



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

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June 22, 2018

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597

RE: **DOCKET NO. 479** - Tarpon Towers II, LLC and Celco Partnership d/b/a Verizon
Wireless application for a Certificate of Environmental Compatibility and Public Need for the
construction, maintenance, and operation of a telecommunications facility located at 380 Horace
Street, Bridgeport, Connecticut. **Development & Management Plan.**

Dear Attorney Baldwin:

At a public meeting of the Connecticut Siting Council (Council) held on June 21, 2018, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on May 16, 2018 with the recommendation that either landscaping or slat fencing be installed where appropriate to minimize visual impacts to surrounding neighbors.

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

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

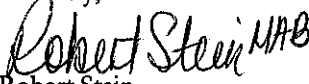
1. Contact information for the personnel of the contractor assigned to the project;
2. Notification of commencement of construction;
3. Quarterly construction progress reports;
4. Notification of completion of construction and commencement of operation; and
5. Final report.

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

Enclosed is a copy of the staff report for this D&M Plan, dated June 21, 2018.

Thank you for your attention and cooperation.

Sincerely,


Robert Stein
Chairman

RS/MP/lm

Enclosure: Staff Report, dated June 21, 2018

c: Service List

The Honorable Joseph P. Ganim, Mayor, City of Bridgeport

Kimberly G. Staley, Chief Administrative Officer, City of Bridgeport

Thomas F. Gill, Director of Planning & Economic Development, City of Bridgeport



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Docket 479 – Bridgeport Development and Management Plan Staff Report June 21, 2018

On March 29, 2018, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Tarpon Towers II, LLC (Tarpon or Certificate Holder) for the construction, maintenance, and operation of a wireless telecommunications facility located at 380 Horace Street, Bridgeport, Connecticut. As required in the Council's Decision and Order (D&O), Tarpon submitted a Development and Management Plan (D&M Plan) for the project to the Council on May 16, 2018. On May 16, 2018, Tarpon also submitted a copy to the City of Bridgeport in accordance with Condition No. 2 of the D&O. The Council issued interrogatories to Tarpon on May 22, 2018. On May 30, 2018, Tarpon submitted responses to Council interrogatories.

Consistent with the Council's D&O, Tarpon will construct a 90-foot monopole. The subject property consists of a 13.7-acre parcel owned by MDL Realty LLC and currently used for manufacturing purposes. The tower will be constructed in the northwestern portion of the property. Erosion and sedimentation controls (E&S Controls) will be installed including, but not limited to, a silt sock along the western and southern limits of the compound areas and the eastern limits of the access drive area. In accordance with Condition 2(e) of the D&O, such E&S Controls are consistent with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*.

Cellco Partnership d/b/a Verizon Wireless (Cellco) will install 12 panel antennas and nine remote radio heads on a triangular platform at a centerline height of 90 feet above ground level. The tower is not designed to be expandable in height. However, the tower and foundation will be capable of supporting four levels of antennas. In accordance with Condition No. 2(c) of the D&O, the tower is designed with a yield point to ensure that the tower radius remains within the boundaries of the subject property.

T-Mobile did not participate as a party or intervenor in the Docket No. 479 proceeding. However, T-Mobile plans to co-locate on the 80-foot level of the tower. On May 29, 2018, T-Mobile filed a request for an order to approve tower sharing with the Council. This tower share request (TS-T-MOBILE-015-180529) is currently under Council review.

Tarpon will construct a 2,500 square-foot equipment compound within a 2,500 square-foot lease area at the site. In accordance with Condition 2(b) of the D&O, the compound was rotated roughly 90 degrees to avoid an existing rocky outcropping. The compound will be enclosed by an eight-foot high chain link fence with a standard mesh size. No landscaping is proposed. Access to the proposed site compound from Horace Street will be provided over an existing paved driveway and parking area on an adjacent parcel and will continue via a new 12-foot wide by approximately 45-foot long gravel access drive to reach the compound. Electric, telco and natural gas utilities will be installed underground to the site from the end of Kingsbury Road.

Cellco will install its equipment cabinet on a 7-foot 6-inch by 4-foot concrete pad within the compound. A 30-kilowatt natural gas-fueled generator will be located within the compound on an 8-foot by 3-foot 6-inch concrete pad. Subject to the Connecticut Department of Energy and Environmental Protection (DEEP) limits on annual runtime hours and barring a breakdown, maintenance shutdown, or natural gas service interruption, the natural gas generator's possible run time during a power outage will be essentially unlimited because the fuel is pipeline supplied.



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The Certificate Holder viewed an off-site wetland from the property line and found that there appears to be a potential cryptic vernal pool associated within the western end of this wetland at a distance of roughly 150 feet east of the approved telecommunications facility. Accordingly, the Certificate Holder has included a Vernal Pool Protection Plan (VPP) in accordance with Condition 2(f) of the D&O. The VPP includes, but is not limited to, isolation of the tower compound perimeter, periodic inspection and maintenance of erosion controls and isolation structures, herpetofauna sweeps, contractor education, and reporting requirements. All Points Technology Corporation, P.C. will serve as the environmental monitor for this project to ensure that the VPP measures are implemented properly.

Consistent with the Council's D&O, the cumulative worst-case radio frequency power density level for Cellco will be 7.54 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit, using a -10-dB off-beam adjustment to account for the antenna pattern.

Typical construction hours will be 7:30 a.m. to 7:00 p.m., Monday through Friday.

All of the Development and Management Plan requirements set forth in the Council's D&O for Docket 479 are in compliance; therefore, Council staff recommends approval.