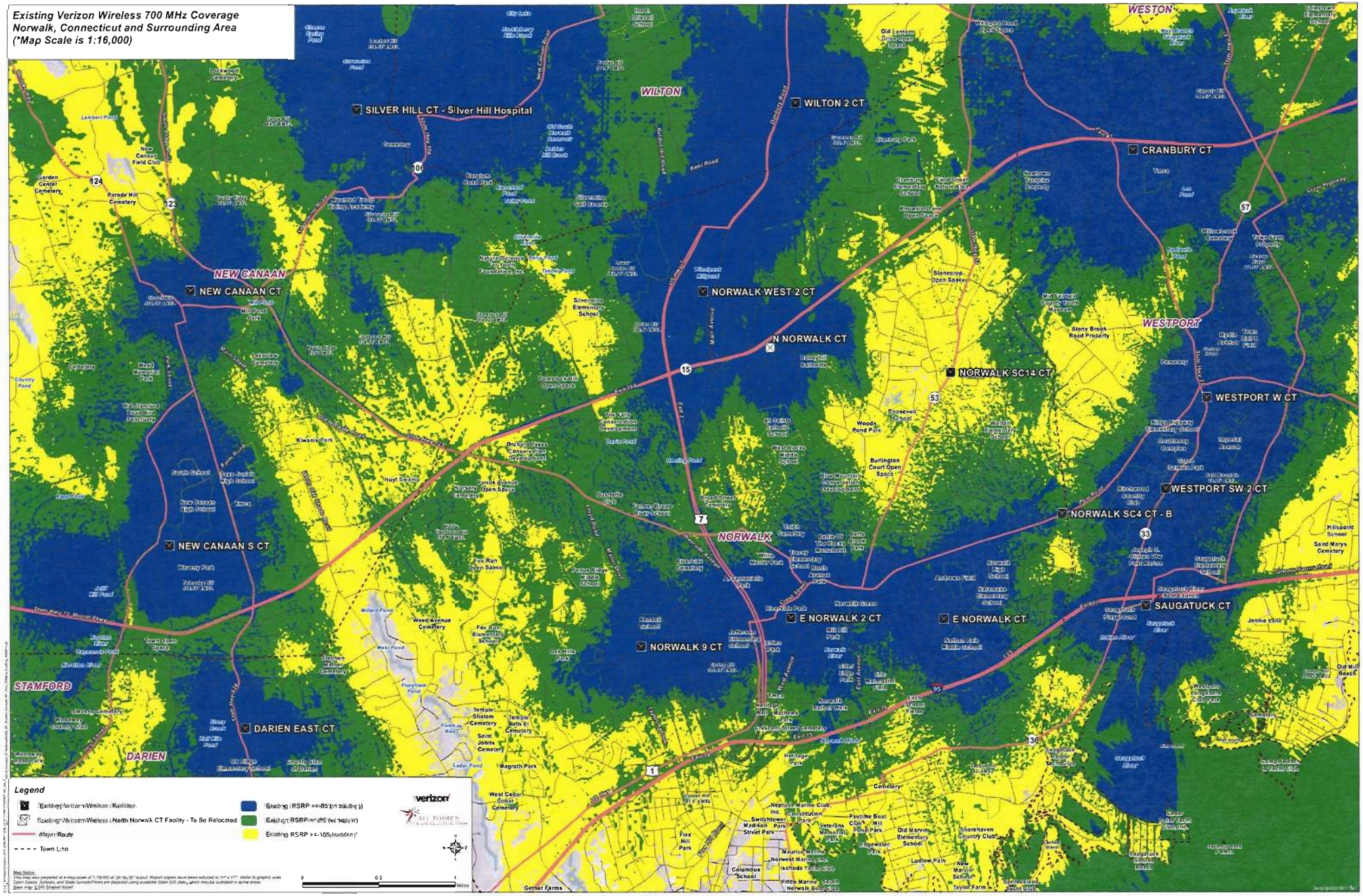


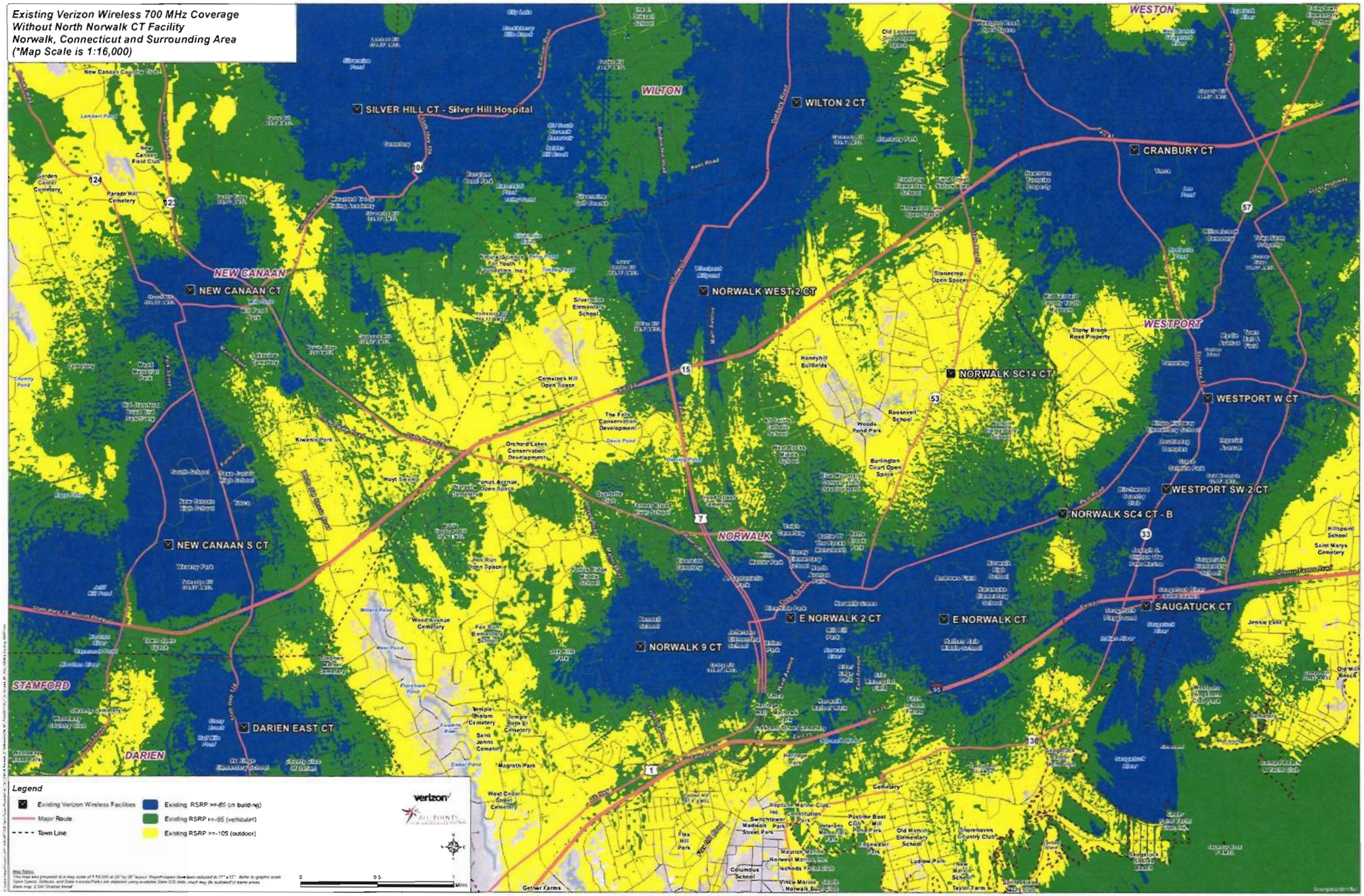
Existing 700 MHz LTE Coverage without CT2151	CT1419	173.5 West Rocks Road Norwalk CT 06851	at&t	PREPARED ON DATE: 01/28/2020 REV 0



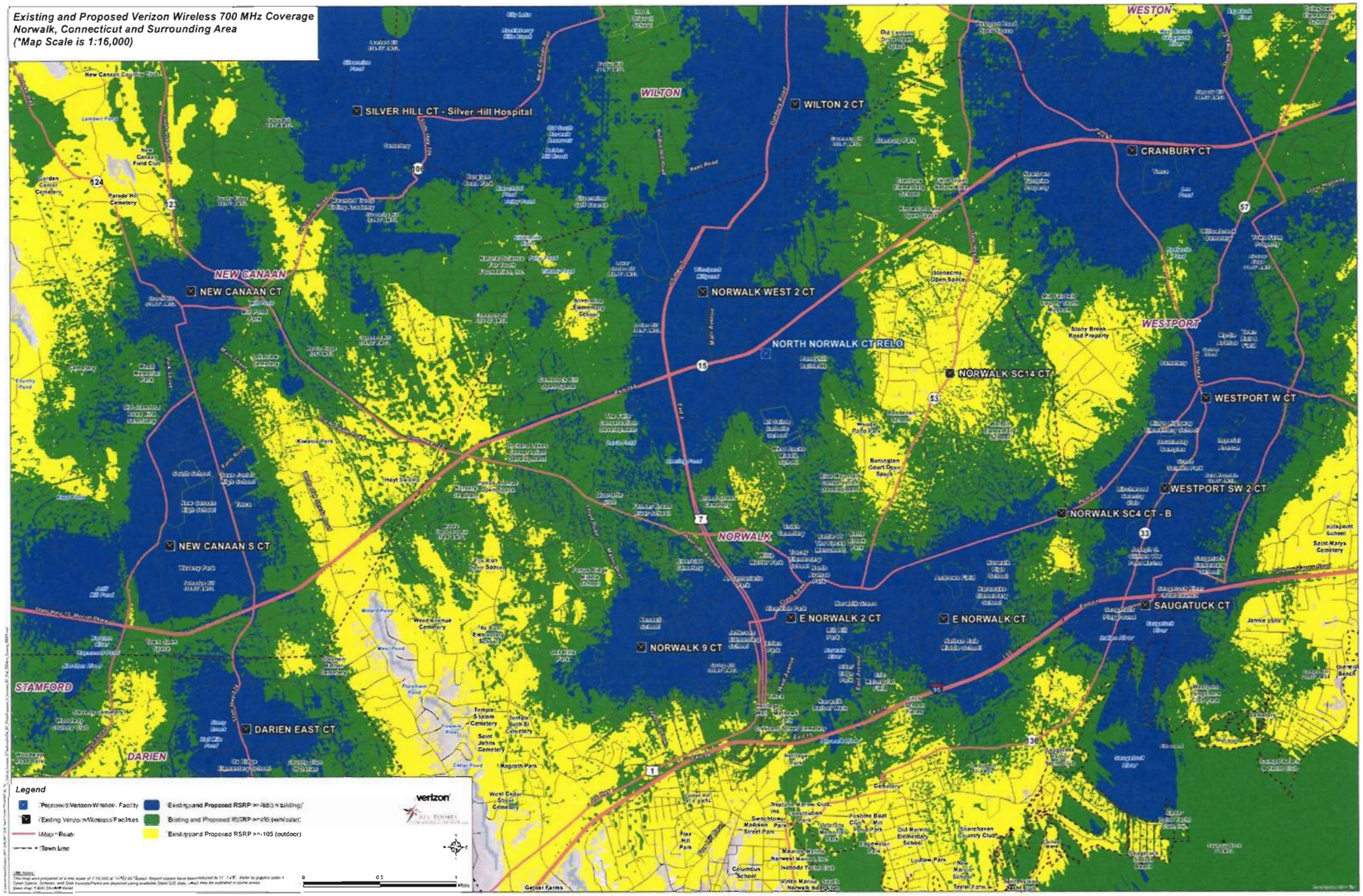
Existing 700 MHz LTE Coverage with CT2151	CT1419	173.5 West Rocks Road Norwalk CT 06851	at&t	PREPARED ON DATE: 01/28/2020 REV 0

Existing Verizon Wireless 700 MHz Coverage
Norwalk, Connecticut and Surrounding Area
*(*Map Scale is 1:16,000)*

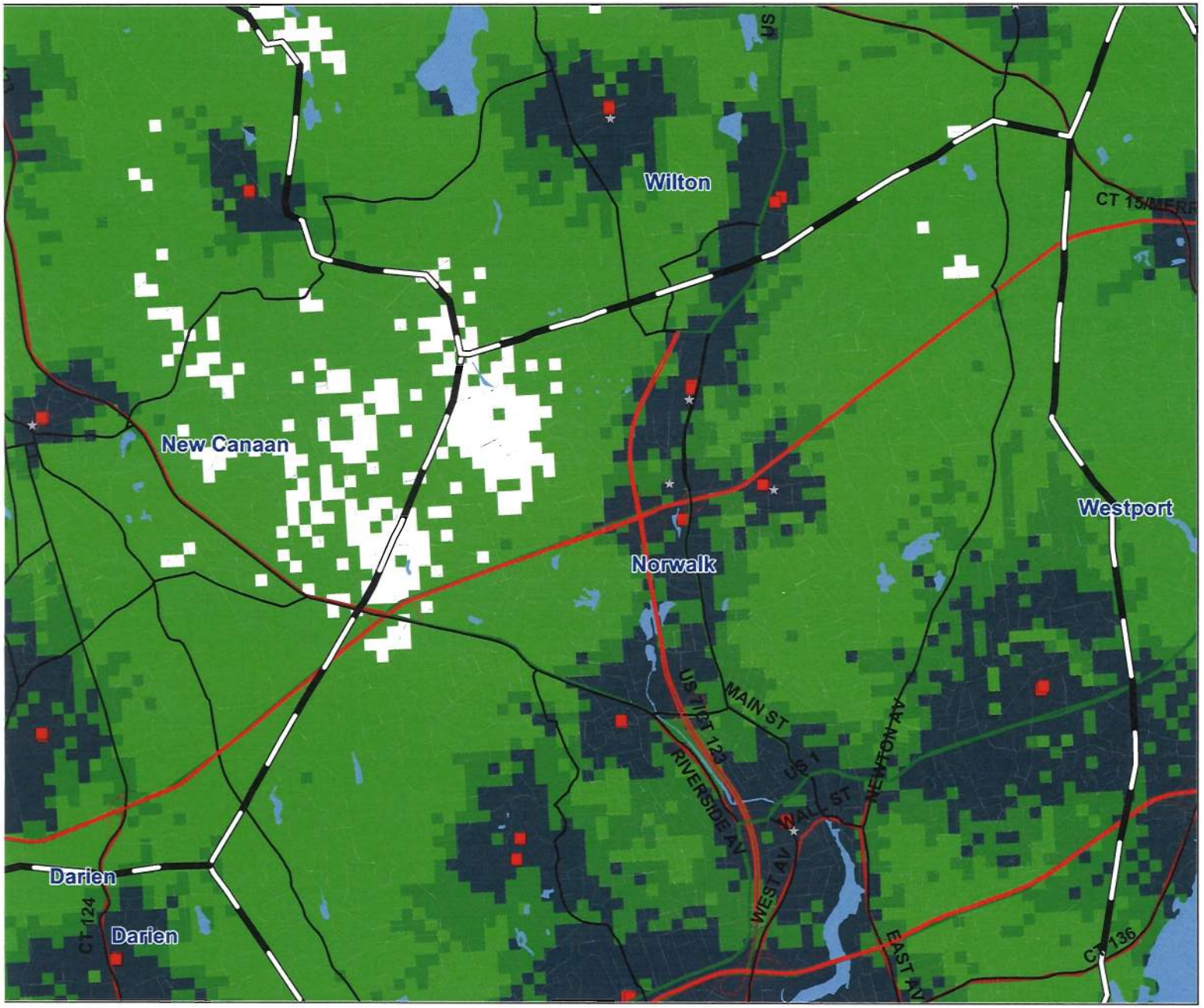



Existing Verizon Wireless 700 MHz Coverage
Without North Norwalk CT Facility
Norwalk, Connecticut and Surrounding Area
(*Map Scale is 1:16,000)
SILVER HILL CT - Silver Hill Hospital
WILTON 2 CT
WILTON
WESTON
CRANBURY CT
NEW CANAAN
NEW CANAAN CT
NORWALK WEST 2 CT
WESTPORT
NORWALK SC14 CT
WESTPORT W CT
WESTPORT SW 2 CT
NORWALK SC4 CT - B
NEW CANAAN S CT
NORWALK
SAUGATUCK CT
E NORWALK 2 CT
E NORWALK CT
NORWALK 9 CT
STAMFORD
DARIEN EAST CT
DARIEN
Legend
Existing Verizon Wireless Facilities
Major Route
Town Line
Existing RSRP >=-85 (in building)
Existing RSRP >=-95 (vehicular)
Existing RSRP >=-105 (outdoor)
verizon
ALL POINTS
0
0.5
Miles

Existing and Proposed Verizon Wireless 700 MHz Coverage
Norwalk, Connecticut and Surrounding Area
*(*Map Scale is 1:16,000)*



T-Mobile Existing Coverage



0 1.846

CT_Towns Legend
- Region

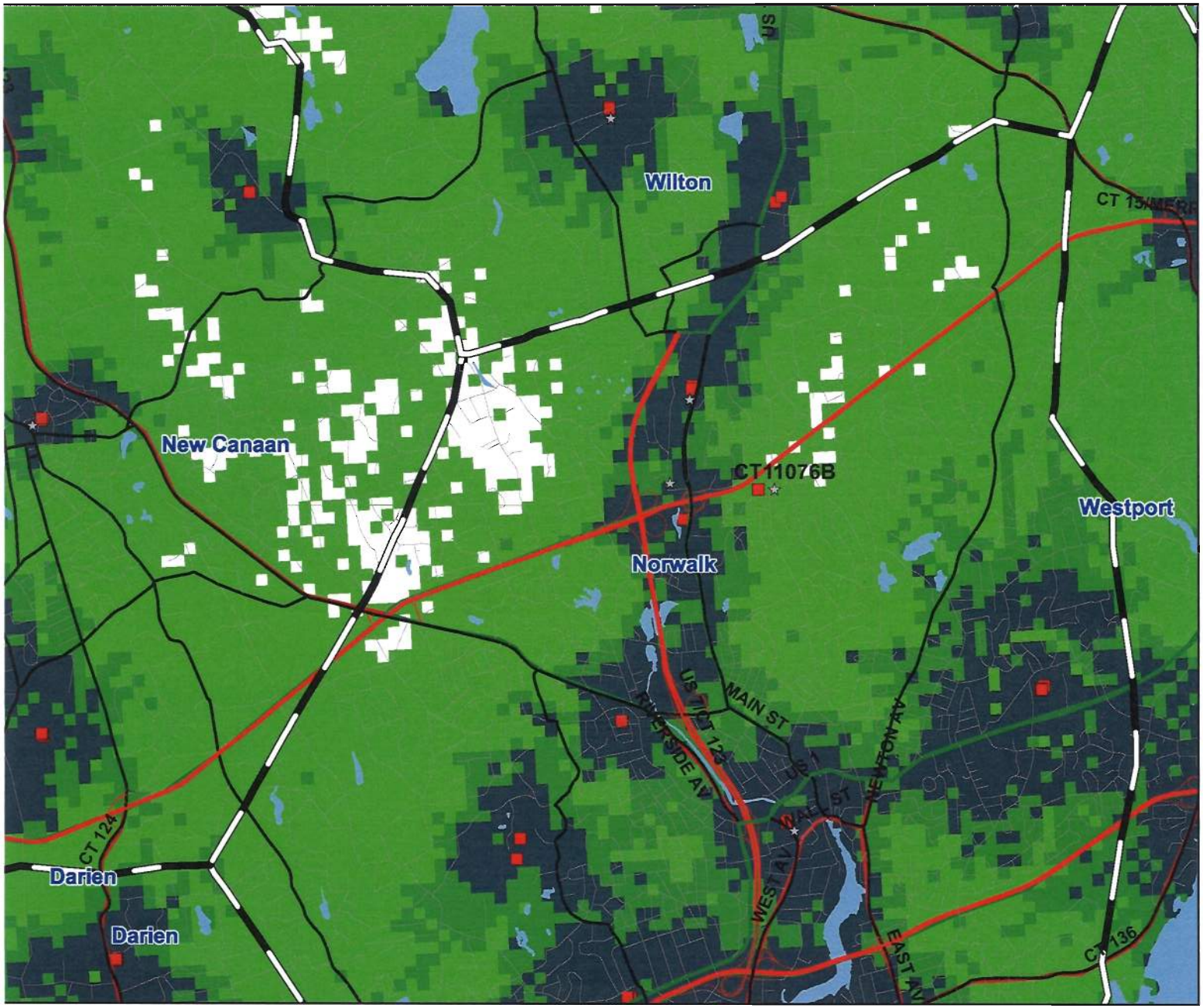
Display Streets
- Major Roads
- Roads
- Primary Highways
- Major Road Ramps
- Primary Ramps
- Secondary Ramps
- Secondary Highways

Water Bodies
- Water Bodies

T-Mobile ON AIR
- On Air
- Line

Best Server Coverage
- In Car
- In Building Residential
- In Building Commercial

T-Mobile Existing Coverage without CT11076B



0 1.846

CT_Towns Legend
Region

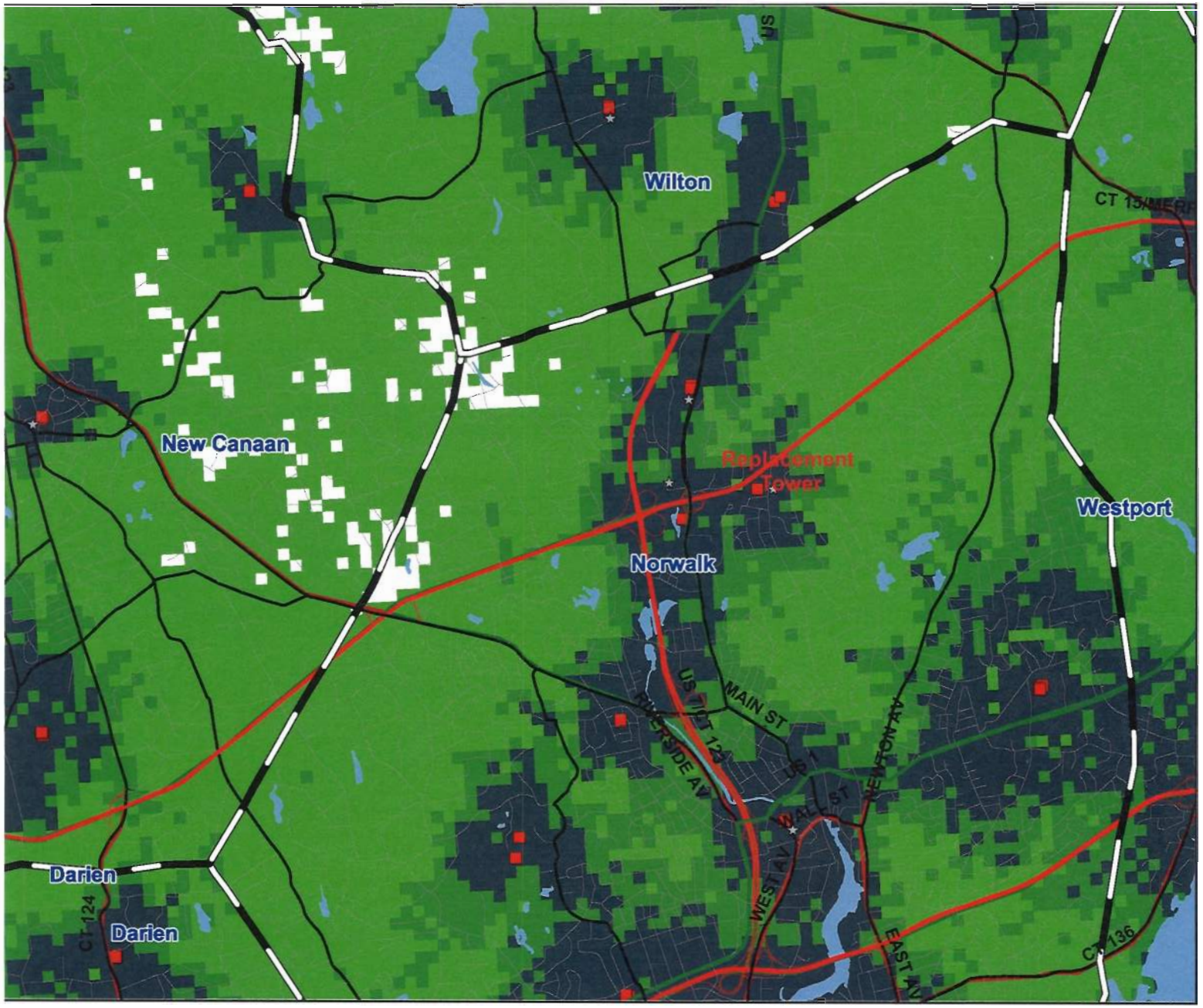
Display Streets
Major Roads
Roads
Primary Highways
Major Road Ramps
Primary Ramps
Secondary Ramps
Secondary Highways

Water Bodies
Water Bodies

T-Mobile ON AIR
On Air
Line

Best Server Coverage
In Car
In Building Residential
In Building Commercial

T-Mobile Existing Coverage with Proposed Replacement Tower



CT_Towns Legend

Region

Display Streets

Major Roads
Roads
Primary Highways
Major Road Ramps
Primary Ramps
Secondary Ramps
Secondary Highways

Water Bodies

Water Bodies

T-Mobile ON AIR

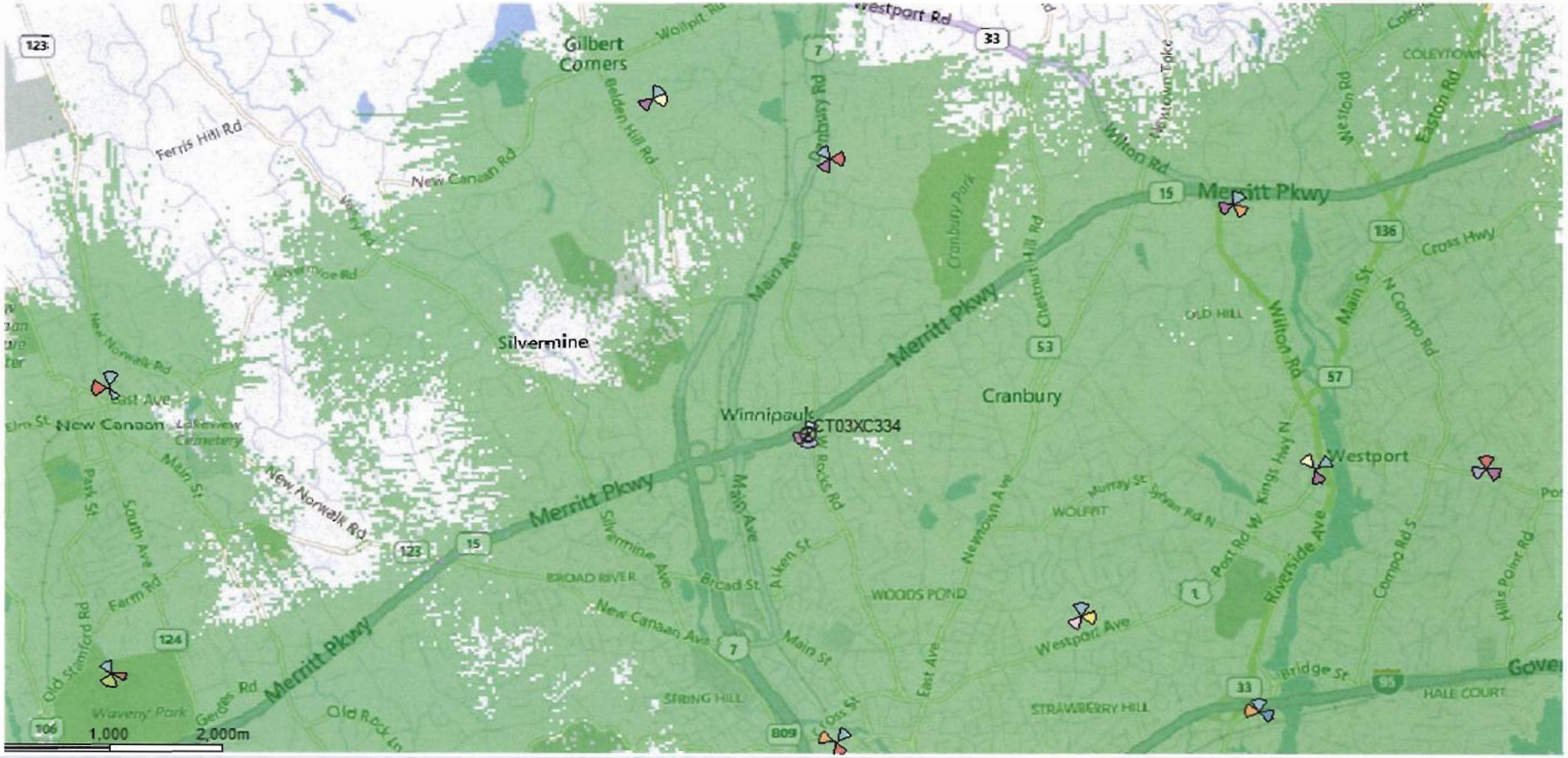
On Air
Line

Best Server Coverage

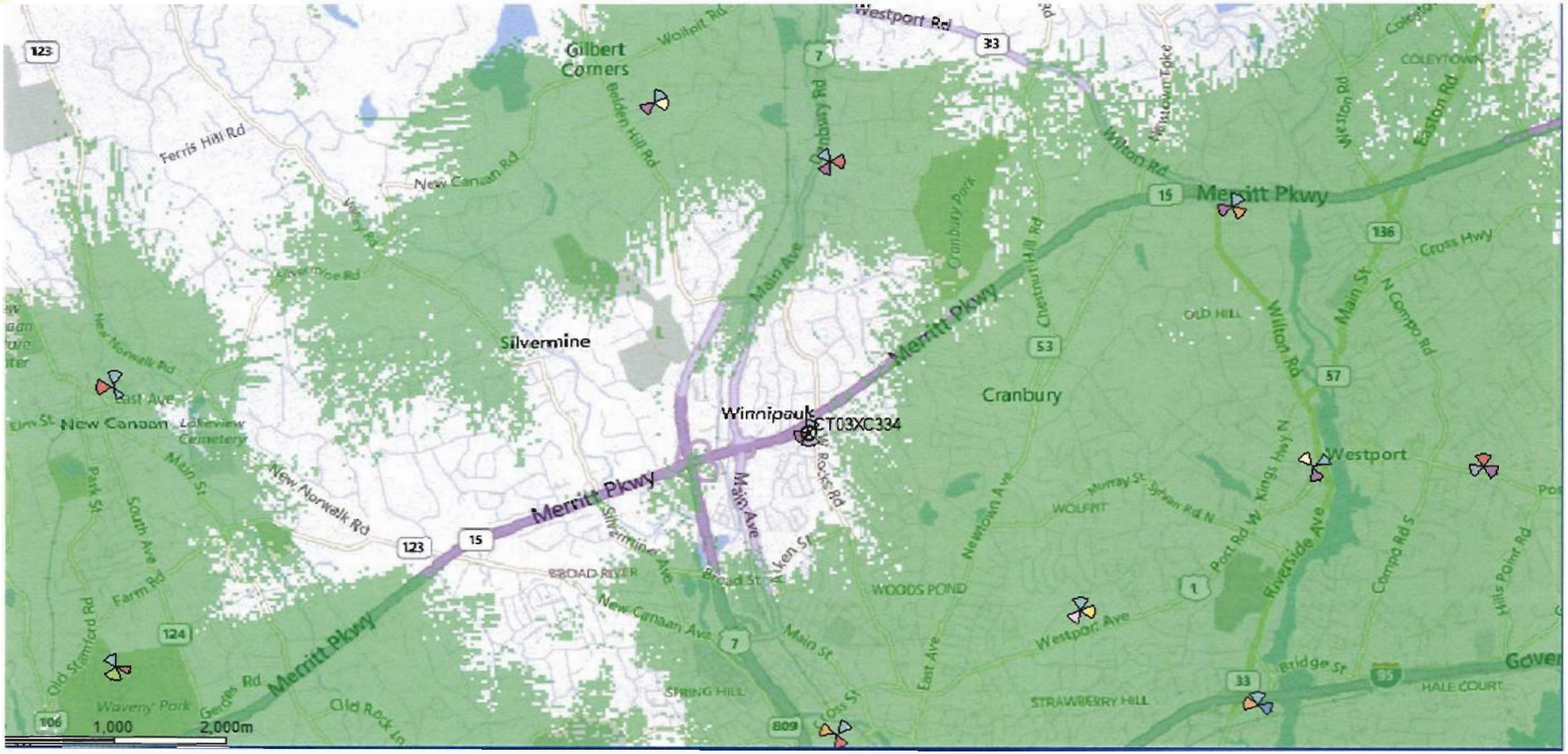
In Car
In Building Residential
In Building Commercial

0 1.846

1900MHz Coverage for the existing surrounding sites with the existing water tank cell site



1900MHz Coverage for the existing surrounding sites without the existing water tank cell site



1900MHz Coverage for the existing surrounding sites with the new cell tower facility

First Taxing District Water Department of Norwalk
173½ West Rocks Road
Norwalk, Connecticut

Site Search Summary

Section 16-50j-74(j) of the Regulations of Connecticut State Agencies requires the submission of a statement that describes "the narrowing process by which other possible sites were considered and eliminated." In accordance with this requirement, descriptions of the general site search process and the identification of the alternative locations considered for development by the First Taxing District Water Department of Norwalk ("FTD") are provided below.

The Existing FTD Telecommunications Facility

The existing telecommunications facility consists of antennas attached to an out of service 100,000-gallon water tank in the northeast portion of the FTD parcel at 173½ West Rocks Road ("Property"). The existing water tank was constructed in 1953. The first wireless carrier to install antennas on the existing water tank (Verizon Wireless) did so following the Council's approval of Petition No. 284 in 1992. The existing tank is now shared by AT&T, Verizon Wireless, T-Mobile and Sprint (the "Wireless Carriers"). In 2016, the FTD decided to discontinue the use of the existing water tank due to the discovery of lead paint and polychlorinated biphenyls on the tank and in the soil beneath the tank. As a part of its environmental remediation plan for the Property, FTD will remove the existing water tank and contaminated soils beneath the tank from the Property. In order to maintain existing wireless service in the area, FTD agreed to develop a new monopole tower on the Property and allow the Wireless Carriers to relocate to the new structure.

Site Search Process

To accommodate the needs of the Wireless Carriers at the Property and to maintain a revenue stream to the benefit of FTD's rate payers, the search for alternative tower locations focused exclusively on the Property. An acceptable alternative tower location at the Property would need to balance a number of competing interests. First, the new cell site would need to be developed in a location on the Property that would not conflict with the FTD's plans to construct a new 500,000-gallon water tank in the central portion of the Property. Second, the new tower location could not interfere with the FTD's efforts to complete its environmental remediation in the northeast portion of the Property. Third, the new cell site would need to be located in a manner so that the new FTD water tank did not interfere with the service provided by the Wireless Carriers. Fourth, the new tower location would need to satisfy the State Historic Preservation Officer's concern regarding potential visual impacts a new tower may have on the Merritt Parkway, a resource on the National Register of Historic Places.

With these goals in mind, the FTD evaluated a total of five (5) alternative tower locations on the Property. The locations investigated are identified on a Site Search Summary Map attached.

1. Alternative Location A

Alternative Location A would involve the construction of a new tower located approximately 60 feet southwest of the existing FTD water tank. The SHPO determined that a tower at this location would be highly visible from and have an adverse effect on the Merritt Parkway.

2. Alternative Location B

Alternative Location B involved the location of a new tower site in the same location as the abandoned water tank. Similar to Alternative Location A, the SHPO determined that a tower at this location would have an adverse effect on the Merritt Parkway. In addition, the use of this location would conflict with the FTD's site environmental remediation plans.

3. Alternative Location C

Alternative Location C was located to the southeast of the existing water tank. The SHPO determined that a tower at this location would have an adverse effect on the Merritt Parkway.

4. Alternative Location D

Alternative Location D was the site ultimately selected for the proposed facility. This location was investigated and deemed acceptable to the SHPO and the Wireless Carriers. (*See* also Attachment 12).

5. Alternative Location E

Alternative Location E was deemed acceptable to the SHPO but rejected by FTD and the Wireless Carriers due to signal blocking that would be caused by the location of the proposed 500,000-gallon water tank to be constructed by FTD.

FTD also discussed with the Wireless Carriers the possibility of installing antennas on the new (proposed) 500,000-gallon water tank. Due to concerns with the impact the antenna mounting structures and related equipment would have on the integrity of the water tank and the quality of water stored therein, the FTD rejected this option.

Finally, at the urging of the SHPO, the FTD and the Wireless Carriers explored opportunities to collocate on the existing Eversource transmission line structures that run parallel to the Merritt Parkway near the Property. For many of the same reasons discussed above (e.g. environmental impacts, visual impacts on the Merritt Parkway, etc.) the option of sharing an existing transmission line structure was rejected. In addition, and as the Council is aware from numerous prior dockets, installation of antennas on an existing 345 kV transmission line towers is not a preferred option for the Wireless Carriers or Eversource. Additional details regarding the site selection process and the FTD's consultation with the SHPO are also discussed in the Visual Impacts Analysis (Attachment 7) and the Historic Resources Determination (Attachment 11).

C:\Users\mkope\Dropbox (APT GIS)\APT GIS Team Folder\Projects\First_Tax_District_Norwalk_CT544\mxd\First Tax Norwalk Site Search Summary Map.mxd

Legend

- A — Site Investigated
- Proposed Equipment
- Potential Equipment
- Proposed Lease Area
- Proposed Electrical and Telco Service
- Proposed Gravel Access Drive/Turn-Around Area
- Proposed Hydropillar Water Reservoir (By Others)
- Proposed Fence (By Others)
- Municipal Boundary
- Approximate Parcel Boundary
- Subject Property

Site Search Summary Map

Proposed Wireless Telecommunications Facility
First Taxing District of
The City of Norwalk
173 1/2 West Rocks Road
Norwalk, Connecticut

N
W E
S

100 50 0 100 Feet

Map Notes:
Base Map Source: 2019 Aerial Photograph (CT ECO)
Map Scale:1 inch = 100 feet
Map Date: March 2020

ALL-POINTS TECHNOLOGY CORPORATION

Visual Assessment & Photo-Simulations

FIRST TAXING DISTRICT - NORWALK
173.5 WEST ROCKS ROAD
NORWALK, CT 06851

Prepared in March 2020 by:
All-Points Technology Corporation, P.C.
567 Vauxhall Street Extension – Suite 311
Waterford, CT 06385

ALL-POINTS
TECHNOLOGY CORPORATION

VISUAL ASSESSMENT & PHOTO-SIMULATIONS

The First Taxing District of the City of Norwalk (the "District") is seeking a Certificate of Environmental Compatibility and Public Need from the Connecticut Siting Council (the "Council") for the development of a replacement wireless communications facility (the "Facility") at 173.5 West Rocks Road in Norwalk, Connecticut (the "Host Property"). At the request of the District, All-Points Technology Corporation, P.C. ("APT") completed this assessment to evaluate the potential visual effects of the proposed Facility from within a two-mile radius (the "Study Area"). The Study Area includes the neighboring municipalities of Westport (to the east), Wilton (to the north) and New Canaan (to the west).

Project Undertaking

The District plans to decommission and replace its existing water tank, which currently houses antennas and related equipment of multiple service providers ("Carriers"). The District plans to construct the proposed Facility in the western portion of the Host Property. It would include a 130-foot tall steel monopole within an irregularly shaped approximate 60-foot by 50-foot gravel base, fenced equipment compound. The base of the Facility would be constructed at an approximate elevation of 220.9 feet above mean sea level ("AMSL") and the highest antenna platform would be installed such that the tops of the panel antennas would be flush with the top of the monopole. The Facility would be designed to accommodate the Carriers that currently have equipment at the existing facility. Access would be provided over a new 12-foot wide gravel access driveway that extends eastward from the gravel access drive that will be developed for the new water tank.

Project Setting

The Host Property is located along the west side of West Rocks Road and the south side of the Merritt Parkway (Connecticut State Route 15 or the "Parkway") in the northeastern portion of Norwalk. It is owned by the District and developed with a 110-foot tall, 100,000-gallon water tank that currently supports multiple panel, dish, and whip antennas used by the Carriers. Ground mounted equipment associated with the existing telecommunications facility is located in a fenced, gravel compound at the base of the water tank. Residential properties are located east and south of the Host Property and on the other side of the Parkway to the north. Commercial development is found to the west along Main Avenue, beyond the residential properties.

The topography within the Study Area consists of generally level terrain with some rolling hills. Ground elevations range from approximately 2 feet AMSL in the southern portion of the Study Area to approximately 390 feet AMSL in the northern portion of the Study Area. Tree cover within the Study Area (consisting of predominantly mixed deciduous hardwoods) occupies approximately 2,017 acres (±25%) of the 8,042-acre Study Area.

Methodology

APT used the combination of a predictive computer model, in-field analysis, and a review of various data sources to evaluate the visibility associated with the proposed Facility on both a quantitative and qualitative basis. The predictive model provides a measurable assessment of visibility throughout the entire Study Area, including private properties and other areas inaccessible for direct observations. The in-field analyses included a balloon float and field reconnaissance of the Study Area to record existing conditions, verify results of the model, inventory seasonal and year-round view locations, and provide photographic documentation from publicly accessible areas. A description of the procedures used in the analysis is provided below.

Preliminary Computer Modeling

To conduct this assessment, a predictive computer model was developed specifically for this project using ESRI's ArcMap GIS[1] software and available GIS data. The predictive model incorporates Project and Study Area-specific data, including the site location, its ground elevation and the proposed Facility height, as well as the surrounding topography, existing vegetation, and structures (the primary features that can block direct lines of sight).

A digital surface model ("DSM"), capturing both the natural and built features on the Earth's surface, was generated for the extent of the Study Area utilizing State of Connecticut 2016 LiDAR[2] LAS[3] data points. LiDAR is a remote-sensing technology that develops elevation data by measuring the time it takes for laser light to return from the surface to the instrument's sensors. The varying reflectivity of objects also means that the "returns" can be classified based on the characteristics of the reflected light, normally into categories such as "bare earth," "vegetation," "road," or "building." Derived from the 2016 LiDAR data, the LAS datasets contain the corresponding elevation point data and return classification values. The Study Area DSM incorporates the first return LAS dataset values that are associated with the highest feature in the landscape, typically a treetop, top of a building, and/or the highest point of other tall structures.

Once the DSM was generated, ESRI's Viewshed Tool was utilized to identify locations within the Study Area where the proposed Facility may be visible. ESRI's Viewshed Tool predicts visibility by identifying those cells[4] within the DSM that can be seen from an observer location. Cells where visibility was indicated were extracted and converted from a raster dataset to a polygon feature which was then overlaid onto an aerial photograph and topographic base map. Since the DSM includes the highest relative feature in the landscape, isolated "visible" cells are often indicated within heavily forested areas (e.g., from the top of the highest tree) or on building rooftops during

[1] ArcMap is a Geographic Information System desktop application developed by the Environmental Systems Research Institute for creating maps, performing spatial analysis, and managing geographic data.

[2] Light Detection and Ranging

[3] An LAS file is an industry-standard binary format for storing airborne LiDAR data.

[4] Each DSM cell size is 1 square meter.

the initial processing. It is recognized that these areas do not represent typical viewer locations and overstate visibility. As such, the resulting polygon feature is further refined by extracting those areas. The viewshed results are also cross-checked against the most current aerial photographs to assess whether significant changes (a new housing development, for example) have occurred since the time the LiDAR-based LAS datasets were captured.

The results of the preliminary analysis are intended to provide a representation of those areas where portions of the Facility *may* potentially be visible to the human eye without the aid of magnification, based on a viewer eye-height of five (5) feet above the ground and the combination of intervening topography, trees and other vegetation, and structures. However, the Facility may not necessarily be visible from all locations within those areas identified by the predictive model, which has limitations. For instance, it is important to note that the computer model cannot account for mass density, tree diameters and branching variability of trees, or the degradation of views that occur with distance. As a result, some areas depicted on the viewshed maps as theoretically offering potential visibility of the Facility may be over-predicted because the quality of those views is not sufficient for the human eye to recognize the Facility or discriminate it from other surrounding or intervening objects.

Seasonal Visibility

Visibility also varies seasonally with increased, albeit obstructed, views occurring during "leaf-off" conditions. Beyond the variabilities associated with density of woodland stands found within any given Study Area, each individual tree also has its own unique trunk, pole timber and branching patterns that provide varying degrees of screening in leafless conditions which, as introduced above, cannot be precisely modeled. Seasonal visibility is therefore estimated based on a combination of factors including the type, size, and density of trees within a given area; topographic constraints; and other visual obstructions that may be present. Taking into account these considerations, areas depicting seasonal visibility on the viewshed maps are intended to represent locations from where there is a potential for views through intervening trees, as opposed to indicating that leaf-off views will exist from within an entire seasonally-shaded area.

To refine the estimate of seasonal visibility through the trees, forested areas were manually adjusted to eliminate 500-foot wide areas of vegetation surrounding the Facility and perimeters of forested areas with otherwise unimpeded aspects toward the site. This distance, although considered conservative, is based on 20+ years of field experience and observations, and assumes that a person standing within a forested area will not be able to discern an object like the Facility beyond 500 feet. Depending on the density of the intervening tree canopy and understory of the surrounding woodlands, it is assumed that some locations (but not all) within 500 feet could provide visibility of at least a portion of the Facility during "leaf-off" conditions.

Balloon Float and Field Reconnaissance

To supplement and fine tune the results of the computer modeling efforts, APT completed in-field verification activities consisting of a balloon float, vehicular and pedestrian reconnaissance, and

photo-documentation. The balloon float and field review were completed on January 22, 2020. The balloon float consisted of raising a brightly-colored, approximately 4-foot diameter, helium-filled balloon tethered to a string height of ±130 feet AGL[5] at the site. Weather conditions were favorable for the in-field activity with calm winds and partly cloudy skies.

Once the balloon was secured, APT conducted a Study Area reconnaissance by driving along local and State roads and other publicly accessible locations to document and inventory where the balloon could be seen above and through the tree canopy and other visual obstructions. Visual observations from the reconnaissance were also used to evaluate the results of the preliminary visibility mapping and identify any discrepancies in the initial modeling.

Photographic Documentation and Simulations

During the Study Area reconnaissance, APT obtained photo-documentation of representative locations where the balloon was visible. At each photo location, the geographic coordinates of the camera's position were logged using global positioning system ("GPS") technology. Photographs were taken with a Canon EOS 6D digital camera body[6] and Canon EF 24 to 105 millimeter ("mm") zoom lens. APT typically uses a standard focal length of 50mm to present a consistent field of view. On occasion, photos are taken at lower focal lengths to provide a greater depth of field and to provide context to the scene by including surrounding features within the photograph. During this evaluation, four (4) photographs were taken at a shorter focal length as noted in the table (Table 1 – Photo Locations) on the following pages.

Photographic simulations were generated to portray scaled renderings of the proposed Facility from twenty-one (21) locations presented herein where the Facility may be recognizable above or through the trees. Using field data, site plan information and 3-dimensional (3D) modeling software, spatially referenced models of the site and Facility were generated and merged. The geographic coordinates obtained in the field for the photograph locations were incorporated into the model to produce virtual camera positions within the spatial 3D model. Photo-simulations were then created using a combination of renderings generated in the 3D model and photo-rendering software programs, which were ultimately composited and merged with the existing conditions photographs (using Photoshop image editing software). The scale of the subjects in the photograph (the balloon) and the corresponding simulation (the Facility) is proportional to their surroundings.

For presentation purposes in this report, the photographs were produced in an approximate 7-inch by 10.5-inch format. When reproducing the images in this format size, we believe it is important to present the largest view while providing key contextual landscape elements (existing developments, street signs, utility poles, etc.) so that the viewer can determine the proportionate scale of each object within the scene.

---

[5] The bottom of the balloon represented the top of the monopole and top of the antennas.

[6] The Canon EOS 6D is a full-framed camera which includes a lens receptor of the same size as the film used in 35mm cameras. As such, the images produced are comparable to those taken with a conventional 35mm camera.

Photo-documentation of the field reconnaissance and photo-simulations of the proposed Facility are presented in the attachment at the end of this report. The field reconnaissance photos that include the balloon in the view provide visual reference points for the approximate height and location of the proposed Facility relative to the scene.

All simulations were created to represent the proposed monopole height of 130' AGL. The photo-simulations are intended to provide the reader with a general understanding of the different view characteristics associated with the Facility from various locations. Photographs were taken from publicly- accessible areas and unobstructed view lines were chosen wherever possible.

The following table summarizes the photographs and simulations presented in the attachment to this report, and includes a description of each location, view orientation, distance from where the photo was taken relative to the proposed Facility, and the general characteristics of the view. The photo locations are depicted on the photolog and viewshed maps provided as attachments to this report.

Table 1 – Photo Locations

Photo	Location	Orientation	Distance to Site	Visibility
1	Butternut Lane	Southwest	± 0.31 Mile	Not Visible
2	West Rocks Road	Southwest	± 0.19 Mile	Year Round
3	West Rocks Road	Southwest	± 0.11 Mile	Year Round
4	Midrocks Drive	West	± 0.23 Mile	Seasonal
5	Midrocks Drive at Caddy Road	West	± 0.16 Mile	Seasonal
6	Skyview Lane**	Northwest	± 302 Feet	Year Round
7	Skyview Lane*	Northeast	± 416 Feet	Year Round
8	Linden Street	Northeast	± 0.13 Mile	Year Round
9	Linden Heights at Linden Street	Northeast	± 0.18 Mile	Not Visible
10	Linden Heights	Northeast	± 0.17 Mile	Seasonal
11	Winnipauk Drive	North	± 0.20 Mile	Year Round
12	Tod Road	North	± 0.32 Mile	Not Visible
13	West Rocks Road	Northwest	± 0.34 Mile	Seasonal
14	Route 7	Northeast	± 0.85 Mile	Year Round
15	Main Avenue	Northeast	± 0.60 Mile	Not Visible
16	Main Avenue	Northeast	± 0.52 Mile	Year Round
17	Main Avenue	Northeast	± 0.41 Mile	Year Round
18	Glover Avenue	East	± 0.44 Mile	Year Round
19	Merritt Parkway	East	± 0.33 Mile	Year Round
20	Creeping Hemlock Drive	East	± 0.26 Mile	Year Round
21	Valley View Drive	Southeast	±0.31 Mile	Seasonal

Table continued on following page

Photo	Location	Orientation	Distance to Site	Visibility
19	Merritt Parkway	East	± 0.33 Mile	Year Round
20	Creeping Hemlock Drive	East	± 0.26 Mile	Year Round
21	Valley View Drive	Southeast	± 0.31 Mile	Seasonal
22	Cobblers Lane at Lakewood Drive	Southeast	± 0.25 Mile	Not Visible
23	Creeping Hemlock Drive	Southeast	± 0.10 Mile	Seasonal
24	Danbury Road	South	± 1.41 Miles	Not Visible
25	Main Avenue	Southeast	± 0.56 Mile	Not Visible
26	North Seir Hill Road	Southeast	± 0.92 Mile	Year Round
27	Silvermine Arts Center – Silvermine Road, New Canaan	Southeast	± 1.72 Miles	Not Visible
28	Comstock Hill Avenue Overpass – Merritt Parkway	Northeast	± 1.41 Miles	Year Round
29	Riverview Drive	Northeast	± 0.87 Mile	Not Visible
30	Spring Hill Avenue	Northeast	± 1.56 Miles	Year Round
31	Main Avenue*	Northeast	± 1.06 Miles	Not Visible
32	Esquire Road at West Rocks Road	Northwest	± 0.80 Mile	Not Visible
33	Norwalk Senior Center – Allen Road*	Northwest	± 0.98 Mile	Not Visible
34	Ellen Street	Southwest	± 1.06 Miles	Not Visible
35	Merritt Parkway	Southwest	± 1.62 Miles	Not Visible

**Photograph was taken at 35 mm focal length*
***Photograph was taken at 24 mm focal length*

Final Visibility Mapping

Information obtained during the field reconnaissance was incorporated into the mapping data layers, including observations of the field reconnaissance, the photograph locations, areas that experienced recent land use changes and those places where the initial model was found to over or under-predict visibility. Once the additional data was integrated into the model, APT recalculated the visibility of the proposed Facility within the Study Area.

Conclusions

As presented on the attached viewshed maps, the proposed Facility would not be highly visible beyond approximately 0.5-mile of the Site, where the most prominent views would occur. This area includes portions of Skyview Lane to the south, West Rocks Road to the east/northeast and Main Avenue to the west. See photos 7, 3, and 17, respectively, for representative views. Year-round visibility extends intermittently to areas generally west of the Site, including the Main Avenue/Merritt Parkway interchange, along Comstock Hill Avenue as it crosses the Parkway, and along Spring Hill Avenue, as represented in Photos 28 and 30.

Seasonally, when the leaves are off the deciduous trees, partially obstructed views in the immediate area of the Site would extend north of the Parkway to portions of Creeping Hemlock Drive, west of the Site in the Midrocks Drive neighborhood, and intermittently along West Rocks Road south of the Site.

Predicted year-round visibility of the proposed Facility is estimated to include approximately 19 acres (±0.24% of the 8,042-acre Study Area). Predicted seasonal visibility is estimated to include an additional ±41 acres (±0.51% of the Study Area).

Proximity to Schools And Commercial Child Day Care Centers

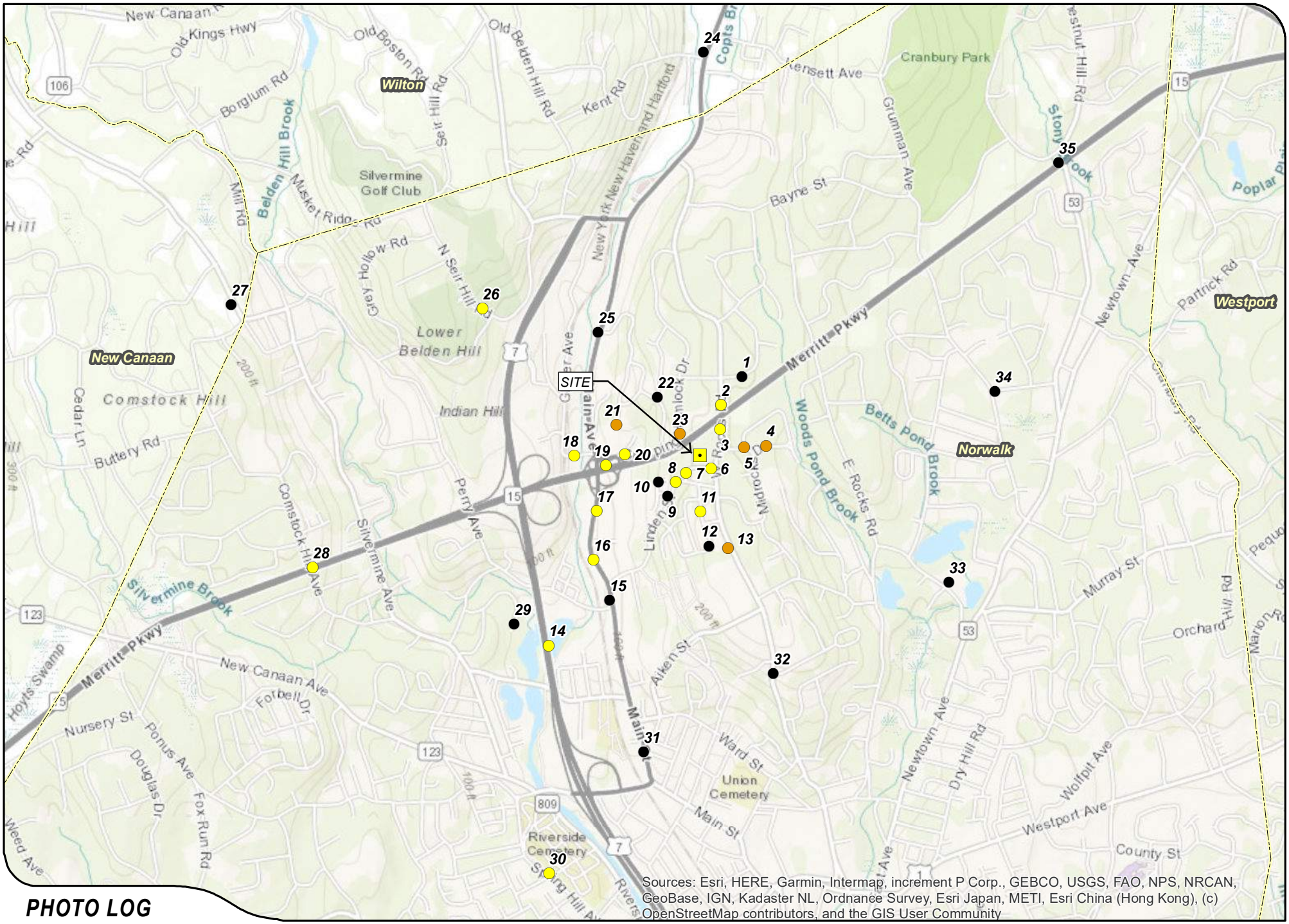
There are no schools or commercial child day care centers within 250 feet of the Host Property. The All Saints Catholic School is located approximately 0.39 mile south of the Site at 139 West Rocks Road in Norwalk. The nearest commercial child day care center, All Saints Daycare, is also located approximately 0.39 mile south of the Site at 139 West Rocks Road in Norwalk. No views of the Facility are anticipated from either location.

Limitations

The viewshed maps presented in the attachment to this report depict areas where the proposed Facility may potentially be visible to the human eye without the aid of magnification based on a viewer eye-height of five (5) feet above the ground and intervening topography, tree canopy and structures. This analysis may not account for all visible locations, as it is based on the combination of computer modeling, incorporating aerial photographs, and in-field observations from publicly-accessible locations. No access to private properties was provided to APT personnel. This analysis does not claim to depict the only areas, or all locations, where visibility may occur; it is intended to provide a representation of those areas where the Facility is likely to be seen.

The photo-simulations provide a representation of the Facility under similar settings as those encountered during the field review and reconnaissance. Views of the Facility can change throughout the seasons and the time of day, and are dependent on weather and other atmospheric conditions (e.g., haze, fog, clouds); the location, angle and intensity of the sun; and the specific viewer location. Weather conditions on the day of the field review included calm winds and mostly sunny skies.

ATTACHMENTS



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

PHOTO LOG

Legend

Site | Year-Round | Seasonal | Not Visible | Municipal Boundary

1 inch = 2,280 feet

2,280 1,140 0 2,280 Feet

ALL-POINTS TECHNOLOGY CORPORATION

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	**BUTTERNUT LANE**	**SOUTHWEST**	**+/- 0.31 MILE**	**NOT VISIBLE**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	**WEST ROCKS ROAD**	**SOUTHWEST**	**+/- 0.19 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	**WEST ROCKS ROAD**	**SOUTHWEST**	**+/- 0.19 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	**WEST ROCKS ROAD**	**SOUTHWEST**	**+/- 0.11 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	**WEST ROCKS ROAD**	**SOUTHWEST**	**+/- 0.11 MILE**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	**MIDROCKS DRIVE**	**WEST**	**+/- 0.23 MILE**	**SEASONAL**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	**MIDROCKS DRIVE**	**WEST**	**+/- 0.23 MILE**	**SEASONAL**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
5	**MIDROCKS DRIVE AT CADDY ROAD**	**WEST**	**+/- 0.16 MILE**	**SEASONAL**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
5	**MIDROCKS DRIVE AT CADDY ROAD**	**WEST**	**+/- 0.16 MILE**	**SEASONAL**

24mm Focal Length

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	**SKYVIEW LANE**	**NORTHWEST**	**+/- 302 FEET**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	**SKYVIEW LANE**	**NORTHWEST**	**+/- 302 FEET**	**YEAR ROUND**

35mm Focal Length

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	**SKYVIEW LANE**	**NORTHEAST**	**+/- 416 FEET**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	**SKYVIEW LANE**	**NORTHEAST**	**+/- 416 FEET**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
8	**LINDEN STREET**	**NORTHEAST**	**+/- 0.13 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
8	**LINDEN STREET**	**NORTHEAST**	**+/- 0.13 MILE**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
9	**LINDEN HEIGHTS AT LINDEN STREET**	**NORTHEAST**	**+/- 0.18 MILE**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
10	**LINDEN HEIGHTS**	**NORTHEAST**	**+/- 0.17 MILE**	**SEASONAL**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
10	**LINDEN HEIGHTS**	**NORTHEAST**	**+/- 0.17 MILE**	**SEASONAL**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
11	**WINNIPAUK DRIVE**	**NORTH**	**+/- 0.20 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
11	**WINNIPAUK DRIVE**	**NORTH**	**+/- 0.20 MILE**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
12	**TOD ROAD**	**NORTH**	**+/- 0.32 MILE**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
13	**WEST ROCKS ROAD**	**NORTHWEST**	**+/- 0.34 MILE**	**SEASONAL**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
13	**WEST ROCKS ROAD**	**NORTHWEST**	**+/- 0.34 MILE**	**SEASONAL**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
14	**ROUTE 7**	**NORTHEAST**	**+/- 0.85 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
14	**ROUTE 7**	**NORTHEAST**	**+/- 0.85 MILE**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
15	**MAIN AVENUE**	**NORTHEAST**	**+/- 0.60 MILE**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
16	**MAIN AVENUE**	**NORTHEAST**	**+/- 0.52 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
16	**MAIN AVENUE**	**NORTHEAST**	**+/- 0.52 MILE**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
17	**MAIN AVENUE**	**NORTHEAST**	**+/- 0.41 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
17	**MAIN AVENUE**	**NORTHEAST**	**+/- 0.41 MILE**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
18	**GLOVER AVENUE**	**EAST**	**+/- 0.44 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
18	**GLOVER AVENUE**	**EAST**	**+/- 0.44 MILE**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
19	**MERRITT PARKWAY**	**EAST**	**+/- 0.33 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
19	**MERRITT PARKWAY**	**EAST**	**+/- 0.33 MILE**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
20	**CREEPING HEMLOCK DRIVE**	**EAST**	**+/- 0.26 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
20	**CREEPING HEMLOCK DRIVE**	**EAST**	**+/- 0.26 MILE**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
21	**VALLEY VIEW DRIVE**	**SOUTHEAST**	**+/- 0.31 MILE**	**SEASONAL**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
21	**VALLEY VIEW DRIVE**	**SOUTHEAST**	**+/- 0.31 MILE**	**SEASONAL**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
22	**COBBLERS LANE AT LAKEWOOD DRIVE**	**SOUTHEAST**	**+/- 0.25 MILE**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
23	**CREEPING HEMLOCK DRIVE**	**SOUTHEAST**	**+/- 0.10 MILE**	**SEASONAL**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
23	**CREEPING HEMLOCK DRIVE**	**SOUTHEAST**	**+/- 0.10 MILE**	**SEASONAL**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
24	**DANBURY ROAD**	**SOUTH**	**+/- 1.41 MILES**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
25	**MAIN AVENUE**	**SOUTHEAST**	**+/- 0.56 MILE**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
26	**NORTH SEIR HILL ROAD**	**SOUTHEAST**	**+/- 0.92 MILE**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
26	**NORTH SEIR HILL ROAD**	**SOUTHEAST**	**+/- 0.92 MILE**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
27	**SILVERMINE ARTS CENTER - SILVERMINE ROAD, NEW CANAAN**	**SOUTHEAST**	**+/- 1.72 MILES**	**NOT VISIBLE**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
28	**COMSTOCK HILL AVENUE OVERPASS - MERRITT PARKWAY**	**NORTHEAST**	**+/- 1.41 MILES**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
28	**COMSTOCK HILL AVENUE OVERPASS - MERRITT PARKWAY**	**NORTHEAST**	**+/- 1.41 MILES**	**YEAR ROUND**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
29	**RIVERVIEW DRIVE**	**NORTHEAST**	**+/- 0.87 MILE**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
30	**SPRING HILL AVENUE**	**NORTHEAST**	**+/- 1.56 MILES**	**YEAR ROUND**

ALL-POINTS TECHNOLOGY CORPORATION

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
30	**SPRING HILL AVENUE**	**NORTHEAST**	**+/- 1.56 MILES**	**YEAR ROUND**

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
31	**MAIN STREET**	**NORTHEAST**	**+/- 1.06 MILES**	**NOT VISIBLE**

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
32	**ESQUIRE ROAD AT WEST ROCKS ROAD**	**NORTHWEST**	**+/- 0.80 MILE**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
33	**NORWALK SENIOR CENTER - ALLEN ROAD**	**NORTHWEST**	**+/- 0.98 MILE**	**NOT VISIBLE**

35mm Focal Length

PHOTOGRAPHED ON 1/22/2020

ALL-POINTS TECHNOLOGY CORPORATION

PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
34	**ELLEN STREET**	**SOUTHWEST**	**+/- 1.06 MILES**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

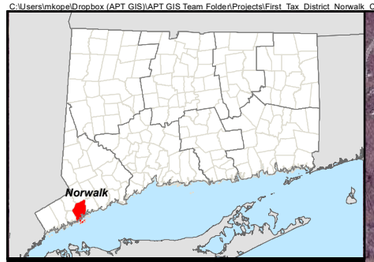
PHOTOGRAPHED ON 1/22/2020

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
35	**MERRITT PARKWAY**	**SOUTHWEST**	**+/- 1.62 MILES**	**NOT VISIBLE**

ALL-POINTS TECHNOLOGY CORPORATION

C:\Users\mkopel\Dropbox (APT GIS)\APT GIS Team Folder\Projects\First_Tax_District_Norwalk_CT544\mxd\First Tax Norwalk Viewshed Aerial.mxd



Statewide and Regional Overview Map

Viewshed Analysis Map

Proposed Wireless Telecommunications Facility
First Taxing District of The City of Norwalk
173.5 West Rocks Road
Norwalk, Connecticut

Proposed facility height is 130 feet AGL.
Forest canopy height is derived from LiDAR data.
Study area encompasses a two-mile radius and includes 8,042 acres.
Map information field verified by APT on January 22, 2020
Base Map Source: 2019 Aerial Photograph (CTECO)
Map Date: March 2020

Legend

- Proposed Site
- Study Area (2-Mile Radius)

Photo Locations (January 22, 2020)

- Year-Round
- Seasonal
- Not Visible
- Predicted Year-Round Visibility (19 Acres)
- Areas of Potential Seasonal Visibility (41 Acres)
- Scenic Highway
- Municipal Boundary
- Trail
- DEEP Boat Launches
- Municipal and Private Open Space Property
- State Forest/Park

Protected Open Space Property

- Federal
- Land Trust
- Municipal
- Private
- State

Data Sources:

Physical Geography / Background Data

A digital surface model (DSM) was created from the State of Connecticut 2016 LiDAR LAS data points. The DSM captures the natural and built features on the Earth's surface.

Municipal Open Space, State Recreation Areas, Trails, County Recreation Areas, and Town Boundary data obtained from CT DEEP. Scenic Roads: CTDOT State Scenic Highways (2015); Municipal Scenic Roads (compiled by APT)

Dedicated Open Space & Recreation Areas

Connecticut Department of Energy and Environmental Protection (DEEP): DEEP Property (May 2007; Federal Open Space (1997); Municipal and Private Open Space (1997); DEEP Boat Launches (1994)

Connecticut Forest & Parks Association, Connecticut Walk Books East & West

Other

CTDOT Scenic Strips (based on Department of Transportation data)

Notes

***Not all the sources listed above appear on the Viewshed Maps. Only those features within the scale of the graphic are shown.*

Limitations

This map depicts areas where the proposed Facility may potentially be visible to the human eye without the aid of magnification based on a viewer eye-height of 5 feet above the ground and intervening topography, tree canopy and structures. This analysis may not account for all visible locations, as it is based on the combination of computer modeling, incorporating the DSM, 2019 digital aerial photographs, and in-field observations from publicly-accessible locations. No access to private properties beyond the Host Property was provided to APT personnel. This analysis does not claim to depict the only areas, or all locations, where visibility may occur; it is intended to provide a representation of those areas where the Facility is likely to be seen.

0 0.25 0.5 1 Miles

ALL-POINTS TECHNOLOGY CORPORATION

C:\Users\mkopel\Dropbox (APT GIS)\APT GIS Team Folder\Projects\First_Tax_District_Norwalk_CT544\mxd\First Tax Norwalk Viewshed USGS.mxd

Statewide and Regional Overview Map

Viewshed Analysis Map

Proposed Wireless Telecommunications Facility
First Taxing District of The City of Norwalk
173.5 West Rocks Road
Norwalk, Connecticut

Proposed facility height is 130 feet AGL.
Forest canopy height is derived from LiDAR data.
Study area encompasses a two-mile radius and includes 8,042 acres.
Map information field verified by APT on January 22, 2020
Base Map Source: USGS 7.5 Minute Topographic Quadrangle Map, Norwalk North, CT (1975) and Norwalk South, CT (1984)
Map Date: March 2020

Legend

- Proposed Site
- Study Area (2-Mile Radius)

Photo Locations (January 22, 2020)

- Year-Round
- Seasonal
- Not Visible
- Predicted Year-Round Visibility (19 Acres)
- Areas of Potential Seasonal Visibility (41 Acres)
- Scenic Highway
- Municipal Boundary
- Trail
- DEEP Boat Launches
- Municipal and Private Open Space Property
- State Forest/Park

Protected Open Space Property

- Federal
- Land Trust
- Municipal
- Private
- State

Data Sources:

Physical Geography / Background Data

A digital surface model (DSM) was created from the State of Connecticut 2016 LiDAR LAS data points. The DSM captures the natural and built features on the Earth's surface.

Municipal Open Space, State Recreation Areas, Trails, County Recreation Areas, and Town Boundary data obtained from CT DEEP. Scenic Roads: CTDOT State Scenic Highways (2015); Municipal Scenic Roads (compiled by APT)

Dedicated Open Space & Recreation Areas

Connecticut Department of Energy and Environmental Protection (DEEP): DEEP Property (May 2007; Federal Open Space (1997); Municipal and Private Open Space (1997); DEEP Boat Launches (1994)

Connecticut Forest & Parks Association, Connecticut Walk Books East & West

Other

CTDOT Scenic Strips (based on Department of Transportation data)

Notes

***Not all the sources listed above appear on the Viewshed Maps. Only those features within the scale of the graphic are shown.*

Limitations

This map depicts areas where the proposed Facility may potentially be visible to the human eye without the aid of magnification based on a viewer eye-height of 5 feet above the ground and intervening topography, tree canopy, and structures. This analysis may not account for all visible locations, as it is based on the combination of computer modeling, incorporating the DSM, 2019 digital aerial photographs and in-field observations from publicly-accessible locations. No access to private properties beyond the Host Property was provided to APT personnel. This analysis does not claim to depict the only areas, or all locations, where visibility may occur; it is intended to provide a representation of those areas where the Facility is likely to be seen.

0 0.25 0.5 1 Miles

ALL-POINTS TECHNOLOGY CORPORATION

USFWS & NDDB Compliance Determination

December 16, 2019

The First Taxing District
of the City of Norwalk
12 New Canaan Avenue
P.O. Box 27
Norwalk, CT 06852

APT Project No.: CT544100

Re: Proposed The First Taxing District
Wireless Norwalk CT Facility
173.5 West Rocks Road, Norwalk
Fairfield County, CT
Lat: 41° 08' 36.6271" N
Long: 73° 25' 08.2799" W
Overall Height: 130-feet AGL

On behalf of The First Taxing District of the City of Norwalk ("The First Taxing District"), All-Points Technology Corporation, P.C. ("APT") performed an evaluation with respect to possible federally- and state-listed, threatened, endangered or special concern species in order to determine if the proposed referenced communications facility ("Facility") would result in a potential adverse effect to listed species.

The First Taxing District is proposing to construct a new communications facility at 173.5 West Rocks Road in Norwalk, CT ("Subject Property"). The proposed Facility will include a ±130-foot tall monopole within a ±3,518 square foot gravel based fenced equipment compound. The new monopole and equipment compound will allow for the collocation of multiple service providers, including those currently located on the water tank at the same location.

USFWS The federal consultation was completed in accordance with Federal Communications Commission ("FCC") rules implementing the National Environmental Policy Act ("NEPA") and Section 7 of the Endangered Species Act through the U.S. Fish and Wildlife Service's ("USFWS") Information, Planning, and Conservation System ("IPaC"). Based on the results of the IPaC review, one federally-listed[1] threatened species is known to occur in the vicinity of the Subject Property documented as the northern long-eared bat ("NLEB"; *Myotis septentrionalis*). As a result of this preliminary finding, APT performed an evaluation to determine if the proposed referenced Facility would result in a likely adverse effect to NLEB.

The proposed Facility is located in the western portion of the Subject Property in a generally cleared area surrounded by forest. As a result, minimal forest clearing would be required to accommodate the Facility. Consultation with the Connecticut Department of Energy & Environmental Protection ("CTDEEP") Wildlife Division Natural Diversity Data Base ("NDDB") revealed that the proposed Facility is not within 150 feet of a known occupied maternity roost tree and is not within 0.25 mile of a known NLEB hibernaculum. The nearest NLEB habitat resource to the proposed Facility is located in Greenwich ±11.3 miles to the west.

APT submitted the effects determination using the NLEB key within the IPaC system for the proposed Facility (the "Action"). This IPaC key assists users in determining whether a Federal action is consistent

[1] Listing under the federal Endangered Species Act

with the activities analyzed in the USFWS's January 5, 2016, intra-Service Programmatic Biological Opinion ("PBO") on the Final 4(d) Rule for the NLEB for Section 7(a)(2) compliance.

Based upon the IPaC submission, the Action is consistent with activities analyzed in the PBO; please refer to the enclosed November 8, 2019 USFWS letter. The Action may affect NLEB; however, any take that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o). If the USFWS does not respond within 30 days from the date of the letter (December 8, 2019), one may presume that the IPaC-assisted determination was correct and that the PBO satisfies and concludes The First Taxing District's responsibilities for this Action under ESA Section 7(a)(2) with respect to NLEB. No response was received from USFWS; therefore, the Action complies with ESA Section 7(a)(2) with respect to NLEB.

In addition, The First Taxing District would consider the following additional recommended measures for NLEB conservation, as encouraged in the April 29, 2016 FCC Public Notice[2], as the project schedule allows.

- Conduct tree removal activities outside of the NLEB pup season (June 1-July 31) and/or active season (April 1-October 31) to minimize the chance of impacting unidentified maternity roosts.
- Avoid clearing suitable spring staging and fall swarming habitat within a five-mile radius of known or assumed NLEB hibernacula during the staging and swarming seasons (April 1-May 15 and August 15-November 14, respectively). NOT APPLICABLE.
- Maintain dead trees (snags) and large trees when possible.
- Use herbicides and pesticides only if unavoidable. If necessary, spot treatment is preferred over aerial application.
- Minimize exterior lighting, opting for down-shielded, motion-sensor security lights under towers instead of constant illumination or other light minimization measures.

NDDB No known areas of state-listed species are currently depicted on the most recent CTDEEP NDDB Maps in the location of the proposed First Taxing District development or within a 0.25 mile to the proposed development. Please refer to the enclosed NDDB Map which depicts the nearest NDDB buffer ±1.02-mile northeast of the Subject Property. Since the proposed Facility and Subject Property are not located within a NDDB buffer area, consultation with DEEP is not required in accordance with their review policy[3]. Also, since the NDDB buffer area is located more than a 0.25-mile away, consultation with DEEP is not require in accordance with the Connecticut Siting Council's NDDB review policy.

Therefore, the proposed First Taxing District development is not anticipated to adversely impact any federal or state threatened, endangered or species of special concern.

Sincerely,

Dean Gustafson

Dean Gustafson
Senior Biologist

Enclosure

[2] Federal Communications Commission. *Tower Construction Guidance for Protection of Northern Long-Eared Bat Under the Endangered Species Act*. Public Notice DA 16-476. April 29, 2016.

[3] DEEP Requests for NDDB State Listed Species Reviews. http://www.ct.gov/deep/cwp/view.asp?a=2702&q=323466&deepNav_GID=1628%20

USFWS NLEB Letter

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104
http://www.fws.gov/newengland

In Reply Refer To: November 08, 2019
Consultation Code: 05E1NE00-2020-TA-0147
Event Code: 05E1NE00-2020-E-01181
Project Name: First Taxing District - Norwalk

Subject: Verification letter for the 'First Taxing District - Norwalk' project under the January 5, 2016, Programmatic Biological Opinion on Final 4(d) Rule for the Northern Long-eared Bat and Activities Excepted from Take Prohibitions.

Dear Deborah Gustafson:

The U.S. Fish and Wildlife Service (Service) received on November 08, 2019 your effects determination for the 'First Taxing District - Norwalk' (the Action) using the northern long-eared bat (*Myotis septentrionalis*) key within the Information for Planning and Consultation (IPaC) system. This IPaC key assists users in determining whether a Federal action is consistent with the activities analyzed in the Service's January 5, 2016, Programmatic Biological Opinion (PBO). The PBO addresses activities excepted from "take"[1] prohibitions applicable to the northern long-eared bat under the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based upon your IPaC submission, the Action is consistent with activities analyzed in the PBO. The Action may affect the northern long-eared bat; however, any take that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o). Unless the Service advises you within 30 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the PBO satisfies and concludes your responsibilities for this Action under ESA Section 7(a)(2) with respect to the northern long-eared bat.

Please report to our office any changes to the information about the Action that you submitted in IPaC, the results of any bat surveys conducted in the Action area, and any dead, injured, or sick northern long-eared bats that are found during Action implementation. If the Action is not completed within one year of the date of this letter, you must update and resubmit the information required in the IPaC key.

If the Action may affect other federally listed species besides the northern long-eared bat, a proposed species, and/or designated critical habitat, additional consultation between you and this Service office is required. If the Action may disturb bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act is recommended.

---

[1]Take means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct [ESA Section 3(19)].

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

First Taxing District - Norwalk

2. Description

The following description was provided for the project 'First Taxing District - Norwalk':

> The First Taxing District of the City of Norwalk is proposing to construct a new communications facility on its property at 173.5 West Rocks Road in Norwalk, CT. The proposed facility will include a ±130-foot tall monopole within a ±3518 square foot gravel based fenced equipment compound. The new monopole and equipment compound will allow for the collocation of multiple service providers, including those currently located on the water tank at that location. Upon completion of a new water tank and the proposed facility, the existing water tank will be demolished.

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/41.143698090854826N73.41844583695905W

Determination Key Result

This Federal Action may affect the northern long-eared bat in a manner consistent with the description of activities addressed by the Service’s PBO dated January 5, 2016. Any taking that may occur incidental to this Action is not prohibited under the final 4(d) rule at 50 CFR

§17.40(o). Therefore, the PBO satisfies your responsibilities for this Action under ESA Section 7(a)(2) relative to the northern long-eared bat.

Determination Key Description: Northern Long-eared Bat 4(d) Rule

This key was last updated in IPaC on May 15, 2017. Keys are subject to periodic revision.

This key is intended for actions that may affect the threatened northern long-eared bat.

The purpose of the key for Federal actions is to assist determinations as to whether proposed actions are consistent with those analyzed in the Service's PBO dated January 5, 2016.

Federal actions that may cause prohibited take of northern long-eared bats, affect ESA-listed species other than the northern long-eared bat, or affect any designated critical habitat, require ESA Section 7(a)(2) consultation in addition to the use of this key. Federal actions that may affect species proposed for listing or critical habitat proposed for designation may require a conference under ESA Section 7(a)(4).

Determination Key Result

This project may affect the threatened Northern long-eared bat; therefore, consultation with the Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.) is required. However, based on the information you provided, this project may rely on the Service's January 5, 2016, *Programmatic Biological Opinion on Final 4(d) Rule for the Northern Long-Eared Bat and Activities Excepted from Take Prohibitions* to fulfill its Section 7(a)(2) consultation obligation.

Qualification Interview

1. Is the action authorized, funded, or being carried out by a Federal agency?

   Yes

2. Have you determined that the proposed action will have "no effect" on the northern long-eared bat? (If you are unsure select "No")

   No

3. Will your activity purposefully **Take** northern long-eared bats?

   No

4. Is the project action area located wholly outside the White-nose Syndrome Zone?

   Automatically answered
   No

5. Have you contacted the appropriate agency to determine if your project is near a known hibernaculum or maternity roost tree?

   Location information for northern long-eared bat hibernacula is generally kept in state Natural Heritage Inventory databases – the availability of this data varies state-by-state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited. A web page with links to state Natural Heritage Inventory databases is available at www.fws.gov/midwest/endangered/mammals/nleb/nhisites.html.

   Yes

6. Will the action affect a cave or mine where northern long-eared bats are known to hibernate (i.e., hibernaculum) or could it alter the entrance or the environment (physical or other alteration) of a hibernaculum?

   No

7. Will the action involve Tree Removal?

   Yes

8. Will the action only remove hazardous trees for the protection of human life or property?

   No

9. Will the action remove trees within 0.25 miles of a known northern long-eared bat hibernaculum at any time of year?

   No

10. Will the action remove a known occupied northern long-eared bat maternity roost tree or any trees within 150 feet of a known occupied maternity roost tree from June 1 through July 31?

    No

Project Questionnaire

If the project includes forest conversion, report the appropriate acreages below. Otherwise, type '0' in questions 1-3.

1. Estimated total acres of forest conversion:

0.2

2. If known, estimated acres of forest conversion from April 1 to October 31

0.2

3. If known, estimated acres of forest conversion from June 1 to July 31

0.2

If the project includes timber harvest, report the appropriate acreages below. Otherwise, type '0' in questions 4-6.

4. Estimated total acres of timber harvest

0

5. If known, estimated acres of timber harvest from April 1 to October 31

0

6. If known, estimated acres of timber harvest from June 1 to July 31

0

If the project includes prescribed fire, report the appropriate acreages below. Otherwise, type '0' in questions 7-9.

7. Estimated total acres of prescribed fire

0

8. If known, estimated acres of prescribed fire from April 1 to October 31

0

9. If known, estimated acres of prescribed fire from June 1 to July 31

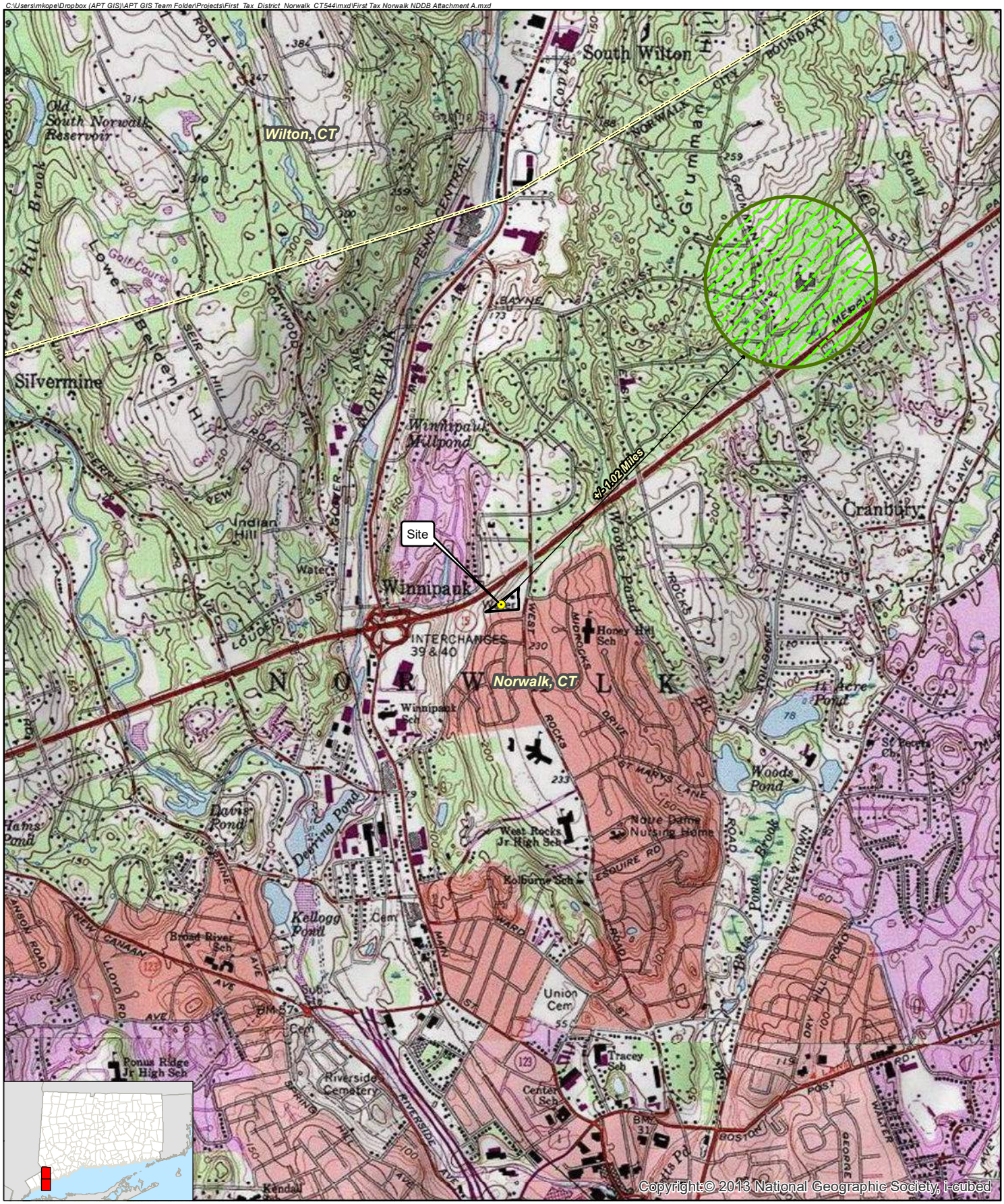
0

If the project includes new wind turbines, report the megawatts of wind capacity below. Otherwise, type '0' in question 10.

10. What is the estimated wind capacity (in megawatts) of the new turbine(s)?
0

NDDB Map

C:\Users\mkope\Dropbox (APT GIS)\APT GIS Team Folder\Projects\First_Tax_District_Norwalk_CT544\mxd\First Tax Norwalk NDDB Attachment A.mxd



Legend

- Proposed Monopole Tower
- Subject Property
- Natural Diversity Database (updated June 2019)
- Municipal Boundary

Map Notes:
Base Map Source: USGS 7.5 Minute Topographic Quadrangle Maps, Norwalk North, CT (1975) and Norwalk South, CT (1984)
Map Scale: 1:24,000
Map Date: October 2019

N W E S

1,000 500 0 1,000 Feet

Attachment A: Overview Map

Proposed Wireless Telecommunications Facility
First Taxing District of
The City of Norwalk
173 1/2 West Rocks Road
Norwalk, Connecticut

ALL-POINTS TECHNOLOGY CORPORATION

WETLAND INSPECTION

November 8, 2019 **APT Project No.: CT544100**

Prepared For: The First Taxing District of the City of Norwalk
12 New Canaan Avenue, P.O. Box 27
Norwalk, CT 06852

Site Address: 173 ½ West Rocks Road
Norwalk, Connecticut

Date(s) of Investigation: 10/18/2019

Field Conditions: **Weather:** partly cloudy**,** mid 50's
Soil Moisture: dry to moist

Wetland/Watercourse Delineation Methodology*:

☒Connecticut Inland Wetlands and Watercourses
☐Connecticut Tidal Wetlands
☐Massachusetts Wetlands
☐U.S. Army Corps of Engineers

Municipal Upland Review Area:

Wetlands: 50 feet
Watercourses: 100 feet

The wetlands inspection was performed by†:

Matthew Gustafson, Registered Soil Scientist

Enclosures: Wetland Inspection Field Form & Wetland Inspection Map

This report is provided as a brief summary of findings from APT's wetland investigation of the referenced Study Area that consists of proposed development activities and areas generally within 200 feet.‡ If applicable, APT is available to provide a more comprehensive wetland impact analysis upon receipt of site plans depicting the proposed development activities and surveyed location of identified wetland and watercourse resources.

* *Wetlands and watercourses were delineated in accordance with applicable local, state and federal statutes, regulations and guidance.*

† *All established wetlands boundary lines are subject to change until officially adopted by local, state, or federal regulatory agencies.*

‡ *APT has relied upon the accuracy of information provided by The First Taxing District of the City of Norwalk and its contractors regarding proposed telecommunications tower lease area and access road/utility easement locations for identifying wetlands and watercourses within the study area.*

Attachments

- Wetland Inspection Field Form
- Wetland Inspection Map

Wetland Inspection Field Form

Wetlands Identified within Study Area:	Yes ☐ No ☒	
Nearest Wetland Resource:	905 feet to the west	
Identification Method:	Remote sensing ☒ Type: CTDEEP Wetland Mapping	Field identified ☒

SITE CONDITIONS:

DEVELOPED ☒

Paved ☐	Gravel ☐	Maintained Lawn ☐
Agriculture ☐	Cultivated ☐	Hayfield/Pasture ☐
Comments: Existing gravel access road stub to existing 100,000 gallon elevated water reservoir and associated chain-link fenced gravel compound.		

UNDEVELOPED UPLAND HABITAT ☒

Forest ☒	Scrub/Shrub ☐	Field ☐
Other: None		
Comments: None		

SOILS:

Are field identified soils consistent with NRCS mapped soils?	Yes ☒	No ☐
If no, describe field identified soils		

NEAREST WETLAND TYPE:

SYSTEM:

Estuarine ☐	Riverine ☐	Palustrine ☒
Lacustrine ☐	Marine ☐	
Comments: None		

CLASS:

Emergent ☐	Scrub-shrub ☒	Forested ☒
Open Water ☒	Disturbed ☐	Wet Meadow ☐
Comments: Historically constructed open water feature with scrub/shrub and forested margins.		

WATERCOURSE TYPE:

Perennial ☐	Intermittent ☐	Tidal ☐
Watercourse Name: None		
Comments: None		

Wetland Inspection Field Form (Cont.)

SPECIAL AQUATIC HABITAT:

Vernal Pool Yes ☐ No ☒ Potential ☐	Other ☐
Vernal Pool Habitat Type: None	
Comments: None	

GENERAL COMMENTS:

The First Taxing District of the City of Norwalk ("District") is proposing to construct a new communications facility in the western portion of the subject property. The proposed facility will include a ±130-foot tall monopole within a ±3,518 square foot gravel based fenced equipment compound. The new monopole and equipment compound will allow for the collocation of multiple service providers currently located on the District's existing water tank at that location, which is scheduled to be demolished and replaced.

No wetlands or watercourses were identified on the subject property. The nearest wetland to the proposed telecommunications tower project is located approximately 905 feet to the west across the Merritt Parkway associated with a large open water feature. This feature generally consists of a man-made pond with limited bordering wetlands. No outfall was noted to the resource located along Creeping Hemlock Drive.

As a result of these findings, the proposed telecommunciations tower project will not result in an adverse impact to wetland or watercourse resources.

Legend

- Proposed Lease Area
- Proposed Equipment
- Proposed Gravel Access Drive and Turn-Around Area
- Proposed Hydropillar Water Reservoir (By Others)
- Proposed Fence (By Others)
- Wetland Flag*
- Delineated Wetland Boundary*
- Approximate Wetland Area*
- Subject Property
- Approximate Parcel Boundary

N W E S

300 150 0 300 Feet

Map Notes:
**Legend Item Not Located Within Mapped Area*
Base Map Source: 2016 CT Aerial Imagery (CTECO)
Map Scale:1 inch = 300 feet
Map Date: October 2019

Wetland Inspection Map

Proposed Wireless Telecommunications Facility
First Taxing District of
The City of Norwalk
173 1/2 West Rocks Road
Norwalk, Connecticut

ALL-POINTS TECHNOLOGY CORPORATION

AVIAN RESOURCES EVALUATION

February 18, 2020

To: The First Taxing District of the City of Norwalk
12 New Canaan Avenue, P.O. Box 27
Norwalk, CT 06852

Re: Proposed First Taxing District - Norwalk Facility, 173.5 West Rocks Road, Norwalk, CT 06851
APT Project No. CT1417300

The First Taxing District of the City of Norwalk ("District") proposes to construct a new wireless telecommunications facility ("Facility") at 173.5 West Rocks Road in Norwalk, Connecticut (the "Host Property"). The Host Property consists of an approximately 1.89-acre parcel that is currently the site of a water tower. The area proposed for the Facility is located on the western corner of the Host Property ("Site"). The Facility would include a 130-foot tall monopole within a ±3,518 square foot gravel based fenced equipment compound. The new monopole and equipment compound will allow for the collocation of multiple service providers, including those currently located on the water tank at that location. Upon completion of a new water tank and the proposed facility, the existing water tank will be demolished.

The purpose of this evaluation is to document the proposed Facility's proximity to avian resource areas and its compliance with recommended guidelines of the United States Fish and Wildlife Service ("USFWS") for minimizing the potential for telecommunications towers to impact bird species.

All-Points Technology Corporation, P.C. ("APT") reviewed several publicly available sources of avian data for the state of Connecticut to provide the following information with respect to potential impacts on migratory birds associated with the proposed development. This desktop analysis and attached graphics identify avian resources and their proximities to the Host Property. Information within an approximate 3-mile radius of the Host Property is graphically depicted on the attached Avian Resources Map. Some of the avian data referenced herein are not located in proximity to the Host Property and are therefore not visible on the referenced map due to its scale. In those cases, the distances separating the Host Property from the resources are identified in the discussions below.

Proximity to Important Bird Areas

The National Audubon Society has identified 27 Important Bird Areas ("IBAs") in the state of Connecticut. IBAs are sites that provide essential habitat for breeding, wintering, and/or migrating birds. To achieve this designation, an IBA must support species of conservation concern, restricted-range species, species vulnerable due to concentration in one general habitat type or biome, or species

vulnerable due to their occurrence at high densities as a result of their congregatory behavior1. The closest IBA to the host Property is The Nature Conservancy's Devil's Den Preserve in Weston and Redding located approximately 7.5 miles to the northeast. This preserve is The Nature Conservancy's largest contiguous preserve in Connecticut, and is part of the largest tract of protected land in densely developed Fairfield County. Devil's Den supports large populations of all of Connecticut's forest interior nesting bird species. Due to its distance from the Site, this IBA would not experience an adverse impact resulting from the proposed development of the Facility.

Supporting Migratory Bird Data

Beyond Audubon's IBAs, the following analysis and attached graphics identify several additional avian resources and their proximities to the Host Property. Although these data sources may not represent habitat indicative of IBAs, they may indicate possible bird concentrations[2] or migratory pathways.

Critical Habitat

Connecticut Critical Habitats depict the classification and distribution of 25 rare and specialized wildlife habitats in the state. They represent a compilation of ecological information collected over many years by state agencies, conservation organizations and individuals. These habitats range in size from areas less than one acre to areas that are tens of acres in extent. The Connecticut Critical Habitats information can serve to highlight ecologically significant areas and to target areas of species diversity for land conservation and protection but may not necessarily be indicative of habitat for bird species. The nearest Critical Habitat to the proposed Facility is an intertidal marsh area associated with Canefield Island Marsh, which is located approximately 3.4 miles to the southeast. Due to its distance from the Site, this Critical Habitat would not experience an adverse impact resulting from the proposed development of the Facility.

Avian Survey Routes and Points

Breeding Bird Survey Route

The North American Breeding Bird Survey is a cooperative effort between various agencies and volunteer groups to monitor the status and trends of North American bird populations. Routes are randomly located to sample habitats that are representative of an entire region and do not necessarily represent concentrations of avifauna or identification of critical avian habitats. Each year during the height of the avian breeding season (June for most of the United States), participants skilled in avian identification collect bird population data along roadside survey routes. Each survey route is approximately 24.5 miles long and contains 50 stops located at 0.5-mile intervals. At each stop, a three-minute count is conducted. During each count, every bird seen or heard within a 0.25-mile radius is recorded. The resulting data is used by conservation managers, scientists, and the general public to estimate population trends and relative abundances and to

[1] http://web4.audubon.org/bird/iba/iba_intro.html

[2] "Bird concentrations" is related to the USFWS *Revised Voluntary Guidelines for communication Tower Design, Siting, Construction, Operation, Retrofitting, and Decommissioning* (September 27, 2013) analysis provided at the end of this document.

assess bird conservation priorities. The nearest survey route to the Host Property is the Greenwich Breeding Bird Survey Route (Route #18010) located approximately 2.5 miles to the north. This ±23-mile long bird survey route begins on North Street in Greenwich and generally winds its way northeast through Stamford and New Canaan before terminating in Wilton. Since bird survey routes represent randomly selected data collection areas, they do not necessarily represent a potential restriction to development projects. In this case, its distance from the Site would negate any potential adverse impact resulting from development of the Facility.

Hawk Watch Site

The Hawk Migration Association of North America ("HMANA") is a membership-based organization committed to the conservation of raptors through the scientific study, enjoyment and appreciation of raptor migration. HMANA collects hawk count data from almost 200 affiliated raptor monitoring sites throughout the United States, Canada and Mexico, identified as "Hawk Watch Sites." In Connecticut, Hawk Watch Sites are typically situated on prominent hills and mountains that tend to concentrate migrating raptors. The nearest Hawk Watch Site, Larson Sanctuary, is located in Fairfield, approximately 8.1 miles to the southeast of the proposed Facility.

Most hawks migrate during the day (diurnal) to take advantage of two theorized benefits: (1) diurnal migration allows for the use of updrafts or rising columns of air, called thermals, to gain lift without flapping thereby reducing energy loss; and (2) day migrants can search for prey and forage as they migrate.

Based on the distance separating this Hawk Watch Site and hawk migration behavior occurring during the daytime under favorable weather conditions when thermals form, no adverse impacts to migrating hawks are anticipated from development of the Facility.

Bald Eagle Survey Route

Bald Eagle Survey Routes consist of locations of midwinter bald eagle counts from 1986 to 2005 with an update provided in 2008. This survey was initiated in 1979 by the National Wildlife Federation. This database includes information on statewide, regional and national trends. Survey routes are included in the database only if they were surveyed consistently in at least four years and where at least four eagles were counted in a single year. The nearest Bald Eagle Survey Route is the Aspetuck and Saugatuck Reservoir Survey Route. The Survey Route is located approximately 19.8 miles north of the Site.

Bald eagle migration patterns are complex, dependent on age of the individual, climate (particularly during the winter) and availability of food.[3] Adult birds typically migrate alone and generally as needed when food becomes unavailable, although concentrations of migrants can occur at communal feeding and roost sites. Migration typically occurs during the middle of day (10:30–17:00) as thermals provide opportunities to soar up with limited energetic expense; Bald

[3] Buehler, David A. 2000. Bald Eagle (*Haliaeetus leucocephalus*), The Birds of North America Online (A. Poole, Ed.). Ithaca: Cornell Lab of Ornithology; Retrieved from the Birds of North America Online: http://bna.birds.cornell.edu/bna/species/506 [Accessed 09/09/13].

Eagle migration altitudes are estimated to average 1,500 to 3,050 meters by ground observers.[4] Four adults tracked by fixed-wing aircraft in Montana averaged 98 km/d during spring migration and migrated at 200 to 600 meters above the ground (McClelland et al. 1996).[5]

In addition, the USFWS's *National Bald Eagle Management Guidelines* (May 2007) recommends a 660-foot buffer to bald eagle nests if the activity will be visible from the nest with an additional management practice recommendation of retaining mature trees and old growth stands, particularly within 0.5 mile from water. No known bald eagle nests occur in the vicinity of the Host Property.

Therefore, no adverse impacts to migrating bald eagle are anticipated from development of the Facility. This conclusion is based on the short (130-foot) height of the Facility, eagle migration patterns during the daytime under favorable weather conditions when thermals form and compliance with USFWS bald eagle management guidelines.

Flyways

The host Property is located in Fairfield County, approximately 3.1 miles north of Long Island Sound. The Connecticut coast lies within the Atlantic Flyway, one of four generally recognized regional primary migratory bird flyways (Mississippi, Central and Pacific being the others). This regional flyway is used by migratory birds travelling to and from summering and wintering grounds. The Atlantic Flyway is particularly important for many species of migratory waterfowl and shorebirds, and Connecticut's coast serves as a vital stopover habitat. Migratory land birds also stop along coastal habitats before making their way inland. Smaller inland migratory flyways ("secondary flyways") are often concentrated along major riparian areas as birds use these valuable stopover habitats to rest and refuel as they make their way further inland to their preferred breeding habitats. The Connecticut Migratory Bird Stopover Habitat Project (Stokowski, 2002)[6] identified potential flyways along the Housatonic, Naugatuck, Thames, and Connecticut Rivers. This study paralleled a similar earlier study conducted by the Silvio O. Conte National Fish & Wildlife Refuge (Neotropical Migrant Bird Stopover Habitat Survey[7]), which consisted of collection of migratory bird data along the Connecticut River and the following major Connecticut River tributaries: Farmington, Hockanum, Scantic, Park, Mattabesset, Salmon, and Eight Mile Rivers. Of these potential flyways, the nearest to the host Property is the Housatonic River, located approximately 15.6 miles to the northeast.These major riparian corridors may provide secondary flyways as they likely offer more food and protection than more exposed upland sites, particularly during the spring migration[8]. The Norwalk River riparian corridor, located 0.4 miles west of the host

[4] Harmata, A. R. 1984. Bald Eagles of the San Luis valley, Colorado: their winter ecology and spring migration. Ph.D. Thesis. Montana State Univ. Bozeman.

[5] Mcclelland, B. R., P. T. McClelland, R. E. Yates, E. L. Caton, and M. E. McFadden. 1996. Fledging and migration of juvenile Bald Eagles from Glacier National Park, Montana. J. Raptor Res. 30:79-89.

[6] Stokowski, J.T. 2002. Migratory Bird Stopover Habitat Project Finishes First Year. Connecticut Wildlife, November/December 2002. P.4.

[7] The Silvio O. Conte National Fish & Wildlife Refuge Neotropical Migrant Bird Stopover Habitat Survey http://www.science.smith.edu/stopoverbirds/index.html

[8] The Silvio O. Conte National Fish & Wildlife Refuge Neotropical Migrant Bird Stopover Habitat Survey. http://www.science.smith.edu/stopoverbirds/Chapter5_Conclusions&Recommendations.html

Property, is not identified as a potential flyway but potentially forms a secondary flyway as birds move northward from the Housatonic River corridor during the spring migration.

Siting of tower structures within flyways can be a concern, particularly for tall towers and even more particularly for tall towers with guy wires and lighting. The majority of studies on bird mortality due to towers focuses on very tall towers (greater than 1000 feet), illuminated with non-flashing lights, and guyed. These types of towers, particularly if sited in major migratory pathways, do result in significant bird mortality (Manville, 2005)[9]. The proposed Facility is not this type of tower, being an unlit and unguyed monopole structure only 130 feet in height. More recent studies of short communication towers (<300 feet) reveal that they rarely kill migratory birds[10]. Studies of mean flight altitude of migrating birds reveal flight altitudes of 410 meters (1350 feet), with flight altitudes on nights with bad weather between 200 and 300 meters above ground level (656 to 984 feet)[11].

No adverse impacts to migrating bird species are anticipated with development of the Facility, based on its design (unlit and unguyed), relatively short (130-foot) height, and the distances separating the Host Property from the potential Housatonic and Norwalk River flyways. The design and height of the proposed Facility would also mitigate the potential for migratory bird impacts should the Housatonic River be used as a secondary flyway.

Waterfowl Focus Areas

The Atlantic Coast Joint Venture ("ACJV") is an affiliation of federal, state, regional and local partners working together to address bird conservation planning along the Atlantic Flyway. The ACJV has identified waterfowl focus areas recognizing the most important habitats for waterfowl along the Atlantic Flyway. Connecticut contains several of these waterfowl focus areas. The nearest waterfowl focus area to the Host Property is the Norwalk Islands area, located approximately 0.4 miles to the west. Please refer to the attached Connecticut Waterfowl Focus Areas Map. Potential impacts to migrating waterfowl bird species are mitigated by the proposed Facility's short (130-foot) height and the fact that it would be unlit and unguyed.

CTDEEP Migratory Waterfowl Data

The Connecticut Department of Energy and Environmental Protection ("CTDEEP") created a Geographic Information System ("GIS") data layer in 1999 identifying concentration areas of migratory waterfowl at specific locations in Connecticut. The intent of this data layer is to assist in the identification of migratory waterfowl resource areas in the event of an oil spill or other condition that might be a threat

[9] Manville, A.M. II. 2005. Bird strikes and electrocutions at power lines, communications towers, and wind turbines: state of the art and state of the science - next steps toward mitigation. Bird Conservation Implementation in the Americas: Proceedings 3rd International Partners in Flight Conference 2002. C.J. Ralph and T.D. Rich, editors. USDA Forest Service General Technical Report PSW-GTR-191. Pacific Southwest Research Station, Albany CA. pp. 1-51-1064.

[10] Kerlinger, P. 2000. Avian Mortality at Communication Towers: A Review of Recent Literature, Research, and Methodology. Prepared for U.S. Fish and Wildlife Service Office of Migratory Bird Management.

[11] Mabee, T.J., B.A. Cooper, J.H. Plissner, D.P. Young. 2006. Nocturnal bird migration over an Appalachian ridge at a proposed wind power project. Wildlife Society Bulletin 34:682-690.

to waterfowl species. This data layer identifies conditions at a particular point in time and has not been updated since 1999.

The nearest migratory waterfowl area, along Norwalk Harbor in Norwalk, is located approximately 3.1 miles to the south of the Host Property. The associated species are identified as American black duck, American brant, bufflehead, goldeneye, and mallard. Potential impacts to this migratory waterfowl area are mitigated by the proposed Facility's short (130-foot) height and the fact that it would be unlit and unguyed.

CTDEEP Natural Diversity Data Base

CTDEEP's Natural Diversity Data Base ("NDDB") program performs hundreds of environmental reviews each year to determine the impact of proposed development projects on state listed species and to help landowners conserve the state's biodiversity. State agencies are required to ensure that any activity authorized, funded or performed by a state agency does not threaten the continued existence of endangered or threatened species. Maps have been developed to serve as a pre-screening tool to help applicants determine if there is a potential impact to state listed species.

The NDDB maps represent approximate locations of endangered, threatened and special concern species and significant natural communities in Connecticut. The locations of species and natural communities depicted on the maps are based on data collected over the years by CTDEEP staff, scientists, conservation groups, and landowners. In some cases, an occurrence represents a location derived from literature, museum records and/or specimens. These data are compiled and maintained in the NDDB. The general locations of species and communities are symbolized as shaded areas on the maps. Exact locations have been masked to protect sensitive species from collection and disturbance and to protect landowners' rights whenever species occur on private property.

No known areas of state-listed species are currently depicted on the most recent CTDEEP NDDB Maps at or within a 0.25 mile of the location of the Site. Therefore, in accordance with the CTDEEP's and Connecticut Siting Council's NDDB review policy, consultation with DEEP is not required. As a result, the District's proposed development is not anticipated to adversely impact any state threatened, endangered or species of special concern.

USFWS Communications Towers Compliance

In August 2016, the USFWS prepared its *Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning*. These suggested best practices were developed to assist tower companies in developing their communication systems in a way that minimizes the risk to migratory birds and threatened and endangered species. The following avoidance and minimization measures, when used comprehensively, are recommended by USFWS to reduce the risk of bird mortality at communication towers. APT offers the following responses to each of the USFWS recommendations which are abridged from the original document.

1. *Collocation of the communications equipment on an existing communication tower or other structure (e.g., billboard, water and transmission tower, distribution pole, or building mount) is strongly recommended. This recommendation is intended to reduce the number of towers across the landscape.*

   Collocation opportunities on existing towers or non-tower structures are not available in the area while achieving the required radio frequency ("RF") coverage objectives.

2. *Contact with USFWS Field Office. Communicate project plans to nearest USFWS Field Office.*

   APT completed consultation protocols in accordance with Federal Communications Commission ("FCC") rules implementing the National Environmental Policy Act ("NEPA") and Section 7 of the Endangered Species Act through the USFWS Information, Planning, and Conservation System ("IPaC"). Based on the results of the IPaC review, one federally-listed threatened species is known to occur in the vicinity of the host property: northern long-eared bat ("NLEB"; *Myotis septentrionalis*). As a result of this preliminary finding, APT performed an evaluation to determine if development of the proposed Facility would result in a likely adverse effect to NLEB.

   Consultation with the CTDEEP Wildlife Division NDDB revealed that the Host Property is not within 150 feet of a known occupied maternity roost tree and is not within 0.25 mile of a known NLEB hibernaculum. The nearest NLEB habitat resource to the proposed activity is located in Greenwich, approximately 11.3 miles to the west. Therefore, this project would not adversely affect NLEB.

3. *Placement. All new towers should be sited to minimize environmental impacts to the maximum extent practicable.*

   a. Place new towers within existing "antenna farms" (i.e., clusters of towers) when possible.

   There are no existing "antenna farms" in the Site vicinity that would satisfy the RF coverage objectives.

   b. Select already degraded areas for tower placement.

   The Site is located on a parcel that is already developed with a water tank.

   c. Towers should not be sited in or near wetlands, other known bird concentration areas (e.g., state or federal refuges, staging areas, rookeries, and Important Bird Areas), or in known migratory bird movement routes, daily movement flyways, areas of breeding concentration, in habitat of threatened or endangered species, or key habitats for Birds of Conservation Concern.

   The Site is not within wetlands, a known bird concentration area, migratory or daily movement flyway, or habitat of threatened/endangered species; nor would the development result in fragmentation of a core forest habitat that could potentially provide habitat for Birds of Conservation Concern.

   d. Towers should avoid ridgelines, coastal areas, wetlands or other known bird concentration areas.

The Site is not located within ridgeline areas, coastal areas, wetlands or other known bird concentration areas.

e. Towers and associated facilities should be designed, sited, and constructed so as to avoid or minimize habitat loss within and adjacent to the tower "footprint". In addition, several shorter, un-guyed towers may be preferable to one, tall guyed, lit tower.

The proposed Facility will be sited, designed, and constructed to accommodate proposed equipment and to allow for future collocations within the smallest footprint possible, thus minimizing habitat fragmentation or the creation of barriers or excessive disturbance. The proposed Facility would consist of a 130-foot tall monopole structure, which requires neither guy wires nor lighting and is therefore consistent with USFWS' environmentally preferred "gold standard".

4. Construction. During construction, the following considerations can reduce the risk of take of birds:

a. Schedule all vegetation removal and maintenance (e.g., general landscaping activities, trimming, grubbing) activities outside of the peak bird breeding season to reduce the risk of bird take.

The Site location consists of an upland forested area bounded by residential lots to the south, West Rocks Road to the east, a powerline corridor and the right-of-way for the Merritt Parkway to the north, and by a wooded area to the west. If feasible, vegetation removal will be performed outside of the peak bird breeding season.

b. When vegetation removal activities cannot avoid the bird breeding season, conduct nest clearance surveys:

i. Surveys should be conducted no more than five days prior to the scheduled activity to ensure recently constructed nests are identified;

ii. Timing and dimensions of the area to be surveyed vary and will depend on the nature of the project, location, and expected level of vegetation disturbance; and

iii. If active nests are identified within or in the vicinity of the project site, avoid the site until nestlings have fledged or the nest fails. If the activity must occur, establish a buffer zone around the nest and no activities will occur within that zone until nestlings have fledged.

Approximately 23 mature trees require removal as part of the Project. While avoidance of tree removal during peak bird breeding season will be attempted where feasible, due to the duration and ambiguity of this window, it may not be possible.

c. Prevent the introduction of invasive plants during construction to minimize vegetation community degradation by:

i. Use only native and local (when possible) seed stock for all temporary and permanent vegetation establishment; and

ii. Use vehicle wash stations prior to entering sensitive habitat areas to prevent accidental introduction of non-native plants.

No plants identified by the Connecticut Invasive Species Council as invasive plant species will be used for either temporary or permanent vegetation establishment. No vehicle wash stations are required since no sensitive habitat areas are located at the Site.

5. Tower Design. Tower design should consider the following attributes:

a. Tower Height. It is recommended that new towers should be not more than 199 ft. above ground level (AGL). This height increases the mean free airspace between the top of the tower and average bird flight height, even in weather conditions with reduced cloud ceiling;
b. Guy Wires. We recommend using free standing towers such as lattice towers or monopole structures.
c. Lighting System. Lights are a primary source of bird aggregation around towers, thus minimizing all light is recommended, including:
   i. No tower lighting is the preferred option if Federal Aviation Administration (FAA) regulations and lighting standards (FAA 2015, Patterson 2012) permit.
   ii. If taller (> 199 ft. AGL) towers requiring lights for aviation safety must be constructed, the minimum amount of pilot warning and obstruction avoidance lighting required by the FAA should be used.
   iii. Security lighting for on-ground facilities, equipment, and infrastructure should be motion or heat-sensitive, down-shielded, and of a minimum intensity to reduce nighttime bird attraction and eliminate constant nighttime illumination while still allowing safe nighttime access to the site.

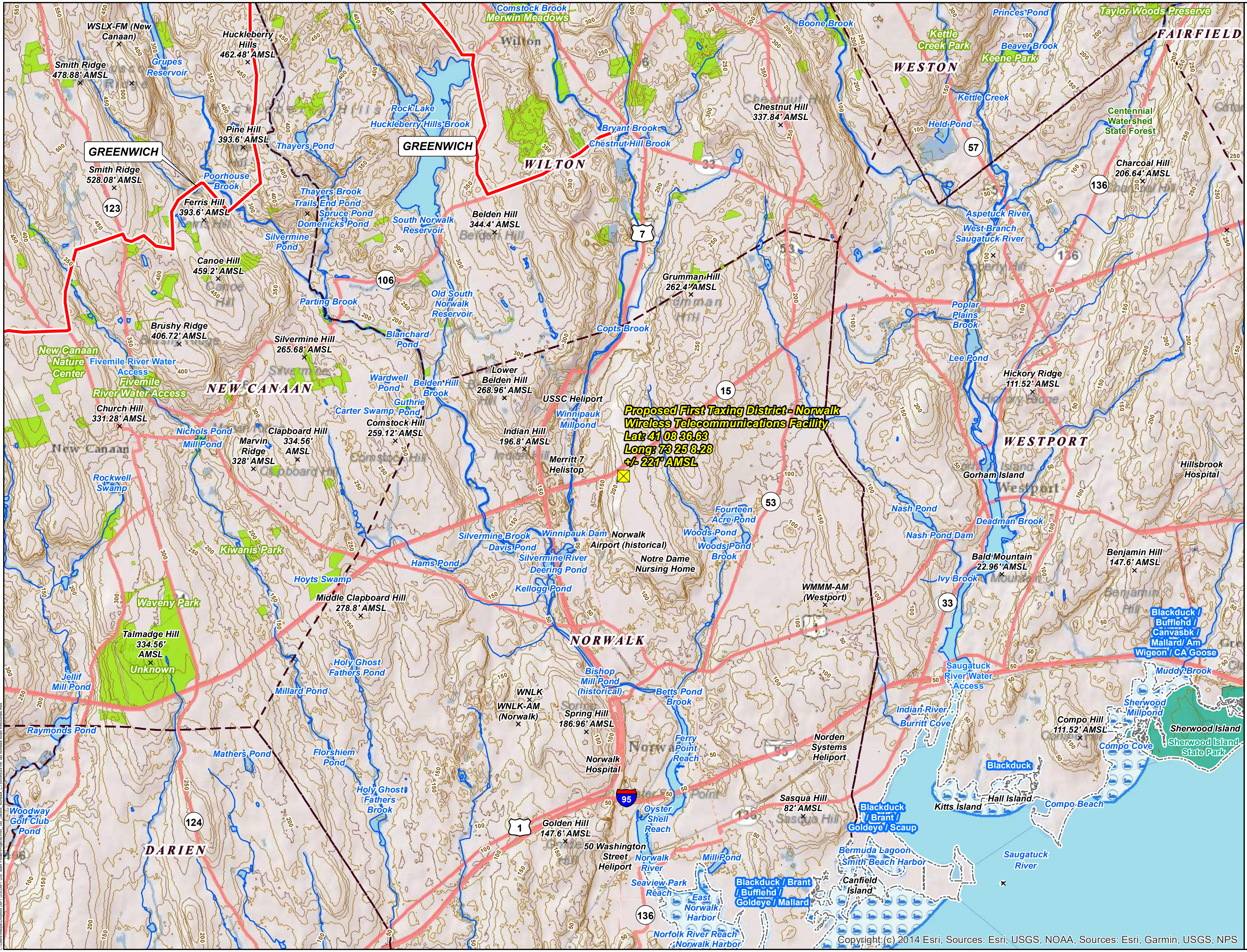
The proposed Facility would consist of a 130-foot tall monopole structure, which requires neither guy wires nor lighting and is therefore consistent with USFWS' environmentally preferred "gold standard". Security lighting for on-ground facilities would be down-shielded using Dark Sky compliant fixtures set on motion sensor with timer to eliminate constant nighttime illumination.

Summary and Conclusions

Based on the results of this desk-top evaluation, no migratory bird species are anticipated to be impacted by the proposed development. The Site is not proximate to an Important Bird Area and the proposed Facility would comply with the USFWS guidelines for minimizing the potential impacts to bird species.

Figures

- Avian Resources Map
- Connecticut Waterfowl Focus Areas Map



Avian Resources Map

Proposed Wireless Telecommunications Facility
First Taxing District - Norwalk
173.5 West Rocks Road
Norwalk, Connecticut

Legend

- Proposed Facility
- Bald Eagle Site*
- Hawk Watch Site*
- Important Bird Site*
- Important Bird Area*
- Bald Eagle Survey Route*
- Breeding Bird Survey Route
- Migratory Waterfowl (CTDEEP, 1999)
- Protected Open Space (CTDEEP, 2011)
- Federal Open Space (CTDEEP, 2004)*

CT DEP Property (CT DEEP, 12/2010)

- State Forest
- State Park
- DEP Owned Waterbody*
- State Park Scenic Reserve*
- Historic Preserve*
- Natural Area Preserve*
- Fish Hatchery*
- Flood Control*
- State Park Trail*
- Water Access
- Wildlife Area*
- Wildlife Sanctuary*
- Other*
- Open Water
- Town Boundary
- State Boundary

**None within mapped extents*

Avian Source Information:
Bald Eagle Sites: U.S. Geological Survey, National Biological Information Infrastr, 2008, Midwinter Bald Eagle Counts, 1986-2005 (update 2008).
Hawk Watch Sites: Hawk Migration Association of North America (HMANA), Hawk Count website: http://hawkcount.org/sitesel.php?country=USA&stateprov=Connecticut
Migratory Waterfowl: CTDEEP GIS, 1999
Important Bird Sites/Areas: National Audubon Society, Audbon Connecticut http://ct.audubon.org/BirdSci_IBAs.html
Breeding Bird Survey Routes: Patuxent Wildlife Research Center of the U.S. Geological Survey and the Canadian Wildlife Service's National Wildlife Research Centre http://www.nationalatlas.gov/mld/bbsrtsl.html

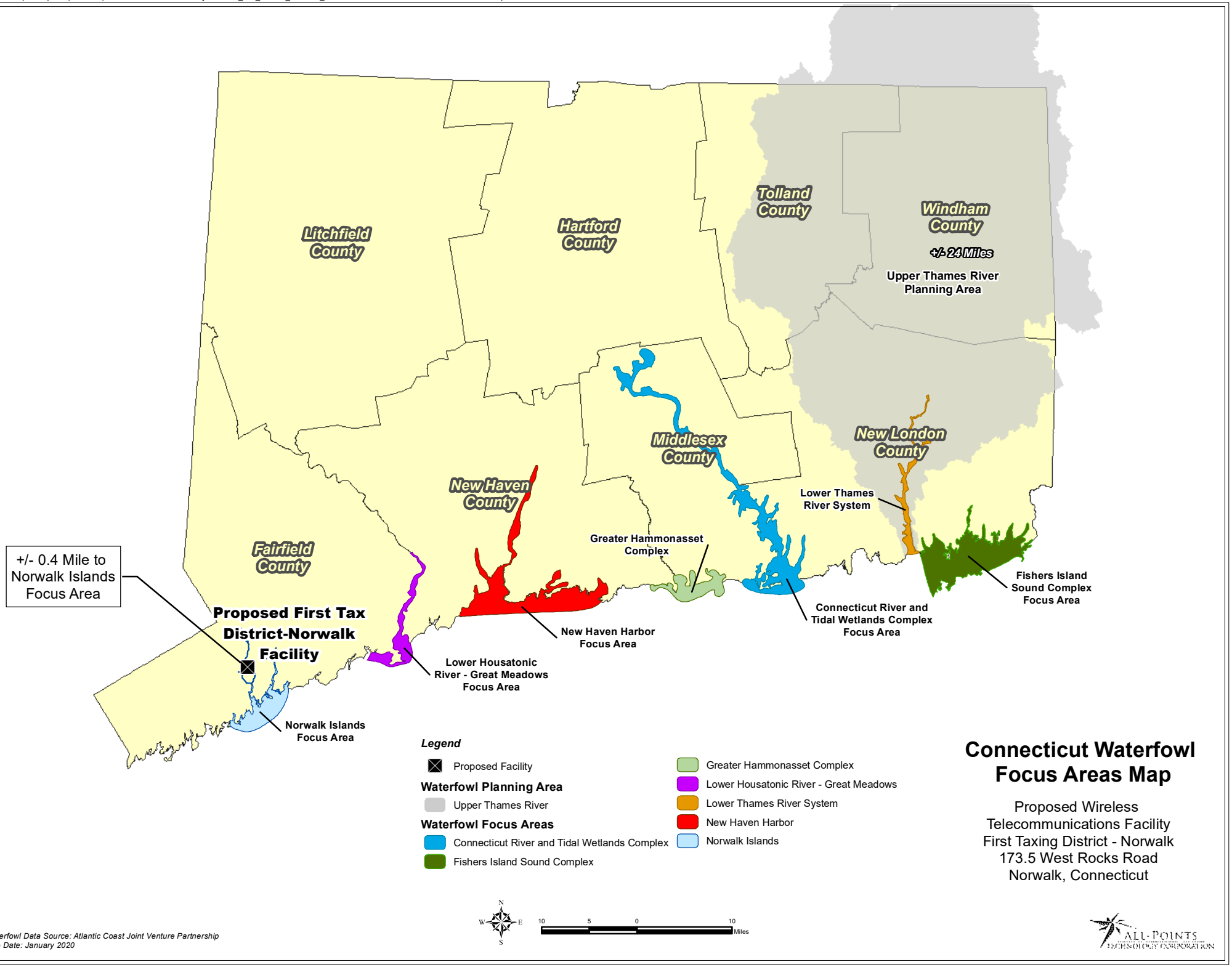
Base Map Source: ESRI Shaded Relief

Map Date: January 2020

N W E S

0.5 0.25 0 0.5 Miles

C:\Users\mkope\Dropbox (APT GIS)\APT GIS Team Folder\Projects\First_Tax_District_Norwalk_CT544\mxd\First Tax Waterfowl Focus Areas Map.mxd



Connecticut Waterfowl Focus Areas Map

Proposed Wireless Telecommunications Facility
First Taxing District - Norwalk
173.5 West Rocks Road
Norwalk, Connecticut

Waterfowl Data Source: Atlantic Coast Joint Venture Partnership
Map Date: January 2020

ALL-POINTS TECHNOLOGY CORPORATION

ALL-POINTS TECHNOLOGY CORPORATION

HISTORIC RESOURCES DETERMINATION

Date: February 25, 2020

To: The First Taxing District
of the City of Norwalk
12 New Canaan Avenue
P.O. Box 27
Norwalk, CT 06852

Re: Proposed Telecommunications Facility
173.5 West Rocks Road
Norwalk, Connecticut

The Norwalk First Taxing District (the "District") intends to install a new telecommunications facility ("Facility" or "Tower") at its property off West Rocks Road ("Host Property"). The Facility will replace existing wireless service providers' (or "Carriers") antennas and equipment currently located on the District's water tank. The existing water tank has reached the end of its useful life, and the District plans to decommission and remove it prior to installing a replacement water tank nearby on the Host Property.

Several technical and functional considerations limit the District's ability to use the new water tank to support the Carriers' antennas and equipment. As a result, a separate support structure is required. Relocating the Carriers to a separate structure would allow both the District and the Carriers unencumbered and independent future uses and access to their respective facilities.

The relocated wireless facilities require compliance with the National Environmental Policy Act (NEPA), including Section 106 of the National Historic Preservation Act of 1966 (NHPA). As part of its due diligence efforts on behalf of the District, All-Points Technology Corporation, P.C. ("APT") consulted extensively with the State Historic Preservation Office ("SHPO") from July 2018 to January 2020 to mutually determine a suitable location and design of the Facility that would minimize its potential visual effects to the Merritt Parkway Historic District (the "Parkway"), a resource listed on the National Register of Historic Places. These collaborative efforts regarding placement options within the Host Property and their associated benefits/constraints are discussed herein.

District Options

After initial consultation with the Carriers regarding Radio Frequency ("RF") objectives, it was determined that a 130-foot tall, steel monopole could accommodate the necessary antennas and equipment and meet their coverage needs. The District proposed three (3) areas on the Host Property that were vetted by the Carriers to ensure RF objectives would be met at any of these locations.

Option "A"

Option "A" would include a tower located southwest of the existing water tank, approximately 60 feet north of the new water tank. The SHPO felt the Facility would be highly visible and would introduce an additional tall structure visible from north-bound portions of the Parkway.

Option "B"

Option "B" would place the tower in the location of the existing water tank. Similar to Option "A", the new tower would be located north of the new water wank, would be closer to the Parkway boundary, and would offer comparable visibility. As with Option "A", the combination of the new water tank and tower would increase the number of structures visible from the Parkway.

This option would pose additional logistical challenges to the Carriers and to the District. By locating the new tower in the same location as the existing Facility, there would be a need for interim RF coverage during decommissioning of the existing water tank and construction of the new monopole. This would require the installation of one (1) or more temporary towers. The space required for temporary tower installations could impede the ability to decommission the existing tower.

Option "C"

Option "C" would place the new tower southeast of the existing Facility, approximately 100 feet northeast of the new water tank. This location would be similar to Options A and B with respect to visibility from and effects on the Parkway.

SHPO Alternate Locations

At any of these three (3) optional locations, views of the new tower would be limited to northbound traffic on the Parkway from distances ranging between approximately 1.5 miles and 0.4 mile from the Host Property. In a letter dated January 23, 2019 from SHPO, a new tower at Options A, B or C "…would constitute an adverse effect to historic resources."[1] SHPO provided alternatives for consideration in its letter that are discussed below.

Option "D"

The first alternative suggested by SHPO would involve placing the new tower approximately 60 feet west of the new water tank. This would situate the new tower "in front" of the new water tank as viewed from the Parkway travelling north. SHPO's rationale was that the visibility of the tower in this location would be minimized by "blending in" with the water tank and providing the appearance of one structure. While the tower's proximity to the Parkway would not change significantly, the visual impacts could be minimized by the backdrop of the new water tank. Although not the SHPO's prime consideration, this alternative could also help to shield views of the tower from nearby residences. The Carriers would be able to meet their RF objectives at this location with a ±130-foot tall monopole.

Option "E"

The second alternative suggested would involve placing the new tower between the new water tank and West Rocks Road, essentially "behind" the new water tank as viewed from the Parkway travelling north. This placement would offer a similar "softening" effect on visibility as Option "D", thus minimizing views from the south on the Parkway. However, this alternative would not minimize the effectiveness of the site for the Carriers due to shadowing and/or blocking of their signal southwestward along the Parkway.

[1] SHPO Letter dated January 23, 2019 addressed to the First District Water Department, Page 2, Paragraph 2.

Existing Water Tank

A third alternative suggested by SHPO was to leave the existing water tank and Carrier installations in place. This option presents challenges to both the Carriers and the District. The heights of the antennas on the existing water tank are not optimum from a wireless service perspective, as each Carrier experiences compromised coverage today. Also, the District must decommission the existing water tank because it is at the end of its useful life and leaving it in place is not advisable from a water utility perspective; once decommissioned, the tank may not be capable of accommodating the necessary load due to differences in structural capacity without water. Further, the tank represents a health and safety concern; its surface is coated with lead -containing paint and polychlorinated biphenyls (PCBs). In addition to paint abatement activities, surficial soil in the immediate vicinity of the tank must be also remediated. As such, it is not technically feasible to maintain the existing structure.

Telecommunications Facility on Other Property

Another alternative suggested by SHPO would be to consider a new tower at another property within the immediate area. Due to the topography, coverage requirements and extremely dense residential development in this area, available and feasible locations are extremely limited. If suitable land could be secured and a structure designed to meet the Carriers' RF objectives, it would likely be placed in an area in similar proximity to the Parkway and subject to SHPO review. This alternative could result in the need for a taller tower or involve multiple locations in order to accommodate the Carriers' coverage and SHPO's objectives.

Collocation on New Water Tank

The District, in coordination with the Carriers, did evaluate the potential to collocate the antennas and equipment on the new water tank. Although this arrangement could provide for adequate RF coverage in the area, several structural and technical constraints were identified. The current design of the new water tank would have the top of the reservoir at a height of 111 feet AGL. The height of the reservoir cannot be increased without compromising water pressure throughout the District's entire system.

In order to achieve the height required for Carriers' installations, steel supports could be attached to the top of the new water tank, with antenna arrays in two tiers; this design would increase the overall height of the new structure to approximately 134 feet AGL. However, the penetrations to the tank shell necessary to install steel framing supports create areas for moisture/precipitation to infiltrate, potentially compromising the tank's integrity over time and increasing inspection and maintenance requirements. In addition, installation of the antenna framing would place substantial additional loading on the tank, potentially compromising its structural integrity. Revising the design to accommodate the additional loading would prove cost prohibitive for the District. Additionally, this arrangement would impose the same challenges the District and Carriers face today when service is required on the telecommunications facilities, including disruption to District operations, access, worker safety and integrity of the steel water tank shell.

Collocation on Eversource Transmission Structures

During informal consultations with SHPO and initial contact with the Merritt Parkway Conservancy, the potential for collocation on nearby Eversource-owned transmission structures was discussed. Two (2) Eversource transmission structures located near the Route 7 interchange are visible when travelling northbound on the Parkway. As these are existing structures in the viewshed of the water tank, it was thought that the visual impact might be less intrusive.

These transmission structures support 345-kV lines which pose health and safety risks to workers, both during installation and maintenance. Line outages are necessary for any work associated with these structures, which

needs to be coordinated with the Independent Service Operator-New England, and often requires advance scheduling of six (6) months or longer. Regardless of the known and anticipated constraints of collocating the Carriers' equipment on the Eversource structures, the location(s) are approximately 0.8-mile to the southwest of the Host Property and are between 60 to 70 feet lower in elevation. The Carriers would not be able to meet their RF coverage objectives in this area due to the significant change in elevation and distance from the current location.

Conclusion

After extensive consultation with SHPO, Option "D" (the proposed location west of the new water tank) was deemed acceptable, provided the antenna arrays are mounted within three (3) feet of the monopole. Although not an ideal solution, SHPO determined that this location, combined with a narrower profile at the top of the new monopole would lessen the overall visual impact on the Parkway. APT received the SHPO's final determination in writing on January 17, 2020, which states:

> The SHPO has determined that the proposed undertaking will have no adverse effect to sites listed on or eligible for listing on the National Register of Historic Places, with the following conditions:
>
> 1. The antennas, RRUs, wires, mounts, and associated equipment will be designed, painted to match adjacent materials, and installed to be as non-visible as possible (including antenna differential), and
>
> 2. if not in use for six consecutive months, the screening, antennas and equipment shall be removed by the telecommunications facility owner. This removal shall occur within 90 days of the end of such six-month period.

A depiction of the optional site locations on the Host Property and the SHPO determination letter are provided as Attachments to this memorandum.

Attachments

C:\Users\mkope\Dropbox (APT GIS)\APT GIS Team Folder\Projects\First_Tax_District_Norwalk_CT544\mxd\Summary Map.mxd

Legend

- A — Optional Site Locations
- New Water Tank Location
- Approximate Parcel Boundary
- Subject Property

Optional Site Locations Summary Map

Proposed Wireless Telecommunications Facility
First Taxing District of
The City of Norwalk
173 1/2 West Rocks Road
Norwalk, Connecticut

N
W E
S

100 50 0 100 Feet

Map Notes:
Base Map Source: 2019 Aerial Photograph (CT ECO)
Map Scale:1 inch = 100 feet
Map Date: February 2020

ALL-POINTS TECHNOLOGY CORPORATION

Department of Economic and Community Development

State Historic Preservation Office

January 17, 2020

Ms. Stacey Vairo
Architectural Historian
c/o All Points Technology Corp.
567 Vauxhall Street Extension, Suite 311
Waterford, CT 06320

Subject: Proposed Telecommunications Facility
173.5 West Rocks Road
Norwalk, CT
Norwalk First Taxing District
ENV-20-0386

Dear Ms. Vairo:

The State Historic Preservation Office is in receipt of the submitted proposal for the above-referenced project, submitted for review and comment pursuant to the National Historic Preservation Act and in accordance with Federal Communications Commission regulations.

The property located at 173.5 West Rocks Road is adjacent to the National Register of Historic Places (NR) listed Merritt Parkway (NR# 91000410).

The proposed scope of work includes the installation of a 130 foot tall monopole, within an approximately 3,518 square foot chain-link fenced compound, with gravel ground covering. A 12 foot wide gravel access road is proposed to run from the compound to an access drive leading to an adjacent water tower. Four service carriers are proposed to transfer services from an existing collocation on an adjacent water tower, resulting in telecommunications collocations at 90 feet, 105 feet, 115 feet, and 125 feet above ground level (AGL). The antenna differential from the monopole is to be as small as possible. The collocation at each level is proposed as follows:

- 90 Feet AGL: Six panel antennas, two per sector, with twelve remote radio heads (RRHs), four per sector
- 105 Feet AGL: Three panel antennas, one per sector, with nine RRHs, three per sector

- 115 Feet AGL: Nine panel antennas, three per sector, with six RRHs, two per sector
- 125 Feet AGL: Six panel antennas, two per sector, with 15 RRHs, five per sector

A Phase IB of the reconnaissance survey was completed in anticipation of ground disturbance during construction of the compound and consisted of subsurface testing of areas that would be subject to ground disturbing impacts as part of the proposed undertaking. A total of 22 of 22 planned shovel tests were excavated successfully throughout the proposed work area. Of the 22 shovel tests, none yielded cultural material from either historic or prehistoric periods. This office concurs that as a result of the information submitted, no additional archaeological investigation of the area is recommended.

The SHPO has determined that the proposed undertaking will have no adverse effect to sites listed on or eligible for listing on the National Register of Historic Places, with the following conditions:

1. The antennas, RRUs, wires, mounts, and associated equipment will be designed, painted to match adjacent materials, and installed to be as non-visible as possible (including antenna differential), and

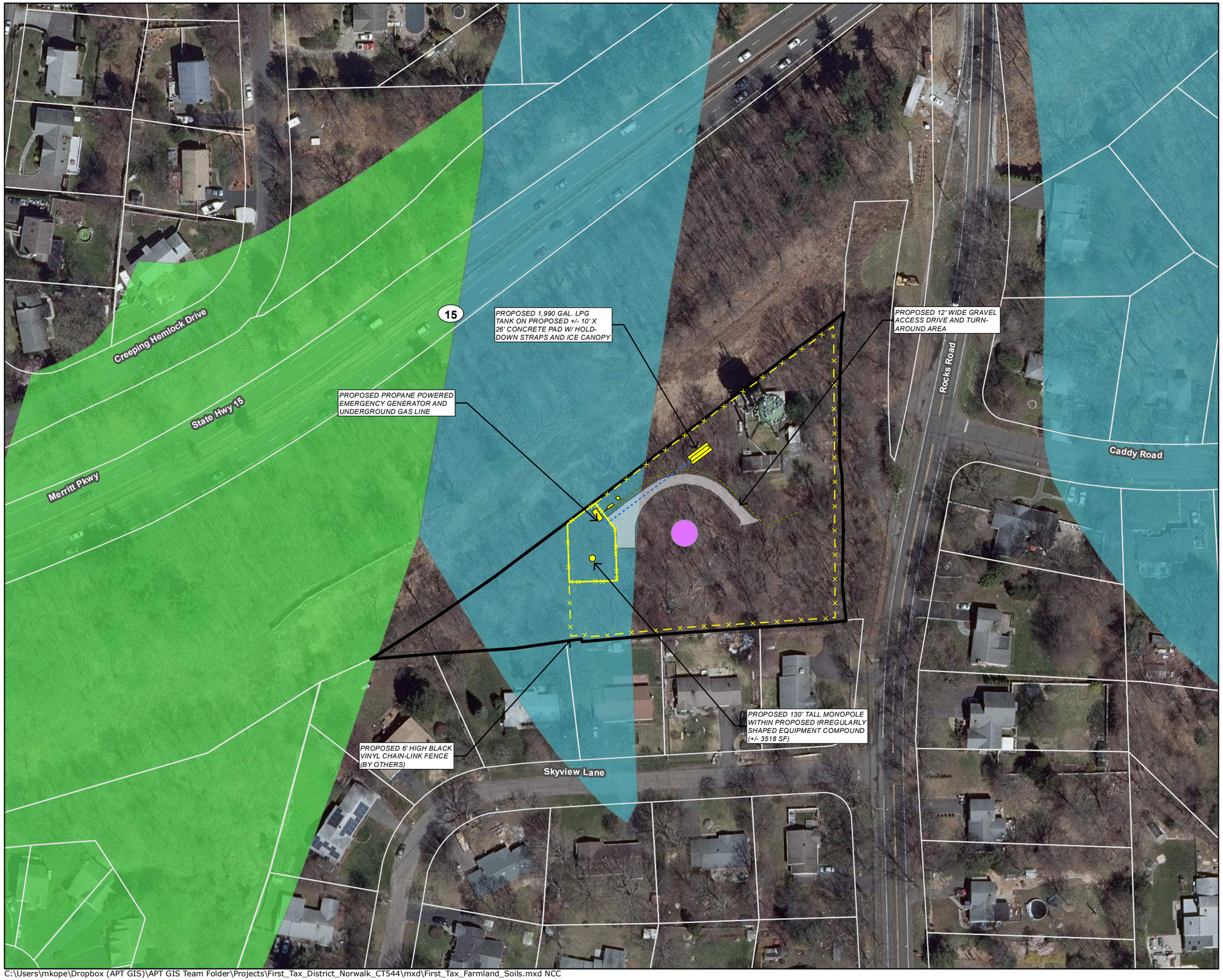
2. if not in use for six consecutive months, the screening, antennas and equipment shall be removed by the telecommunications facility owner. This removal shall occur within 90 days of the end of such six-month period.

The State Historic Preservation Office appreciates the opportunity to review and comment upon this project. These comments are provided in accordance with the Connecticut Environmental Policy Act and Section 106 of the National Historic Preservation Act. For further information please contact Marena Wisniewski, Environmental Reviewer, at (860) 500-2357 or marena.wisniewski@ct.gov.

Sincerely,

Catherine Labadia
Deputy State Historic Preservation Officer

Farmland Soils
Proposed Wireless Telecommunications Facility
First Taxing District - Norwalk
173.5 West Rocks Road
Norwalk, Connecticut



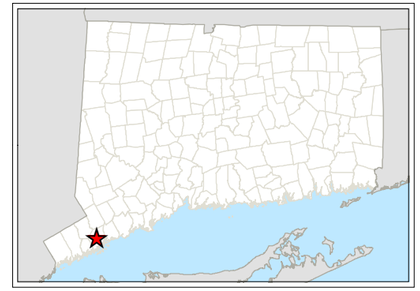
Legend

- Proposed Electrical and Telco Service
- Proposed Gas Line
- Proposed Lease Area
- Proposed Hydropillar Water Reservoir (By Others)
- Proposed Equipment
- Proposed Fence (By Others)
- Subject Property
- Approximate Parcel Boundary
- Proposed Gravel Access Drive and Turn-Around Area
- Prime Farmland Soils
- Statewide Important Farmland Soils

N
W E
S

100 50 0 100 Feet

1 in = 100 ft



ALL-POINTS TECHNOLOGY CORPORATION

Map Sources:

Ortho Base Map: CTECO 2019 Aerial Imagery

CTDEEP's data library (http://www.ct.gov/deep)
Data layers are maintained and updated by CTDEEP and represent the most recent publications.

Map Date: January 2020

C:\Users\mkope\Dropbox (APT GIS)\APT GIS Team Folder\Projects\First_Tax_District_Norwalk_CT544\mxd\First_Tax_Farmland_Soils.mxd NCC

C Squared Systems, LLC
65 Dartmouth Drive
Auburn, NH 03032
603-644-2800
support@csquaredsystems.com

Calculated Radio Frequency Exposure Report

AT&T / Verizon / T-Mobile / Sprint

173.5 West Rocks Road, Norwalk, CT 06851

October 21, 2019

Table of Contents

List of Tables

List of Figures

1. Introduction

The purpose of this report is to investigate compliance with applicable FCC regulations for the antenna arrays to be mounted on the proposed monopole at 173.5 West Rocks Road in Norfolk, CT. The coordinates of the proposed tower are 41° 8' 36.63" N, 73° 25' 8.28" W.

AT&T, Verizon, T-Mobile, and Sprint are proposed to locate the following equipment:

- AT&T – Six (6) multi-band antennas (two per sector) to support its LTE network;
- Verizon – Nine (9) multi-band antennas (three per sector) to support its LTE and CDMA networks;
- T-Mobile – Three (3) antennas (one per sector) to support its LTE, UMTS, and GSM networks;
- Sprint – Six (6) antennas (two per sector) to support its LTE and CDMA networks.

This report considers the planned antenna configurations as provided by each operator to calculate the % MPE (Maximum Permissible Exposure) of the proposed installation.

2. FCC Guidelines for Evaluating RF Radiation Exposure Limits

In 1985, the FCC established rules to regulate radio frequency (RF) exposure from FCC licensed antenna facilities. In 1996, the FCC updated these rules, which were further amended in August 1997 by OET Bulletin 65 Edition 97-01. These new rules include Maximum Permissible Exposure (MPE) limits for transmitters operating between 300 kHz and 100 GHz. The FCC MPE limits are based upon those recommended by the National Council on Radiation Protection and Measurements (NCRP), developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI).

The FCC general population/uncontrolled limits set the maximum exposure to which most people may be subjected. General population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

Public exposure to radio frequencies is regulated and enforced in units of milliwatts per square centimeter (mW/cm^2). The general population exposure limits for the various frequency ranges are defined in the attached "FCC Limits for Maximum Permissible Exposure (MPE)" in Attachment B of this report.

Higher exposure limits are permitted under the occupational/controlled exposure category, but only for persons who are exposed as a consequence of their employment and who have been made fully aware of the potential for exposure, and they must be able to exercise control over their exposure. General population/uncontrolled limits are five times more stringent than the levels that are acceptable for occupational, or radio frequency trained individuals. Attachment B contains excerpts from OET Bulletin 65 and defines the Maximum Exposure Limit.

Finally, it should be noted that the MPE limits adopted by the FCC for both general population/uncontrolled exposure and for occupational/controlled exposure incorporate a substantial margin of safety and have been established to be well below levels generally accepted as having the potential to cause adverse health effects.

3. RF Exposure Calculation Methods

The power density calculation results were generated using the following formula as outlined in FCC bulletin OET 65, and Connecticut Siting Council recommendations:

$$\text{Power Density} = \left(\frac{1.6^2 \times 1.64 \times \text{ERP}}{4\pi \times R^2}\right) \text{X Off Beam Loss}$$

Where:

EIRP = Effective Isotropic Radiated Power = 1.64 x ERP

R = Radial Distance = $\sqrt{(H^2 + V^2)}$

H = Horizontal Distance from antenna

V = Vertical Distance from radiation center of antenna

Ground reflection factor of 1.6

Off Beam Loss is determined by the selected antenna pattern

These calculations assume that the antennas are operating at 100 percent capacity and full power, and that all antenna channels are transmitting simultaneously. Obstructions (trees, buildings, etc.) that would normally attenuate the signal are not taken into account. The calculations assume even terrain in the area of study and do not consider actual terrain elevations which could attenuate the signal. As a result, the calculated power density and corresponding % MPE levels reported below are much higher than the actual levels will be from the final installation.

4. Calculation Results

Table 1 below outlincs the power density information for the proposed installation. All proposed antennas are directional in nature; therefore, the majority of the RF power is focuscd out towards the horizon. As a result, there will be less RF power directed below the antennas relative to the horizon, and consequently lower power density levels around the base of the tower. Please refer to Attachments C, D, E, and F for the vertical patterns of the proposed AT&T, Verizon, T-Mobile, and Sprint antennas, respectively. The calculated results in Table 1 include a nominal 10 dB off-beam pattern loss to account for the lower relative gain below the antennas.

Carrier	Antenna Height (Feet)	Operating Frequency (MHz)	Number of Trans.	ERP Per Transmitter (Watts)	Power Density (mw/cm^2)	Limit	% MPE
AT&T LTE	126	739	1	3156	0.0079	0.4927	1.60%
AT&T LTE	126	763	1	3541	0.0088	0.5087	1.74%
AT&T LTE	126	1900	1	5877	0.0147	1.0000	1.47%
AT&T LTE	126	2100	1	9890	0.0247	1.0000	2.47%
AT&T LTE	126	2300	1	6443	0.0161	1.0000	1.61%
Verizon LTE	116	751	1	2183	0.0065	0.5007	1.30%
Verizon LTE	116	875	1	2450	0.0073	0.5833	1.25%
Verizon CDMA	116	875	3	474	0.0042	0.5833	0.73%
Verizon LTE	116	1900	1	4668	0.0139	1.0000	1.39%
Verizon LTE	116	2100	1	5484	0.0163	1.0000	1.63%
T-Mobile LTE	106	627	1	1578	0.0057	0.4180	1.36%
T-Mobile LTE	106	731	1	865	0.0031	0.4873	0.64%
T-Mobile GSM	106	1900	1	551	0.0020	1.0000	0.20%
T-Mobile LTE	106	1900	1	1469	0.0053	1.0000	0.53%
T-Mobile UMTS	106	2100	1	1726	0.0062	1.0000	0.62%
T-Mobile LTE	106	2100	1	1726	0.0062	1.0000	0.62%
Sprint LTE/CDMA	96	865	1	4325	0.0192	0.5767	3.33%
Sprint LTE/CDMA	96	1900	1	6923	0.0307	1.0000	3.07%
Sprint LTE	96	2500	1	2422	0.0108	1.0000	1.08%
						Total	**26.62%**

Table 1: Proposed Tower % MPE [1] [2]

[1] In the case where antenna models are not uniform across all 3 sectors for the same frequency band, the antenna model with the highest gain was used for the calculations to present a worse-case scenario.

[2] Antenna heights listed are in reference to the All Points Technology site drawings dated 10/11//2019 (Rev. 0).

5. Conclusion

The above analysis concludes that RF exposure at ground level from the proposed tower will be below the maximum power density limits as outlined by the FCC in the OET Bulletin 65 Ed. 97-01. Using the conservative calculation methods discussed herein, the highest expected percent of Maximum Permissible Exposure at ground level from the proposed installation is **26.62% of the FCC General Population/Uncontrolled limit**.

As noted previously, the calculated % MPE levels are more conservative (higher) than the actual levels will be from the finished installation.

6. Statement of Certification

I certify to the best of my knowledge that the statements in this report are true and accurate. The calculations follow guidelines set forth in FCC OET Bulletin 65 Edition 97-01, ANSI/IEEE Std. C95.1, and ANSI/IEEE Std. C95.3.

Keith Vellante

October 21, 2019

Report Prepared By: Keith Vellante
Director of RF Services
C Squared Systems, LLC

Date

Attachment A: References

OET Bulletin 65 - Edition 97-01 - August 1997 Federal Communications Commission Office of Engineering & Technology

IEEE C95.1-2005, IEEE Standard Safety Levels With Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz IEEE-SA Standards Board

IEEE C95.3-2002 (R2008), IEEE Recommended Practice for Measurements and Computations of Radio Frequency Electromagnetic Fields With Respect to Human Exposure to Such Fields, 100 kHz-300 GHz IEEE-SA Standards Board

Attachment B: FCC Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure[3]

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (E) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1500	-	-	f/300	6
1500-100,000	-	-	5	6

(B) Limits for General Population/Uncontrolled Exposure[4]

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (E) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1500	-	-	f/1500	30
1500-100,000	-	-	1.0	30

f = frequency in MHz * Plane-wave equivalent power density

Table 2: FCC Limits for Maximum Permissible Exposure (MPE)

[3] Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure

[4] General population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure

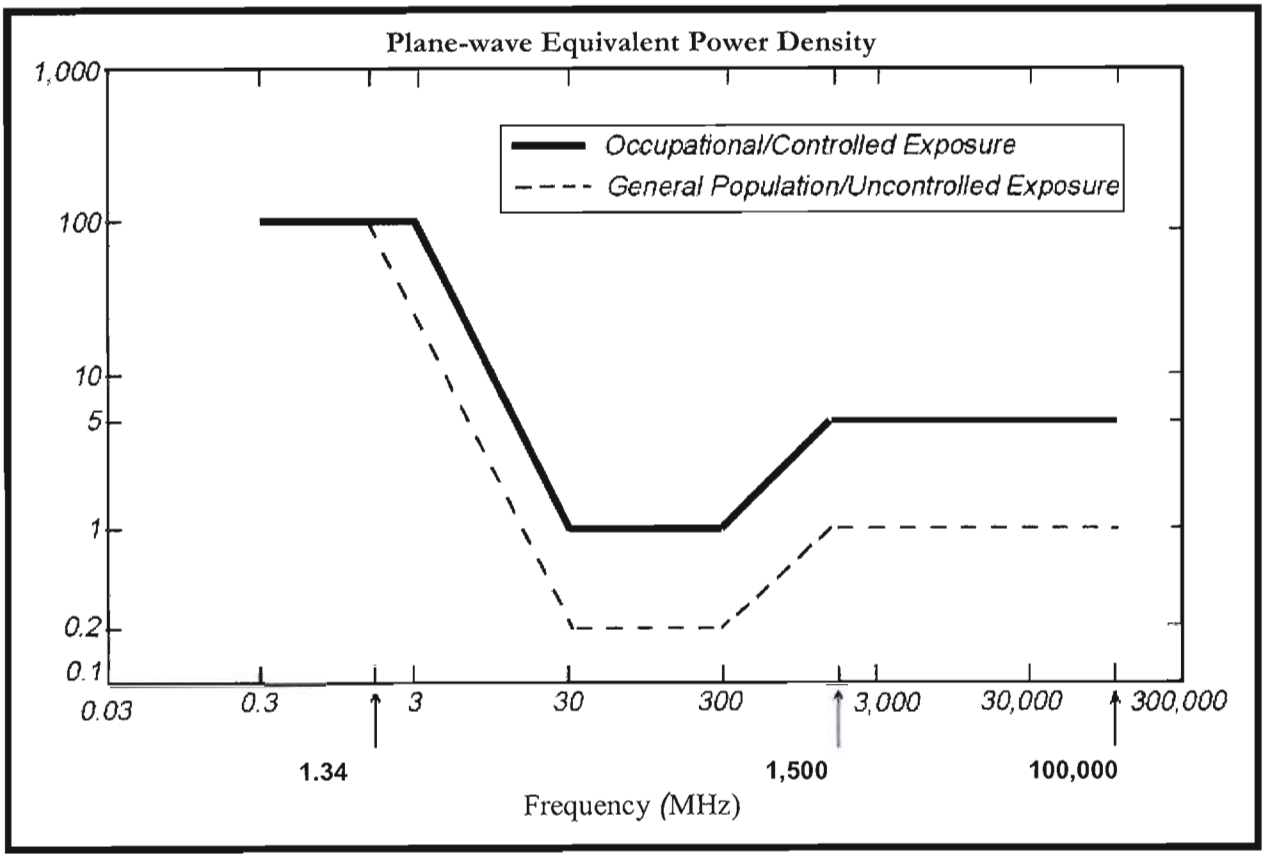
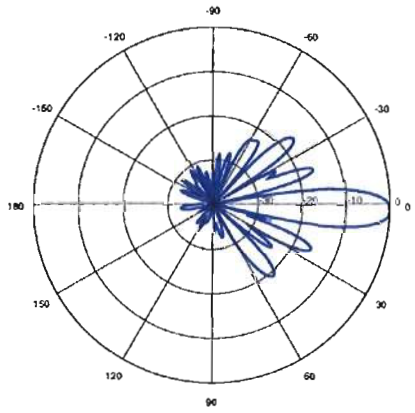


Figure 1: Graph of FCC Limits for Maximum Permissible Exposure (MPE)

Attachment C: AT&T Antenna Data Sheets and Electrical Patterns

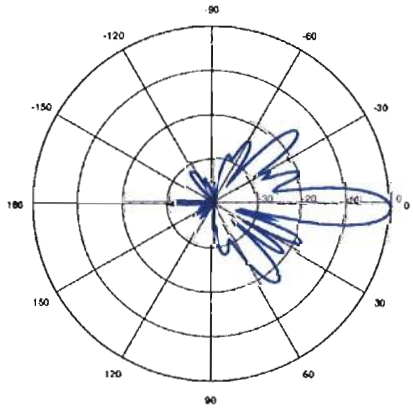
739 MHz

Manufacturer:	CCI
Model #:	DMP65R-BU8D
Frequency Band:	698-798 MHz
Gain:	12.95 dBd
Vertical Beamwidth:	9.5°
Horizontal Beamwidth:	75°
Polarization:	±45°
Dimensions (L x W x D):	96.0" x 20.7" x 7.7"



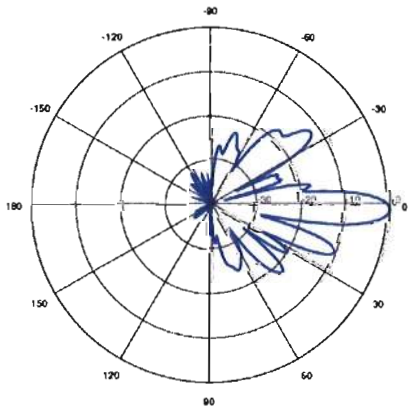
763 MHz

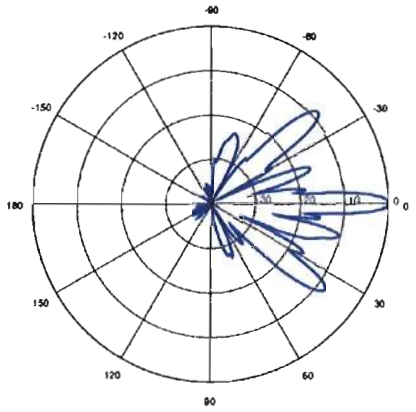
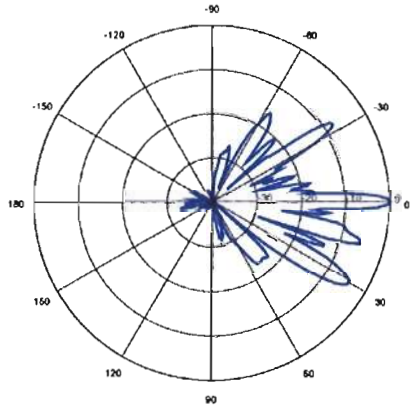
Manufacturer:	CCI
Model #:	TPA65R-BU8D
Frequency Band:	698-806 MHz
Gain:	13.35 dBd
Vertical Beamwidth:	9.5°
Horizontal Beamwidth:	73°
Polarization:	±45°
Dimensions (L x W x D):	96.0" x 21.0" x 7.8"



885 MHz (UMTS)

Manufacturer:	CCI
Model #:	TPA65R-BU8D
Frequency Band:	824-896 MHz
Gain:	14.25 dBd
Vertical Beamwidth:	7.9°
Horizontal Beamwidth:	64°
Polarization:	±45°
Dimensions (L x W x D):	96.0" x 21.0" x 7.8"

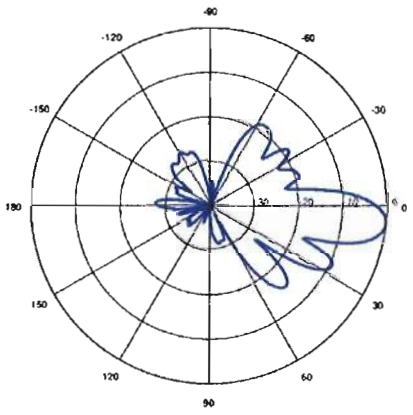


1900 MHz Manufacturer: CCI Model #: DMP65R-BU8D Frequency Band: 1850-1990 MHz Gain: 15.65 dBd Vertical Beamwidth: 5.1° Horizontal Beamwidth: 68° Polarization: ±45° Dimensions (L x W x D): 96.0" x 20.7" x 7.7"	
2300 MHz Manufacturer: CCI Model #: TPA65R-BU8D Frequency Band: 2300-2400 MHz Gain: 16.05 dBd Vertical Beamwidth: 4.1° Horizontal Beamwidth: 60° Polarization: ±45° Dimensions (L x W x D): 96.0" x 21.0" x 7.8"	

Attachment D: Verizon Wireless Antenna Data Sheets and Electrical Patterns

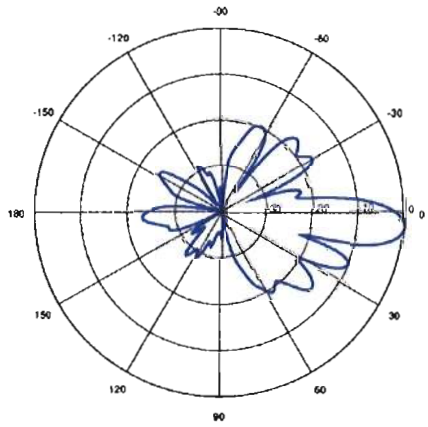
751 MHz

Manufacturer:	Quintel
Model #:	QS6656-3
Frequency Band:	698-806 MHz
Gain:	11.35 dBd
Vertical Beamwidth:	12.5°
Horizontal Beamwidth:	69°
Polarization:	±45°
Dimensions (L x W x D):	72.0" x 12.0" x 9.6"



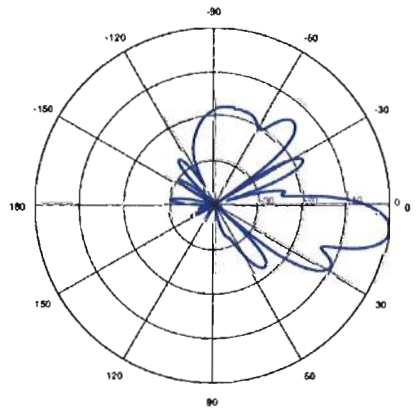
875 MHz

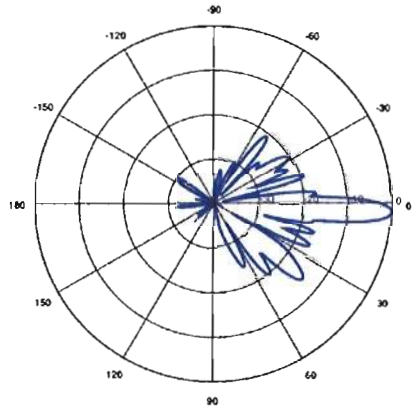
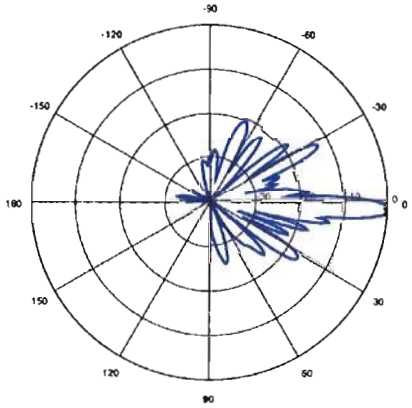
Manufacturer:	Quintel
Model #:	QS6656-3
Frequency Band:	814-894 MHz
Gain:	11.85 dBd
Vertical Beamwidth:	10.5°
Horizontal Beamwidth:	63°
Polarization:	±45°
Dimensions (L x W x D):	72.0" x 12.0" x 9.6"



875 MHz (CDMA)

Manufacturer:	Commscope
Model #:	LNX-6514DS
Frequency Band:	806-896 MHz
Gain:	13.75 dBd
Vertical Beamwidth:	11.2°
Horizontal Beamwidth:	64°
Polarization:	±45°
Dimensions (L x W x D):	72.9" x 11.9" x 7.1"

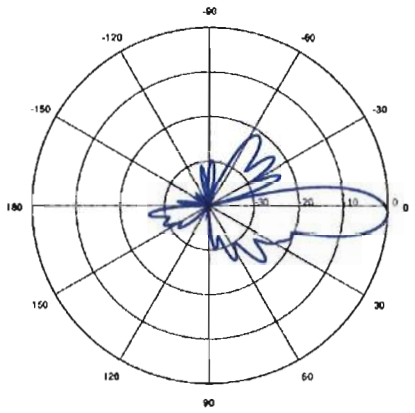


1900 MHz Manufacturer: Quintel Model #: QS6656-3 Frequency Band: 1850-1990 MHz Gain: 14.65 dBd Vertical Beamwidth: 5.9° Horizontal Beamwidth: 70° Polarization: ±45° Dimensions (L x W x D): 72.0" x 12.0" x 9.6"	
2100 MHz Manufacturer: Quintel Model #: QS6656-3 Frequency Band: 2110-2180 MHz Gain: 15.35 dBd Vertical Beamwidth: 5.2° Horizontal Beamwidth: 62° Polarization: ±45° Dimensions (L x W x D): 72.0" x 12.0" x 9.6"	

Attachment E: T-Mobile Antenna Data Sheets and Electrical Patterns

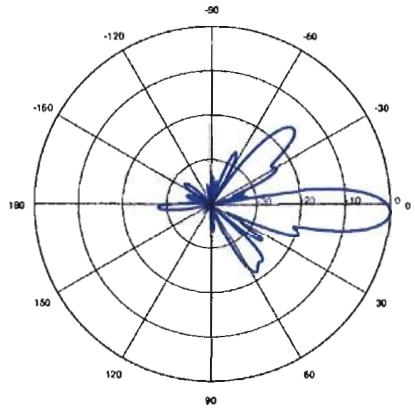
627 MHz

Manufacturer:	RFS
Model #:	APXVAARR24
Frequency Band:	617-698 MHz
Gain:	12.95 dBd
Vertical Beamwidth:	11.4°
Horizontal Beamwidth:	65°
Polarization:	±45°
Dimensions (L x W x D):	95.9" x 24.0" x 8.7"



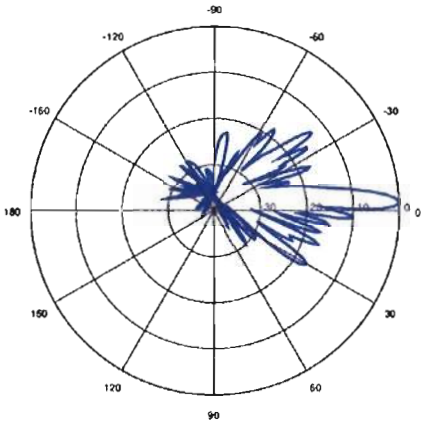
731 MHz

Manufacturer:	RFS
Model #:	APXVAARR24
Frequency Band:	698-746 MHz
Gain:	13.35 dBd
Vertical Beamwidth:	10.4°
Horizontal Beamwidth:	62°
Polarization:	±45°
Dimensions (L x W x D):	95.9" x 24.0" x 8.7"



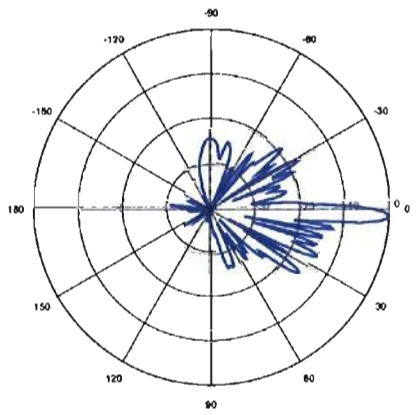
1900 MHz

Manufacturer:	RFS
Model #:	APXVAARR24
Frequency Band:	1850-1990 MHz
Gain:	15.65 dBd
Vertical Beamwidth:	4.7°
Horizontal Beamwidth:	59°
Polarization:	±45°
Dimensions (L x W x D):	95.9" x 24.0" x 8.7"



2100 MHz

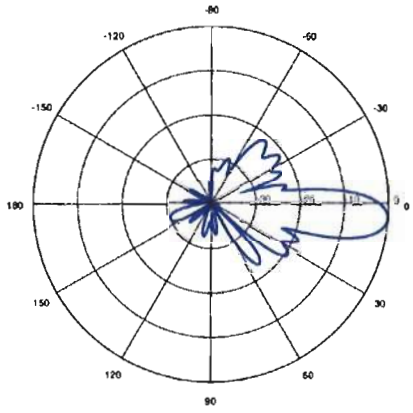
Manufacturer:	RFS
Model #:	APXVAARR24
Frequency Band:	1920-2200 MHz
Gain:	16.35 dBd
Vertical Beamwidth:	4.3°
Horizontal Beamwidth:	59°
Polarization:	±45°
Dimensions (L x W x D):	95.9" x 24.0" x 8.7"



Attachment F: Sprint Antenna Data Sheets and Electrical Patterns

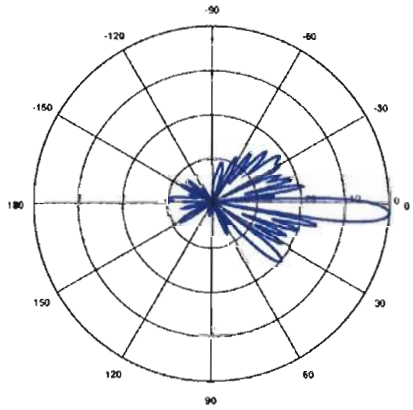
865 MHz

Manufacturer:	RFS
Model #:	APXVSPP18-C
Frequency Band:	806-869 MHz
Gain:	13.35 dBd
Vertical Beamwidth:	11.5°
Horizontal Beamwidth:	65°
Polarization:	±45°
Dimensions (L x W x D):	72.0" x 11.8" x 7.0"



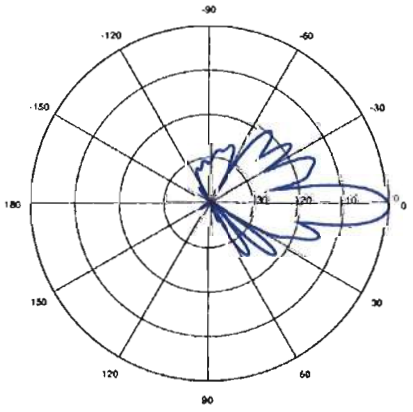
1900 MHz

Manufacturer:	RFS
Model #:	APXVSPP18-C
Frequency Band:	1850-1995 MHz
Gain:	15.85 dBd
Vertical Beamwidth:	5.5°
Horizontal Beamwidth:	65°
Polarization:	±45°
Dimensions (L x W x D):	72.0" x 11.8" x 7.0"



2500 MHz

Manufacturer:	NOKIA
Model #:	AAHC
Frequency Band:	824-896 MHz
Gain:	13.05 dBd
Vertical Beamwidth:	9.0°
Horizontal Beamwidth:	65°
Polarization:	±45°
Dimensions (L x W x D):	25.6" x 19.7" x 9.6"



National Flood Hazard Layer FIRMette

FEMA

41°8'50.18"N

73°25'27.01"W

73°24'49.55"W

41°8'23.08"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/24/2020 at 7:29:19 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SAMPLE ABUTTERS LETTER

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts

December 17, 2019

Via Certificate of Mailing

«Name_and_Address»

Re: **First Taxing District of Norwalk – Proposed Telecommunications Facility at 173 ½ West Rocks Road, Norwalk, Connecticut**

Dear «Salutation»:

The First Taxing District of Norwalk (the "District") will host a **Public Information Meeting on Thursday, January 2, 2020, at 6:30 p.m.** to discuss its plans to construct a new wireless telecommunications facility at 173 ½ West Rocks Road in Norwalk (the "Property"). The meeting will be held in the Council Chambers, Norwalk City Hall, 125 East Street in Norwalk, CT during the regular meeting of the Norwalk Zoning Commission.

The proposed telecommunications facility would be located in the southerly portion of the (1.89-acre) Property. At this site, the District proposes to construct a 130-foot monopole tower within a fenced compound. Wireless communications antennas currently attached to the existing water tank on the Property will be relocated onto the new tower. Once this occurs the existing water tank will be removed.[1]

The proposed telecommunications facility is under the exclusive jurisdiction of the Connecticut Siting Council ("Council") pursuant to the provisions of the Public Utilities and Environmental Standards Act, Conn. Gen. Stat. § 16-50g et seq. The Public Information Meeting is intended to provide the general public with information about the proposal prior to the District's filing of an application with the Council. Technical information regarding the proposed telecommunications facility is available for your review at the Mayor's Office and the Norwalk Planning and Zoning Department at City Hall.

[1] The District is also proposing to install a new 500,000 gallon water tank on the Property. An application for the new tank is currently pending before the Norwalk Zoning Commission and is also on the Zoning Commission agenda for January 2, 2020.

Please feel free to contact me if you have any questions about the Public Information Meeting or the February 26, 2019 crane test.

Sincerely,

Kenneth C. Baldwin

KCB/kmd
Attachment

SAMPLE ABUTTERS LETTER

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts

December 12, 2019

Via Certificate of Mailing

«Name_and_Address»

Re: **First Taxing District of Norwalk – Proposed Telecommunications Facility at 173 ½ West Rocks Road, Norwalk, Connecticut**

Dear «Salutation»:

The First Taxing District of Norwalk (the "District") will host a **Public Information Meeting on Thursday, January 2, 2020, at 7:00 p.m.** to discuss its plans to construct a new wireless telecommunications facility at 173 ½ West Rocks Road in Norwalk (the "Property"). The meeting will be held in the Council Chambers, Norwalk City Hall, 125 East Street in Norwalk, CT during the regular meeting of the Norwalk Zoning Commission.

The proposed telecommunications facility would be located in the southerly portion of the (1.89-acre) Property. At this site, the District proposes to construct a 130-foot monopole tower within a fenced compound. Wireless communications antennas currently attached to the existing water tank on the Property will be relocated onto the new tower. Once this occurs the existing water tank will be removed.[1]

The proposed telecommunications facility is under the exclusive jurisdiction of the Connecticut Siting Council ("Council") pursuant to the provisions of the Public Utilities and Environmental Standards Act, Conn. Gen. Stat. § 16-50g et seq. The Public Information Meeting is intended to provide the general public with information about the proposal prior to the District's filing of an application with the Council. Technical information regarding the proposed telecommunications facility is available for your review at the Mayor's Office and the Norwalk Planning and Zoning Department at City Hall.

[1] The District is also proposing to install a new 500,000 gallon water tank on the Property. An application for the new tank is currently pending before the Norwalk Zoning Commission and is also on the Zoning Commission agenda for January 2, 2020.

Please feel free to contact me if you have any questions about the Public Information Meeting or the February 26, 2019 crane test.

Sincerely,

Kenneth C. Baldwin

KCB/kmd
Attachment

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Kenneth C. Baldwin, Esq. Robinson & Cole LLP 280 Trumbull Street Hartford, CT 06103	6	6	neopost 12/12/2019 US POSTAGE $003.45⁰ ZIP 06103 041L12203937
	Postmaster, per *(name of receiving employee)* YP		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Antonio Luna 7 Skyview Lane Norwalk, CT 06851				
2.	Brian Clark 173 West Rocks Road Norwalk, CT 06851-1633				
3.	Christopher R. King and Kelly A. McDonald 2 Caddy Road Norwalk, CT 06851				
4.	John M. Packes, Jr. 5 Skyview Lane Norwalk, CT 06851				
5.	John Zullo 175 West Rocks Road Norwalk, CT 06851				
6.	Jon L. and Gail I. Myers 174 West Rocks Road Norwalk, CT 06851-1636				

OLD STATE HOUSE STATION 06106 DEC 12 2019

First Taxing District

See Reverse for Instructions

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Kenneth C. Baldwin, Esq. Robinson & Cole LLP 280 Trumbull Street Hartford, CT 06103	6	6	neopost 12/12/2019 US POSTAGE $003.45⁰ ZIP 06103 041L12203937
	Postmaster, per *(name of receiving employee)* Y.P		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Melanie N. Blanco and Stephanie M. Blanco 9 Skyview Lane Norwalk, CT 06851				
2.	Pearl Perman Trust Soloman D. Perman Trustee 1 Caddy Road Norwalk, CT 06851-1603		OLD STATE HOUSE STATION 06103 DEC 12 2019 USPS		
3.	Rosa and Guiseppe Cutri 11 Skyview Lane Norwalk, CT 06851				
4.	State of Connecticut Department of Transportation P.O. Box 317546 Newington, CT 06131-7546				
5.	Tommy R. Soto and Maria G. Montoya-Soto 180 West Rocks Road Norwalk, CT 06855				
6.	Universal Enterprises, LLC 304 Main Avenue, Suite 152 Norwalk, CT 06851				

First Taxing District

See Reverse for Instructions

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
Kenneth C. Baldwin, Esq. Robinson & Cole LLP 280 Trumbull Street Hartford, CT 06103	1	1	neopost 12/12/2019 US POSTAGE $001.45 ZIP 06103 041L12203937
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Yohan R. and Kateryna De Los Santos 2 Lakewood Drive Norwalk, CT 06851-1021				
2.			OLD STATE HOUSE STATION		
3.					
4.					
5.					
6.					

First Taxing District

See Reverse for Instructions

HEARST | CONNECTICUT MEDIA GROUP

Connecticut Post | Greenwich Time | New Haven Register | Stamford Advocate | The Middletown Press
The News-Times | The Norwalk Hour | The Register Citizen

Fairfield Citizen | New Canaan Advertiser | Shelton Herald | Shoreline Times | The Darien Times | The Dolphin | The Foothills Trader | The Litchfield County Times
The Milford Mirror | The Ridgefield Press | The Spectrum | The Trumbull Times | The Wilton Bulletin | West Hartford News | Westport News

ROBINSON & COLE, LLP
280 TRUMBULL STREET
KENNETH BALDWIN
HARTFORD CT 061033597

REVISED PUBLIC INFORMATION MEETING NOTICE

The First Taxing District of Norwalk ("District") will host a Public Information Meeting ("PIM") regarding its plans to develop a new wireless telecommunications facility at 173 ½ West Rocks Road in Norwalk ("Property"). The PIM will be held on Thursday, January 2, 2020, at 6:30 PM in the Council Chambers, Third Floor of Norwalk City Hall, 125 East Avenue in Norwalk, CT during the regular meeting of the Norwalk Zoning Commission.

The District proposes to construct a 130-foot monopole tower within a fenced compound adjacent to and southwest of a new 500,000 gallon water tank that it intends to install on the Property. All wireless carriers currently utilizing the District's existing water tank on the Property will relocate antennas onto the new monopole tower. Equipment associated with the antennas would be located within the fenced compound.

The telecommunications facility described above is under the exclusive jurisdiction of the Connecticut Siting Council pursuant to the provisions of Section 16-50g et seq. of the General Statutes and are subject to change. Technical information regarding the proposed telecommunications facility is available for review in the Mayor's Office and the Planning and Zoning Department at Norwalk City Hall, 125 East Street in Norwalk. If you have any questions you can contact Kenneth C. Baldwin, Esq., Robinson & Cole LLP, 280 Trumbull Street, Hartford, CT 06103, (860) 275-8200, kbaldwin@rc.com.

AFFIDAVIT OF PUBLICATION

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

I, _____
Being duly sworn, depose and say that I am a Representative in the employ of HEARST CONNECTICUT MEDIA GROUP, Publisher of the Norwalk Hour, that a LEGAL NOTICE as stated below was published in the Norwalk Hour.

Subscribed and sworn to before me on this 10th Day of January, A.D. 2020.

_____
Notary Public

My commission expires on

SHELLEY D. NEVILLE
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 3/31/2023

PO Number

Ad Caption
REVISED PUBLIC INFORMATI

Publication
Norwalk Hour

Ad Number
0002524347-01

Publication Schedule
12/18/2019

AGENDA
ZONING COMMISSION
THURSDAY, JANUARY 2, 2020 - 7:00 P.M.
COUNCIL CHAMBERS – THIRD FLOOR - CITY HALL - 125 EAST AVE – NORWALK, CT

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

a. #5-19SP – First Taxing District Water Department – 173 ½ West Rocks Road – New 500,000 gallon water tank as replacement for existing 100,000 gallon tank

b. #6-19SPR/#10-19CAM – 25 Van Zant Street Condominium, Inc. (Workforce Training Center) – 25 Van Zant St - Proposed site plan for 200,000 sf Workforce Training Ctr with 235 pkg sp - *Hearing continued from Oct 16, 2019*

c. #6-19R – 25 Van Zant Street Condominium, Inc. (Workforce Training Center) – Proposed amendments to permit colleges, universities, and schools, including business and trade schools as a principal use in Industrial #1 zone – *Hearing continued from Oct 16, 2019*

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

a. Action on Items III. a., b. and c.

b. #9-19SPR – G-Bev, LLC – 556 Westport Ave – Proposed 6,000 sf brewpub – Report & recommended action

V. REVIEW AND ACTION ON NEW APPLICATIONS

a. #10-19R/#6-19SP – St. George Greek Orthodox Church – 238 West Rocks Rd - Proposed amendments to allow child day-care centers by Special Permit in existing place of worship accessory buildings in AAA Residence zones and special permit for new child day-care center in an existing accessory building – Preliminary review

b. #8-19SPR/#13-19CAM – Leonard St Associates – 9-13 Leonard St – 26 dwelling units – Final review prior to public hearing

c. #9-19SP – BajaZen – 323 Strawberry Hill Ave – Proposed candle and skincare manufacturing use within existing building – Preliminary review & schedule public hearing

VI. DISCUSSION OF ZONING REGULATIONS

VII. APPROVAL OF MINUTES: December 11, 2019 & December 11 Joint Special meeting

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

XI. FUTURE MEETINGS

Zoning Commission Wednesday, January 15, 2020 - 7:00 PM – ***Council Chambers - Third Floor*** – City Hall
Zoning Commission Thursday, February 6, 2020 - 7:00 PM – ***Council Chambers - Third Floor*** - City Hall

Assisted Listening Devices Available

TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates	
Latitude	41-08-36.6 north
Longitude	073-25-08.3 west
Measurements (Meters)	
Overall Structure Height (AGL)	39.6
Support Structure Height (AGL)	39.6
Site Elevation (AMSL)	67.3
Structure Type	
MTOWER - Monopole	

Tower Construction Notifications
Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW