

From: David Hoogasian <dhoogasian@nbcllc.com>

Sent: Saturday, December 11, 2021 12:26 PM

To: CSC-DL Siting Council <Siting.Council@ct.gov>

Subject: TS-DISH-006-211202 SUPPLEMENTS / RE: DISH / Tower Share Request / 401-411 Lopus Road - Beacon Falls CT (370641 Beacon Falls CT)

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Attached please find supplemental documentation for the above referenced Tower Share Request:

- Original Tower facility approval (Town of Beacon Falls in March 20, 2004)
- Project Narrative referencing the original facility approval
- Property owner record cards + Map

One hard copy of these materials will be mailed in to you shortly.

If you have any questions or need any further information, please feel free to contact me.

Thank you,

David Hoogasian

Project Manager

NETWORK BUILDING + CONSULTING

100 Apollo Drive | Suite 303 | Chelmsford, MA | 01824
M 508.344.3343



December 11, 2021

Melanie A. Bachman
Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Re: Request of DISH Wireless LLC for an Order to Approve the Shared Use of an Existing Tower
401-411 Lopus Road Beacon Falls, CT 06403
Latitude: 41'25'58.200" / Longitude: -73' 04' 12.800"

Dear Ms. Bachman:

Pursuant to Connecticut General Statutes ("C.G.S.") §16-50aa, as amended, DISH Wireless LLC ("DISH") hereby requests an order from the Connecticut Siting Council ("Council") to approve the shared use by DISH of an existing telecommunication tower at 401-411 Lopus Road in Beacon Falls (the "Property"). The existing 149-foot monopole tower is owned by American Tower Corporation ("ATC"). The underlying property is owned by The Town of Beacon Falls. DISH requests that the Council find that the proposed shared use of the ATC tower satisfies the criteria of C.G.S. §16-50aa and issue an order approving the proposed shared use. A copy of this filing is being sent to Gerard Smith, First Selectman of Town of Beacon Falls, Jim Baldwin, Town of Beacon Falls Building Official and The Town of Beacon Falls as the property owner.

Background

This facility was approved by the Town of Beacon Falls on March 20, 2004. A copy of the approval is included in the filing attachments. The existing ATC facility consists of a 149-foot monopole tower located within an existing leased area. AT&T Mobility currently maintains antennas at the 145-foot level. T-Mobile currently maintains antennas at the 135-foot level. Metro PCS currently maintains antennas at the 127-foot level. Verizon Wireless currently maintains antennas at the 115-foot level. Equipment associated with these antennas are located at various positions within the tower and compound.

DISH is licensed by the Federal Communications Commission ("FCC") to provide wireless services throughout the State of Connecticut. DISH and ATC have agreed to the proposed shared use of the 401-411 Lopus Road tower pursuant to mutually acceptable terms and conditions. Likewise, DISH and ATC have agreed to the proposed installation of equipment cabinets on the ground within the existing compound. ATC has authorized DISH to apply for all necessary permits and approvals that may be required to share the existing tower.
(See attached Letter of Authorization)

DISH proposes to install three (3) antennas, (1) Tower platform mount, (6) Remote radio units at the 105-foot level along with, (1) over voltage protection device (OVP) and (1) Hybrid cable. DISH will install an equipment cabinet on a 5'x7' equipment platform. DISH's Construction Drawings provide project specifications for all proposed site improvement locations. The construction drawings also include specifications for DISH's proposed antenna and groundwork.

C.G.S. § 16-50aa(c)(1) provides that, upon written request for approval of a proposed shared use, "if the Council finds that the proposed shared use of the facility is technically, legally, environmentally and economically feasible and meets public safety concerns, the council shall issue an order approving such a shared use." DISH respectfully submits that the shared use of the tower satisfies these criteria.

A. Technical Feasibility. The existing ATC tower is structurally capable of supporting DISH's proposed improvements. The proposed shared use of this tower is, therefore, technically feasible. A Feasibility Structural Analysis Report ("Structural Report") prepared for this project confirms that this tower can support DISH's proposed loading. A copy of the Structural Report has been included in this application.

B. Legal Feasibility. Under C.G.S. § 16-50aa, the Council has been authorized to issue order approving the shared use of an existing tower such as the ATC tower. This authority complements the Council's prior-existing authority under C.G.S. § 16-50p to issue orders approving the construction of new towers that are subject to the Council's jurisdiction. In addition, § 16-50x(a) directs the Council to "give such consideration to the other state laws and municipal regulations as it shall deem appropriate" in ruling on requests for the shared use of existing tower facilities. Under the statutory authority vested in the Council, an order by the Council approving the requested shared use would permit the Applicant to obtain a building permit for the proposed installations.

C. Environmental Feasibility. The proposed shared use of the ATC tower would have a minimal environmental effect for the following reasons:

1. The proposed installation will have no visual impact on the area of the tower. DISH's equipment cabinet would be installed within the existing facility compound. DISH's shared use of this tower therefore will not cause any significant change or alteration in the physical or environmental characteristics of the existing site.
2. Operation of DISH's antennas at this site would not exceed the RF emissions standard adopted by the Federal Communications Commission ("FCC"). Included in the EME report of this filing are the approximation tables that demonstrate that DISH's proposed facility will operate well within the FCC RF emissions safety standards.
3. Under ordinary operating conditions, the proposed installation would not require the use of any water or sanitary facilities and would not generate air emissions or discharges to water bodies or sanitary facilities. After construction is complete the proposed installations would not generate any increased traffic to the ATC facility other than periodic maintenance. The proposed shared use of the ATC tower, would, therefore, have a minimal environmental effect, and is environmentally feasible.

D. **Economic Feasibility.** As previously mentioned, DISH has entered into an agreement with ATC for the shared use of the existing facility subject to mutually agreeable terms. The proposed tower sharing is, therefore, economically feasible.

E. **Public Safety Concerns.** As discussed above, the tower is structurally capable of supporting DISH's full array of three (3) antennas, (1) Tower platform mount, (6) Remote radio units, (1) over voltage protection device (OVP) and (1) Hybrid cable and all related equipment. DISH is not aware of any public safety concerns relative to the proposed sharing of the existing ATC tower

Conclusion

For the reasons discussed above, the proposed shared use of the existing ATC tower at 401-411 Lopus Road satisfies the criteria stated in C.G.S. §16-50aa and advances the Council's goal of preventing the unnecessary proliferation of towers in Connecticut. The Applicant, therefore, respectfully requests that the Council issue an order approving the proposed shared use.

Sincerely,

David Hoogasian

David Hoogasian
Project Manager

BEACON FALLS TOWN OF
 10 MAPLE AVE
 BEACON FALLS, CT 06403
 Census: 3411

Neighborhood Number
 300

Neighborhood Name
 General Industrial

TAXING DISTRICT INFORMATION

Jurisdiction Name BEACON FALLS
 Area 006
 Routing Number 003-001-0016

Transfer of Ownership					
Owner	Consideration	Transfer Date	Deed Type	Deed Book	Page
NA	0	02/13/1975		37	413

Site Description

Topography
 Level

Public Utilities
 Electric

Street or Road
 Paved

Neighborhood

Zoning:
 IPD

Legal Acres:
 3.0600

Valuation Record									
Assessment Year	2006	2011	2014	2016					
Reason for Change	2006 Reval	2011 Reval		2016 Reval					
2016 Market	L 229500	I 206550	I 206550	I 189720					
	I 328280	I 571150	I 321150	I 334780					
	T 557780	T 777700	T 527700	T 524500					
70% Assessed	L 160650	L 144590	L 144590	L 132800					
	I 229800	I 399810	I 224810	I 234350					
	T 390450	T 544400	T 369400	T 367150					



Land Size				
Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
Primary Industrial Land		3.0600		

Physical Characteristics

ROOFING

Metal

WALLS

	B	1	2	U
Frame		Yes		
Guard	Yes	Yes	Yes	Yes

FRAMING

	B	1	2	U
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FINISH

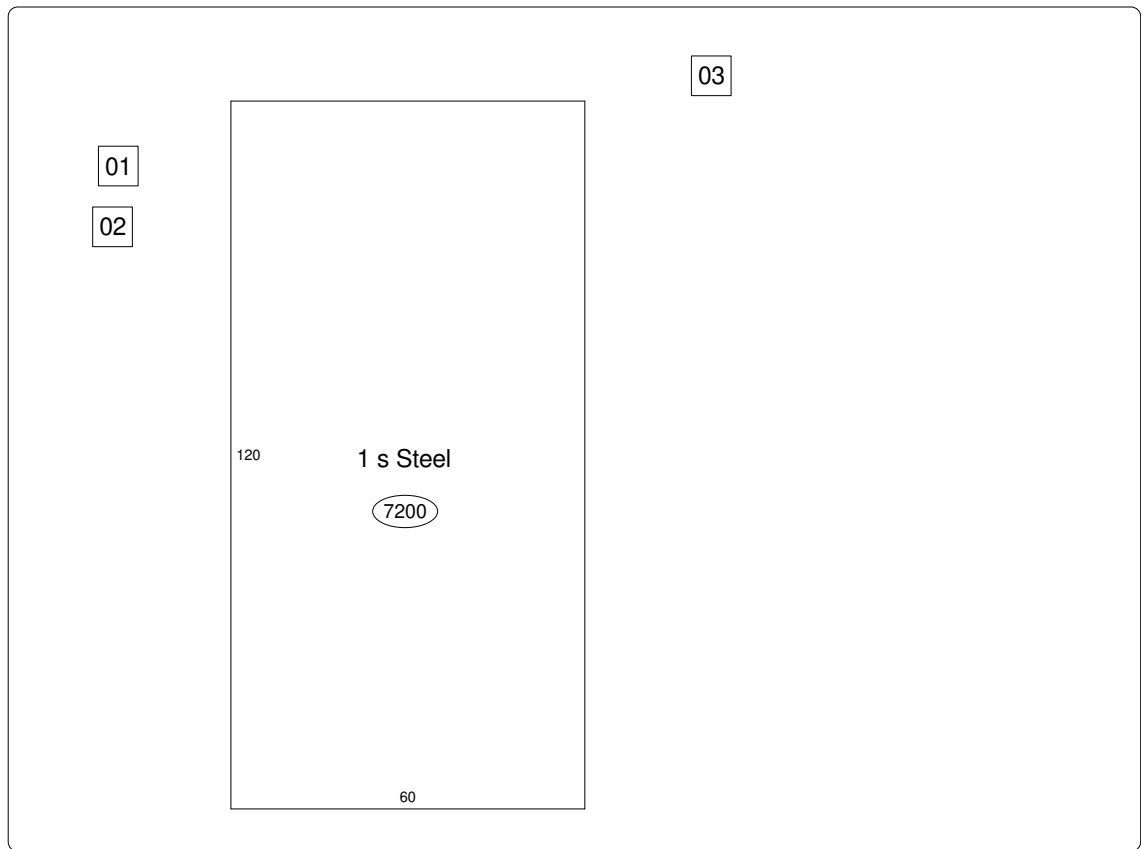
	UF	SF	FO	FD
1	7200	0	0	0
Total	7200	0	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U
Heat	0	7200	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths				
Half Baths				
Extra Fixtures				4
TOTAL	0			4



Special Features

Description

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
C	MUNIGAR	0.00		Fair	1979	1999	AV	7200
01	PAVING	0.00	85	AVG	1979	1979	AV	4300
02	FENCECL	5.00	51C	AVG	1979	1979	AV	80
03	POLEBLDG	1.00		EXE	1990	1990	AV	1000

GLOBAL TOWER PROPERTIES, LLC
 750 PARK OF COMMERCE BLVD SUITE 300
 BOCA RATON, FL 33487

Neighborhood Number
 300

Neighborhood Name
 General Industrial

TAXING DISTRICT INFORMATION

Jurisdiction Name BEACON FALLS
 Area 006
 Routing Number 003-001-0016

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Type	Deed Book/Page
BEACON FALLS TOWN OF	0	10/05/2012	.	.

Site Description

Topography
 Level

Public Utilities
 Electric

Street or Road
 Paved

Neighborhood
 Static

Zoning:
 IPD

Legal Acres:
 0.0000

Valuation Record

Assessment Year	2012	2016						
Reason for Change	Use Chg	2016 Reval						
2016 Market	L 0	0						
	I 250000	275000						
	T 250000	275000						
70% Assessed	L 0	0						
	I 175000	192500						
	T 175000	192500						

Land Size

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor

Physical Characteristics

Tax ID 003-001-0016

Printed 09/17/2021

01

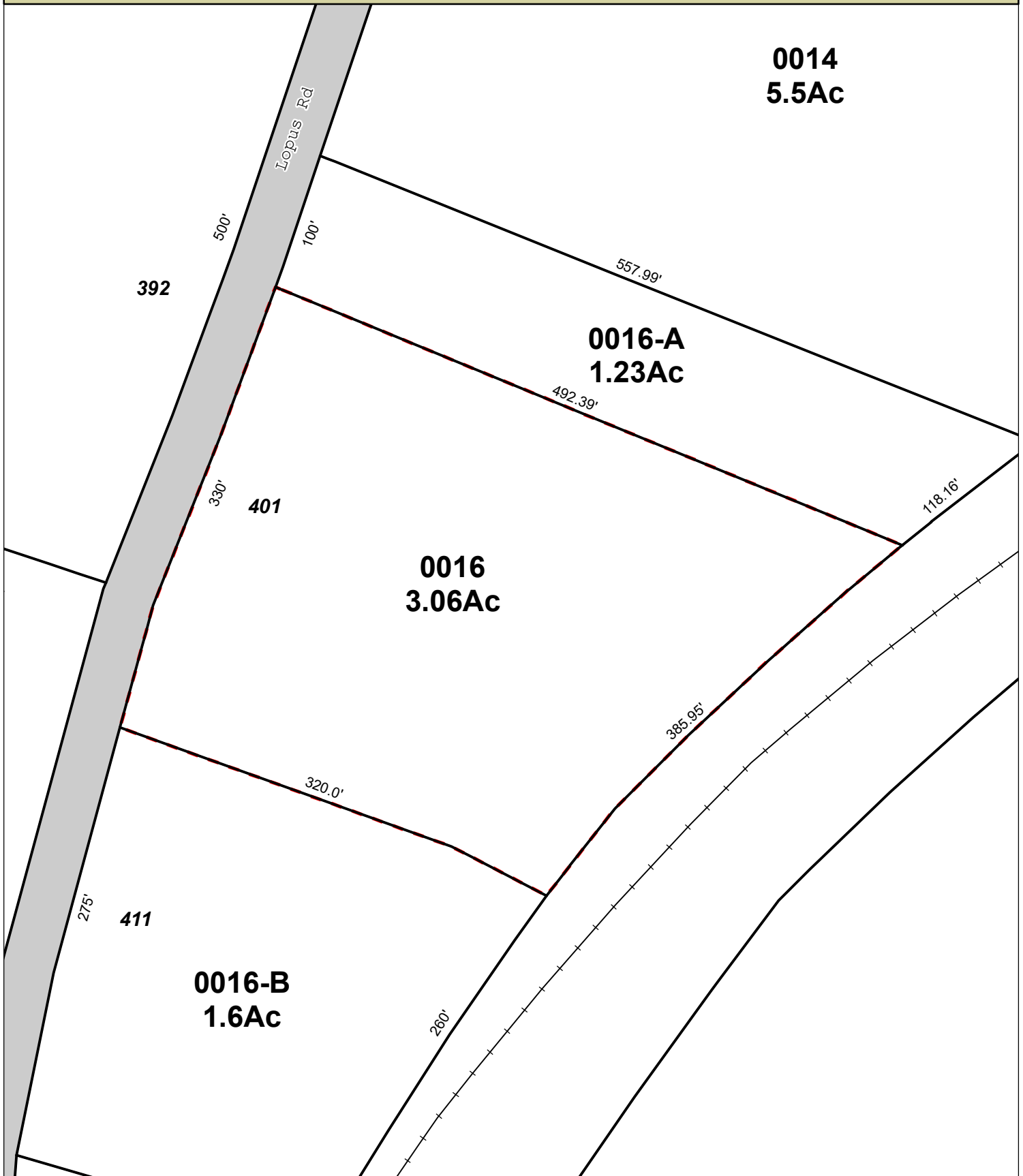
Special Features	
Description	

Summary of Improvements								
ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
01	TOWERMON	0.00		AVG	2011	2011	AV	160

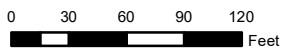
Town of Beacon Falls, Connecticut - Assessment Parcel Map

Parcel: 003-001-0016

Address: 401 LOPUS RD



Approximate Scale: 1 inch = 100 feet

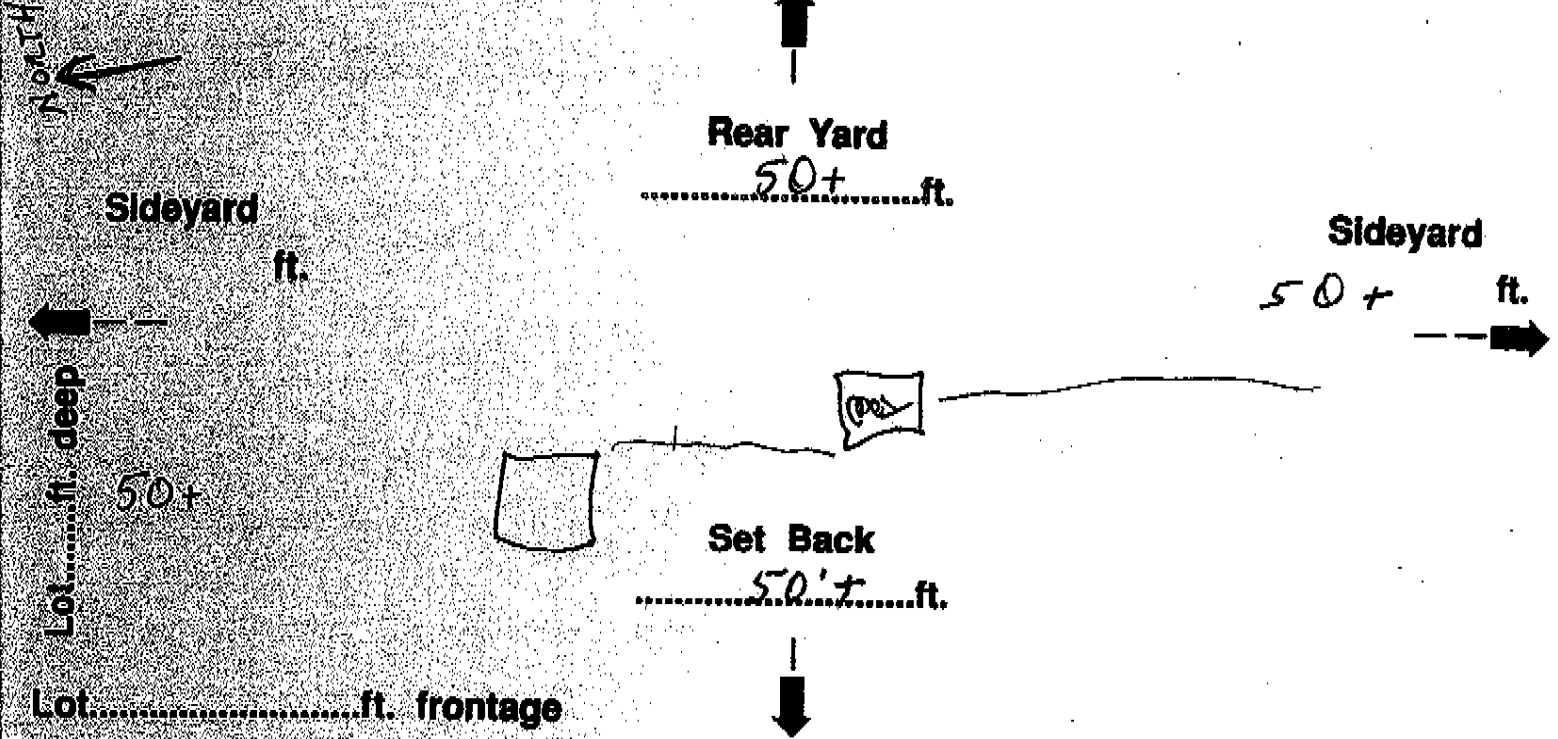


Map Produced May 2021

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Beacon Falls and its mapping contractors assume no legal responsibility for the information contained herein.

PLOT PLAN

Indicate location of garage or accessory building with dashed lines



401 LOPUS ROAD Street

Application for Certificate of Zoning Compliance

Date 10-27-05

NEW CINGULAR WIRELESS PCS, LLC of 500 ENTERPRISE DRIVE

Name of Applicant

Street Address

ROCKY HILL, CT 06067

City

State

hereby applies to the Beacon Falls Zoning Commission

for a certificate of Zoning Compliance for

CINGULAR CELL TOWER SITE AT BEACON FALLS PUBLIC WORKS

Size and Location - Zone

GARAGE ON LOPUS RD. MONOPOLE TOWER IN FENCED COMPOUND; EQUIPMENT SHELTER; COAXIAL CABLES; ANTENNAS. NEW CINGULAR WIRELESS PCS, LLC

Applicant's Signature STEVEN L. LEVINE

Date Approved 10/27/05

Zoning Enforcement Officer

FEE: \$10.00

TOWN TO OWN



APPLICATION FOR BUILDING PERMIT
CONNECTICUT STATE BUILDING CODE (SBC 111.0)
CITY/TOWN OF BEACON FALLS



1. 10-27-05 (Please Print or Type All Entries)
Date

2. PUBLIC WORKS GARAGE, LOPUS ROAD, B. FALLS 3. MAP 3 BLK 1 LOT 16
Property Location Street Address Lot #

4. TOWN OF BEACON FALLS
Owner's Name (As it appears in the Land Records)

5. TOWN HALL BEACON FALLS CT 06403
Street Address Town State Zip Code

6. _____

7. _____ NEW CINGULAR WIRELESS PCS, LLC (STEVE LEVINE)
Home Phone # Work Phone # Fax # Mobile Phone #

8. 500 ENTERPRISE DR. ROCKY HILL CT 06007
Street Address Town State Zip Code

9. _____ 860-513-7636 860-513-7190 203-556-1655
Home Phone # Work Phone # Fax # Mobile Phone #

10. TO BE DETERMINED 11. _____
Contractor/General Contractor Registration #

12. Permit Type:

a) Building Permit Foundation Superstructure Other
 Tenant Fitout

b) Electrical Permit Estimated Cost _____
c) Mechanical Permit Estimated Cost _____
d) Plumbing Permit Estimated Cost _____
e) Demolition Permit* Estimated Cost _____
f) Other _____ Estimated Cost _____

TOTAL \$ 250,000⁰⁰

13. Project Type:

a) New Construction Relocation
b) Addition Change of Use
c) Alteration Article 32
d) Repair/Replacement Designated Historic Structure
e) Demolition*

CELL TOWER, FENCED COMPOUND, EQUIPMENT SHELTER, COAX CABLES, MOVE OIL TANK

Is Structure within the 100 year flood plain Yes No

14. Construction Type: 1A 1B 2A 2B 2C 3A 3B 4 5A 5B

15. Use Group(s): A-1 B H-1 I-1 M S-1
 A-2 H-2 I-2 S-2 UNMANNED
 A-3 F-1 H-3 I-3 R-1
 A-4 F-2 H-4 R-2 U
 A-5 R-3

Mixed Use: N/A Yes No Separated Nonseparated

16. LOPUS ROAD - PUBLIC WORKS GARAGE 17. 3-1-16
Property Location Street Address Lot #

18. Height of building: Stories: 1 Feet: 10'

19. Total Sq. Ft. of Building: 240 SQ. FT

20. List below the gross square footage of each story, above and below grade:

Story	Area in Sq. Ft.	Story	Area in Sq. Ft.	Story	Area in Sq. Ft.
<u>1</u>	<u>240</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>

21. Architect's Information: (Attach as applicable) License # 22038

TELECOM ENGINEERING
MIKE PATEL
" "

22. Engineers Information: (Attach as applicable) License # 22038

23. Interior Design: (Attach as Applicable) Registration # N/A

24. Documents Submitted /Attached:

- Zoning Building Plans Site Plans Building Sections Building Elevations Health
- Reports Calculations Details Photographs Threshold Review*
- Correspondence Authorization of Applicant Other Than Owner Manufacturer's Literature
- Statement of Special Inspections* Other (describe) _____

25. Estimated Cost of Construction \$ 250,000.00
(Value of Labor & Materials)

CERTIFICATION: I hereby certify that: I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations and ordinances. All information contained within is true and accurate to the best of my knowledge and belief.

NEW CINCINNATI WIRELESS PCS, LLC
BY [Signature]
Signature of Owner/Authorized Agent
STEVEN L. LEVINE

ITEMS 26 - 29 ARE FOR BUILDING OFFICIAL'S USE ONLY

26. Building Permit Fee: \$ 1792.00

27. Plan Review Fee: 0.00

28. Certificate of Occupancy Fee: 0.00

29. Other Fees: 0.00

TOTAL FEE: Cash Check \$ 1792.00

#P-11-6-2005
11/3/2005

Completed Application Received Date: 10/27/2005

[Signature] check # 1072

[Signature]
(Signature Building Official)



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@po.state.ct.us

www.ct.gov/csc

October 24, 2005

Steven Levine
Real Estate Consultant
New Cingular Wireless PCS, LLC
500 Enterprise Drive
Rocky Hill, CT 06067-3900

RE: **TS-CING-006-051007** - New Cingular Wireless PCS, LLC. request for an order to approve tower sharing at an existing telecommunications facility located at Beacon Falls Public Works Department garage, Lopus Road, Beacon Falls, Connecticut.

Dear Mr. Levine:

At a public meeting held October 19, 2005, the Connecticut Siting Council (Council) ruled that the shared use of this existing tower site is technically, legally, environmentally, and economically feasible and meets public safety concerns, and therefore, in compliance with General Statutes § 16-50aa, the Council has ordered the shared use of this facility to avoid the unnecessary proliferation of tower structures. This facility has also been carefully modeled to ensure that radio frequency emissions are conservatively below State and federal standards applicable to the frequencies now used on this tower.

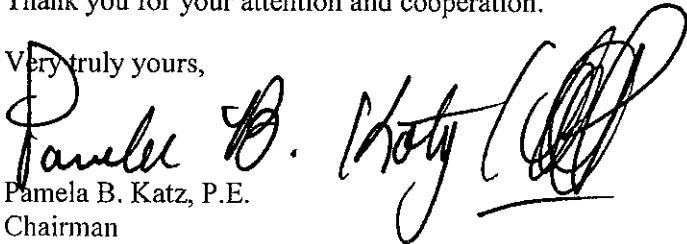
This decision is under the exclusive jurisdiction of the Council. Any additional change to this facility may require an explicit request to this agency pursuant to General Statutes § 16-50aa or notice pursuant to Regulations of Connecticut State Agencies Section 16-50j-73, as applicable. Such request or notice shall include all relevant information regarding the proposed change with cumulative worst-case modeling of radio frequency exposure at the closest point of uncontrolled access to the tower base, consistent with Federal Communications Commission, Office of Engineering and Technology, Bulletin 65. Any deviation from this format may result in the Council implementing enforcement proceedings pursuant to General Statutes § 16-50u including, without limitation, imposition of expenses resulting from such failure and of civil penalties in an amount not less than one thousand dollars per day for each day of construction or operation in material violation.

This decision applies only to this request for tower sharing and is not applicable to any other request or construction. Please be advised that the validity of this action shall expire one year from the date of this letter.

The proposed shared use is to be implemented as specified in your letter dated October 7, 2005 and additional information received October 17, 2005, including the placement of all necessary equipment and shelters within the tower compound.

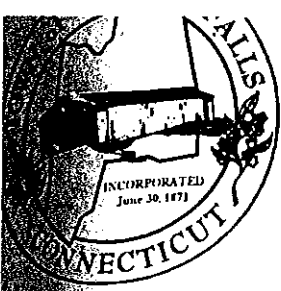
Thank you for your attention and cooperation.

Very truly yours,


Pamela B. Katz, P.E.
Chairman

PBK/laf

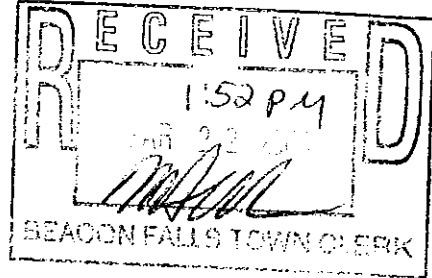
c: The Honorable Susan Ann Cable, First Selectman, Town of Beacon Falls
Brian Herb, Zoning Enforcement Officer, Town of Beacon Falls



Town of BEACON FALLS
Connecticut

Planning and Zoning Commission

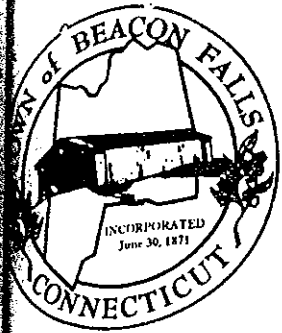
Board of Selectman
10 Maple Avenue
Beacon Falls, CT. 06403



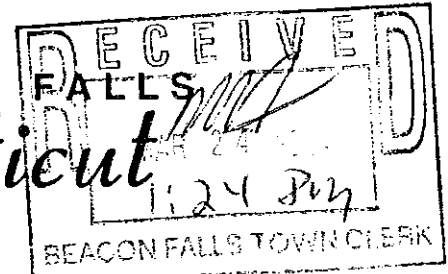
The Beacon Falls Planning and Zoning Commission, after review of site plan proposed by AT&T, respectfully recommends acceptance.

If you have any questions or concerns please contact Chairman Jeff Burkitt.

Mary Ellen Fernandes
Mary Ellen Fernandes
Clerk, P & Z Commission
March 20, 2004



TOWN of BEACON FALLS
Connecticut



**Planning and Zoning Commission
Regular Meeting Minutes
March 18, 2004
Draft Minutes Subject to Modification**

I Call to Order

Chairman Burkitt called the regular meeting of the Beacon Falls Planning and Zoning Commission to order at 7:30 P.M.
Present: Chairman Burkitt, Commissioners Carl Vitale, Peter Betkoski, Richard Franco, David Chadderton and Bill Abromaitis.
Absent: Kevin McDuffie

II Approval of Minutes

A motion to approve the minutes of the Feb 2004 regular meeting as submitted was made by Comm. Abromaitis and 2nd by Comm. Franco. All in favor. A motion to approve the minutes of Public Hearing on 6 month moratorium was made by Comm. Vitale and 2nd by Comm. Abromaitis. All in favor. A motion to approve the minutes of the Public Hearing on Pond Spring was made by Comm. Abromaitis and 2nd by Comm. Franco. All in favor.

III Comments from the Public

John Smith, E.J. Smith Company came forward and requested an extension for filing of the mylar for application P-2003-115 Smith Farms-Section IV. Chairman Burkitt stated that this would be handled under Old Business.

IV Zoning Enforcement Officers Report

A written report was submitted. Discussion followed. A motion to accept report as submitted was made by Comm. Abromaitis and 2nd by Comm. McDuffie. All in favor. Charlie Edwards requested permission to have site trailer on project for 18 months. Comm. Chadderton made a motion to grant request for construction trailer for up to 18 months or more specifically September 18, 2005. Seconded by Comm. Abromaitis. All in favor.

V Town Engineers Report

An written report was submitted. Discussion followed. A motion to accept report as submitted was made by Comm. Abromaitis and was 2nd by Comm. Franco. All in favor.

VI Comprehensive Plan of Conservation and Development

No report.

MAR 24 2004

VII Old Business

A joint discussion between the Board of Selectman, Atty. Civitello, Planning & Zoning and Atty. Buemi. After hearing from both attorneys, it was decided that this discussion does not belong before the Planning and Zoning Commission.

- 1) Application P-2003-114SP- Chatfield/Woodhaven – A motion to set a Public Hearing date for May 4, 2004 at 7:30 PM was made by Comm. Vitale and 2nd by Comm. Abromaitis. All in favor.
- 3) Fawn Hill Estates – A motion to send a letter to Board of Selectman to recommend reducing the maintenance bond was made by Comm. Vitale and 2nd by Comm. Abromaitis. All in favor.
- 2) Pond Spring Village – Site Plan – Accept for review.
- 4) E J Smith – A motion to grant request of extension to file mylar was made by Comm. Chadderton and 2nd by Comm. Abromaitis. All in favor.

VIII New Business

- 1) Application P-2004-120- 6 month moratorium – A motion to table to April 15, 2004 was made by Comm. Vitale and 2nd by Comm. Betkoski. All in favor.
- 2) Joyce Van Lines – Application accepted under review.
- 3) Earth Works – Application accepted under review.

IX New Applications

- 1) ATT Cell Tower – A motion to recommend to Board of Selectman to accept was made by Comm. Chadderton and 2nd by Comm. Abromaitis. All in favor.
- 2) Cotton Hollow Rd – Multi unit – A brief discussion resulted in a motion to Table until issues are resolved was made by Comm. Chadderton and 2nd by Comm. Franco. All in favor.
- 3) Oakwood Estates – A motion to set Public Hearing for May 4, 2004 at 7:00 PM was made by Comm. Abromaitis and 2nd by Comm. Franco. All in favor.
- 4) Westwind Estates – Resubdivision Lot 22 & 23 – Public Hearing date set for March 18, 2004 at 7:15 P.M.
- 5) Charlie Edwards – Lot Line Revisions – A motion to approve was made by Comm. Chadderton and 2nd by Comm. Vitale. All in favor.

X Correspondence and Payment of Bills

The following bills were submitted for payment:

Nafis & Young \$ 552.50 / M.E. Fernandes \$ 192.00 / Wtby Republican \$102.90
Nutmeg Printers \$394.00 / Fasano, Ippitio & Lee \$730.00 / Karen Wilson
\$115.00. A motion to accept Payment of Bills as submitted was made by
Comm. Abromaitis and 2nd by Comm. Franco. All in favor.
A motion to accept all correspondence and place on file was made by Comm.
Chadderton and 2nd by Comm. Franco. All in favor.

XI Executive Session

A motion to go into executive session was made by Comm. Chadderton and 2nd by Comm. Vitale. All in favor. A motion to come out of executive session was made by Comm. Vitale and 2nd by Comm. Abromaitis. All in favor.

MAR 24 2004

XII Petitions from Commissioners

No activity

XII Adjournment

A motion to adjourn was made by Comm. Chadderton and 2nd by Comm. Abromaitis. All in favor.

Respectfully Submitted,

Mary Ellen Fernandes

Mary Ellen Fernandes

Clerk, March 20, 2004