



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL

February 22, 2024

Catherine Conklin
General Dynamics Wireless Services
4603 Kemper Street
Rockville, MD 20853
Catherine.conklin@gdit.com

RE: **EM-ATT-003-240126** – New Cingular Wireless PCS, LLC (AT&T) notice of intent to modify an existing telecommunications facility located at 142 Fitts Road, Ashford, Connecticut. **Acknowledgement of Complete Request.**

Dear Catherine Conklin:

The Connecticut Siting Council (Council) is in receipt of your correspondence of February 21, 2024 submitted in response to the Council's February 8, 2024 notification of an incomplete request for exempt modification with regard to the above-referenced matter.

The submission renders the request for exempt modification complete and the Council will process the request in accordance with the Federal Communications Commission 60-day timeframe.

Thank you for your attention and cooperation.

Sincerely,

Melanie A. Bachman
Executive Director

MAB/ANM/dll

From: Conklin, Catherine (NE) <Catherine.Conklin@gdit.com>
Sent: Wednesday, February 21, 2024 2:16 PM
To: Fontaine, Lisa <Lisa.Fontaine@ct.gov>
Cc: CSC-DL Siting Council <Siting.Council@ct.gov>
Subject: RE: Council Incomplete Letter - EM-ATT-003-240126 – (Fitts Road) Ashford
Importance: High

Per your request,

See attached correspondence from the Muni.

Thank you

Catherine Conklin
Site Acquisition Specialist

M 301-266-0258
Catherine.Conklin@gdit.com
4603 Kemper Street
Rockville, MD 20853
www.gdit.com

GENERAL DYNAMICS
Information Technology

From: Michael D'Amato <zeo@ashfordtownhall.org>
Sent: Tuesday, February 20, 2024 2:37 PM
To: Conklin, Catherine (NE)
Cc: Katrina Connolly
Subject: RE: RCTB 10070913 Ashford Southeast // 142 Fitts Road, Ashford, CT 06278
Attachments: 20240220075617907.pdf; 20240220075628141.pdf

This Message Is From an External Sender

Please use caution with links, attachments, and any requests for credentials.

Hello Catherine

I apologize for the delay, our email server has been down for the last week. I've attached what we have on file for this property.

Thanks,

Michael D'Amato, AICP, CZEO
Zoning Enforcement Officer
Town of Ashford, CT



From: Conklin, Catherine (NE) <Catherine.Conklin@gdit.com>
Sent: Thursday, February 8, 2024 1:38 PM
To: Michael D'Amato <zeo@ashfordtownhall.org>
Subject: RCTB 10070913 Ashford Southeast // 142 Fitts Road, Ashford, CT 06278
Importance: High

Good Afternoon,

The Connecticut Siting Council is requesting the following: Do you have an original facility approval in your records?

Staff has reviewed this exempt modification request for completeness and has identified a deficiency in the submittal. The exempt modification request lacks documentation of the original facility approval and any conditions of such approval or correspondence with the Town of Ashford stating that the town no longer retains records of its decision.

Thank you

Catherine Conklin
Site Acquisition Specialist

M 301-266-0258
Catherine.Conklin@gdit.com

Connecticut Siting Council

Decisions

<p>DOCKET NO. 239 - Tower Ventures, Inc., application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a wireless telecommunications facility at 229-231 Ashford Center Road, Ashford, Connecticut.</p>	<p>} Connecticut</p> <p>} Siting</p> <p>} Council</p>
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May 20, 2003

Decision and Order

Pursuant to the foregoing Findings of Fact and Opinion, the Connecticut Siting Council (Council) finds that the effects associated with the construction, operation, and maintenance of a telecommunications facility including effects on the natural environment; ecological integrity and balance; public health and safety; scenic, historic, and recreational values; forests and parks; air and water purity; and fish and wildlife are not disproportionate either alone or cumulatively with other effects when compared to need, are not in conflict with the policies of the State concerning such effects, and are not sufficient reason to deny the application and therefore directs that a Certificate of Environmental Compatibility and Public Need, as provided by General Statutes § 16-50k, be issued to Tower Ventures, Inc. for the construction, maintenance and operation of a wireless telecommunications facility at 229-231 Ashford Center Road, Ashford, Connecticut.

The facility shall be constructed, operated, and maintained substantially as specified in the Council's record in this matter, and subject to the following conditions:

1. The tower shall be constructed as a monopole, no taller than necessary to provide the proposed telecommunications services, sufficient to accommodate the antennas of AT&T Wireless PCS, LLC and Omnipoint Holdings, Inc. d/b/a T-Mobile and other entities, both public and private, but such tower shall not exceed a height of 180 feet above ground level.
2. Underground utilities shall be installed in the base of the access road.
3. The Certificate Holder shall prepare a Development and Management (D&M) Plan for this site in compliance with Sections 16-50j-75 through 16-50j-77 of the Regulations of Connecticut State Agencies. The D&M Plan shall be submitted to and approved by the Council prior to the commencement of facility construction and shall include:
 - a. a final site plan(s) of site development to include specifications for the tower, tower foundation, antennas, equipment building, security fence, access road, utility line, and landscaping; and
 - b. construction plans for site clearing, water drainage, and erosion and sedimentation control consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended.
4. The Certificate Holder shall, prior to the commencement of operation, provide the Council worst-case modeling of electromagnetic radio frequency power density of all proposed entities' antennas at the closest point of uncontrolled access to the tower base, consistent with Federal Communications Commission, Office of Engineering and Technology, Bulletin No. 65, August 1997. The Certificate Holder shall ensure a recalculated report of electromagnetic radio frequency power density is submitted to the Council if and when circumstances in operation cause a change in power density above the levels calculated and provided pursuant to this Decision and Order.

5. Upon the establishment of any new State or federal radio frequency standards applicable to frequencies of this facility, the facility granted herein shall be brought into compliance with such standards.
6. The Certificate Holder shall permit public or private entities to share space on the proposed tower for fair consideration, or shall provide any requesting entity with specific legal, technical, environmental, or economic reasons precluding such tower sharing.
7. If the facility does not initially provide wireless services within one year of completion of construction or ceases to provide wireless services for a period of one year, this Decision and Order shall be void, and the Certificate Holder shall dismantle the tower and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made..
8. Any antenna that becomes obsolete and ceases to function shall be removed within 60 days after such antennas become obsolete and ceases to function.
9. Unless otherwise approved by the Council, this Decision and Order shall be void if the facility authorized herein is not operational within one year of the effective date of this Decision and Order or within one year after all appeals to this Decision and Order have been resolved.

Pursuant to General Statutes § 16-50p, we hereby direct that a copy of the Findings of Fact, Opinion, and Decision and Order be served on each person listed below, and notice of issuance shall be published in The Hartford Courant, and The Chronicle.

By this Decision and Order, the Council disposes of the legal rights, duties, and privileges of each party named or admitted to the proceeding in accordance with Section 16-50j-17 of the Regulations of Connecticut State Agencies.

The parties and intervenors to this proceeding are:

Applicant

Tower Ventures II, LLC

Its Representative

Julie Donaldson Kohler, Esq.
Hurwitz & Sagarin, LLC
147 N. Broad Street
Milford, CT 06460
(203) 877-8000

Intervenor

AT&T Wireless PCS, LLC
d/b/a AT&T Wireless

Its Representative

Christopher B. Fisher, Esq.
Cuddy & Feder LLP
90 Maple Avenue
White Plains, New York 10601
(914) 761-1300

MINUTES ASHFORD PLANNING AND ZONING COMMISSION

January 14, 2002

Members present: Organ, Hastillo, Mele, Harakaly and Rosenberg.

Alternates present: Bartok and Diakogeorgiou.

The meeting was called to order at 9 p.m. after the public hearing (continuation of Tower ventures - telecommunication tower, Nigro - subdivision and Fammartino - subdivision).

Moved and seconded to consider Old Business first. Passed without dissent.

Old Business

Tower Ventures, Inc. - The Commission discussed testimony heard at the public hearing (October, December & January). Computer generation maps show that coverage is best with the Fitts Road location. A report was submitted from the Federal Aviation Administration indicating that marking and lighting are not needed. The tower will be designed to carry up to 6 antennas. A 6' fence will be placed around the tower site. David Vivian indicated that the style of antenna could be of lattice, monopole or flagpole design. The Commission discussed the merits of each. The lattice design when full of antennas and associated cables appears larger than the monopole. Moved by Mele with a seconded by Hastillo to grant a Special Permit under Section 4.11.02 of the zoning regulations to Tower Ventures, Inc. to build a 180' telecommunications tower to be located on the June Norcross Webster Scout Reservation off of Fitts Road with the condition that the tower be of monopole design with the appearance of galvanized steel. Motion passed without dissent.

Howard Estates - The public hearing was continued until cleanup of the site and ground water tests are completed. The location of the property lines and a proposed fence will also be marked.

Fammar Estates - The public hearing was continued until the dump site on lot 3 is cleaned up. Filip will flag the corners of the lots.

New Business

T & B Associates - The maps have not been completed on the new 6-lot subdivision on the corner of Squaw Hollow and Knowlton Roads.

TOWN OF ASHFORD
DEPARTMENT OF BUILDING INSPECTION
APPLICATION FOR BUILDING PERMIT AND PLAN EXAMINATION
TELEPHONE NO. (860) 429-8433

25 POMPEY HOLLOW ROAD

ASHFORD, CONNECTICUT 06278

1. 142 FITS ROAD 36-A-1-E
Number Street/Road Assessor's Map - Block - Lot. No.
2. CT. RIVERS COUNCIL BSA 60 DAVENANT E. HTRD, CT.
OWNER'S NAME AND ADDRESS TEL. NO.
3. TOWER VENTURES II, LLC 170 WESTMINSTER ST., PROVIDENCE, RI 02903 401-854-1850
APPLICANT'S NAME AND ADDRESS LOCAL: 860-345-4602 TEL. NO.

4. CELLULAR TOWER
Type of Improvement
5. N/A N/A N/A
Type of Heating System Fireplace Woodstove
6. 0 0 0 0 0
No. of Bedrooms No. of Baths type of Sewage type of Water Supply Principal Type of Frame
7. WIRELESS COMMUNICATIONS TOWER
Proposed Use of Structure

8. THIS APPLICATION MUST BE ACCOMPANIED BY A PROPER SITE PLAN AND BUILDING PLANS AND COPIES OF THE FOLLOWING APPROVALS SHOULD BE ATTACHED IF REQUIRED:
SEPTIC PERMIT TOWN OR STATE DRIVEWAY PERMIT
ADDITIONAL INFORMATION MAY BE REQUIRED ON COMMERCIAL APPLICATIONS.

Construction Cost: 115,000
Permit Fee: 1150.00 Ck. No. 1191
State Fee: 18.40
Total: 1168.40

THE OWNER OF THIS BUILDING AND THE UNDERSIGNED AGREE TO CONFORM TO THE CONNECTICUT STATE BUILDING CODE AND TO NOTIFY THE BUILDING OFFICIAL OF ANY CHANGES IN PLANS FOR WHICH THIS PERMIT IS REQUESTED.

[Signature] 10/5/03
Signature of Applicant Date
HAL 616410

Electrical Contractor Address Signature Lic. No.

Heating/Cooling Contractor Address Signature Lic. No.

Plumbing Contractor Address Signature Lic. No.

Concrete Contractor SAME 617.479.8751
GRACEY-NORCROSS ENGINEERING
General Contractor BOB WETHERBEE

New Home Builder Lic. # Home Improvement Reg. #

[Signature] 10-8-03 [Signature] 02/03
Approved by Wetlands Date Approved by Building Official Date

Approved by Zoning Date Approved by Fire Marshal Date