

From: David Hoogasian <dhoogasian@nbcllc.com>
Sent: Saturday, December 11, 2021 1:36 PM
To: CSC-DL Siting Council <Siting.Council@ct.gov>
Subject: TS-DISH-023B-211112 SUPPLEMENTS / DISH / Tower Share Request / 650 Albany Turnpike Collinsville, CT / 411259 COLLINSVILLE (CANTON) CT

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

- Original Tower facility approval (CSC Docket No. 204 on February 14, 2002)
- 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



Connecticut Siting Council^(/CSC)

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DOCKET NO. 204 - Crown Atlantic Company LLC and Cellco Partnership d/b/a Verizon Wireless application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a cellular telecommunications facility located at 650 Albany Turnpike (Route 44), Canton; or at 21 Indian Hill Road, Canton, Connecticut.

Connecticut
Siting
}
Council
}
February
14, 2002

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 at the proposed prime site in Canton, Connecticut, 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 Crown Atlantic Company LLC and Cellco

Partnership d/b/a Verizon Wireless for the construction, maintenance, and operation of a cellular telecommunications facility located at 650 Albany Turnpike (Route 44), in Canton, Connecticut. We deny certification of the proposed alternate site at 21 Indian Hill Road, in Canton, 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 Cellco and at least three other telecommunications entities, both public and private, but such tower shall not exceed a height of 110 feet above ground level (AGL), including appurtenances. The tower and foundation may be designed and constructed capable of being extended from 110 feet AGL to 150 feet AGL, with such extension subject to Council approval by petition for a declaratory ruling, pursuant to Sections 16-50j-38 through 16-50j-40 of the Regulations of Connecticut State Agencies.
2. 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 final site plan(s) for site development to include the location and specifications for the tower foundation, equipment building, antennas, emergency generator and fuel tank, security fence, access road, and utility line; construction plans for site clearing, tree trimming, water drainage, and erosion and sedimentation controls consistent with the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended; provisions for landscaping, a tower finish that may include painting, and for the prevention and containment of spills and/or other discharge into surface water and groundwater bodies.
3. The Certificate Holder shall, prior to the commencement of operation, provide the Council with 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 provide a recalculated report of electromagnetic radio frequency power density if and when circumstances in operation cause a change in power density above the levels calculated and provided pursuant to this Decision and Order.
4. 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.
5. 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.

6. If the facility does not initially provide, or permanently ceases to provide wireless services following completion of construction, 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.

7. Any antenna that becomes obsolete and ceases to function shall be removed within 60 days after such antennas become obsolete and cease to function.

8. Unless otherwise approved by the Council, this Decision and Order shall be void if all construction authorized herein is not completed within three years of the effective date of this Decision and Order or within three years 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 Bristol Press (Farmington Valley Herald).

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 to this proceeding are:

Applicant

Crown Atlantic Company LLC
and Cellco Partnership d/b/a
Verizon Wireless

Its Representative

Robert Stanford, Project Manager
Crown Atlantic Company LLC
703 Hebron Avenue
Glastonbury, CT 06033
Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597

Party

Heather and Miles Loewe
15 Indian Hill Road
Collinsville, CT 06022

Party

Nancy Johnson
3 Buttonwood Hill Road
Canton, CT 06019

Party

Connecticut Sand & Stone Corporation

Its Representative

Joseph P. Derby
7 West Main Street
Plainville, CT 06062

Party

Town of Canton

Its Representative

Matthew Ranelli, Esq.
Shipman & Goodwin LLP
One American Row
Hartford, CT 06103-2819

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
650 Albany Turnpike Collinsville (Canton), CT 06019
Latitude: 41°51'2.030" / Longitude: -72°56'55.410"

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 650 Albany Turnpike in Collinsville (Canton) (the "Property"). The existing 120-foot monopole tower is owned by American Tower Corporation ("ATC"). The underlying property is owned by Perry W. Lansford. 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 Robert Bessel, First Selectman for the Town of Canton, Jerry Waters, Town of Canton Building Official and Perry W. Lansford as the property owner.

Background

This facility was approved by the Council under Docket No. 204 on February 14, 2002. A copy of the Decision and Order is included in the filing attachments. The existing ATC facility consists of a 120-foot monopole tower located within an existing leased area. Verizon Wireless currently maintains antennas at the 120-foot level. AT&T Mobility currently maintains antennas at the 110-foot level. T-Mobile currently maintains antennas at the 100-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 650 Albany Turnpike 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 89-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 650 Albany Turnpike 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

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2018.



TOWN OF CANTON_{CT}

Information on the Property Records for the Municipality of Canton was last updated on 12/3/2021.



Parcel Information

Location:	650 ALBANY TURNPIKE	Property Use:	Residential	Primary Use:	Residential
Unique ID:	1010650	Map Block Lot:	21/101/0650	Acres:	10.61
490 Acres:	8.61	Zone:	R-2	Volume / Page:	460/ 79
Developers Map / Lot:		Census:			

Value Information

	Appraised Value	Assessed Value
Land	119,965	67,520
Buildings	140,331	98,230
Detached Outbuildings	9,664	6,760

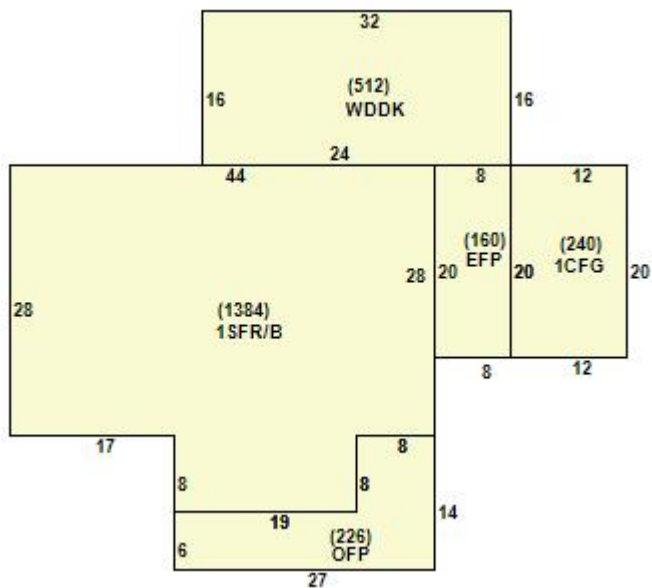
	Appraised Value	Assessed Value
Total	269,960	172,510

Owner's Information

Owner's Data

PERRY LANSFORD W
 PO BOX 1
 CANTON CENTER CT 06020

Building 1



Building Use:	Single Family	Style:	Ranch	Living Area:	1,384
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Stories:	1.00	Construction:	Wood Frame	Year Built:	1957
Total Rooms:	6	Bedrooms:	3	Full Baths:	1
Half Baths:	2	Fireplaces:	2	Heating:	Hot Water
Fuel:	Oil	Cooling Percent:	0	Basement Area:	1,384
Basement Finished Area:	640	Basement Garages:	0	Roof Material:	Asphalt
Siding:	Wood Shingles	Units:			

Special Features

Solar Panels	1
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Attached Components

Type:	Year Built:	Area:
Wood Deck	1957	512
Frame Garage	1957	240
Enclosed Porch	1957	160
Open Frame Porch	1957	226

Detached Outbuildings

Type:	Year Built:	Length:	Width:	Area:
1 Story Frame	2011	15.00	10.00	150
Frame Shed	1957	12.00	12.00	144
Frame Shed	1957	12.00	12.00	144
Metal Shed	1957	0.00	0.00	720

Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
PERRY LANSFORD W	460	79	12/30/2020	Warranty Deed	\$275,000
CHELLMAN ANDREW	379	1112	09/27/2010		\$325,000
CHELLMAN ANDREW	384	386			\$0
LALLY EDWARD T JR	163	559			\$0

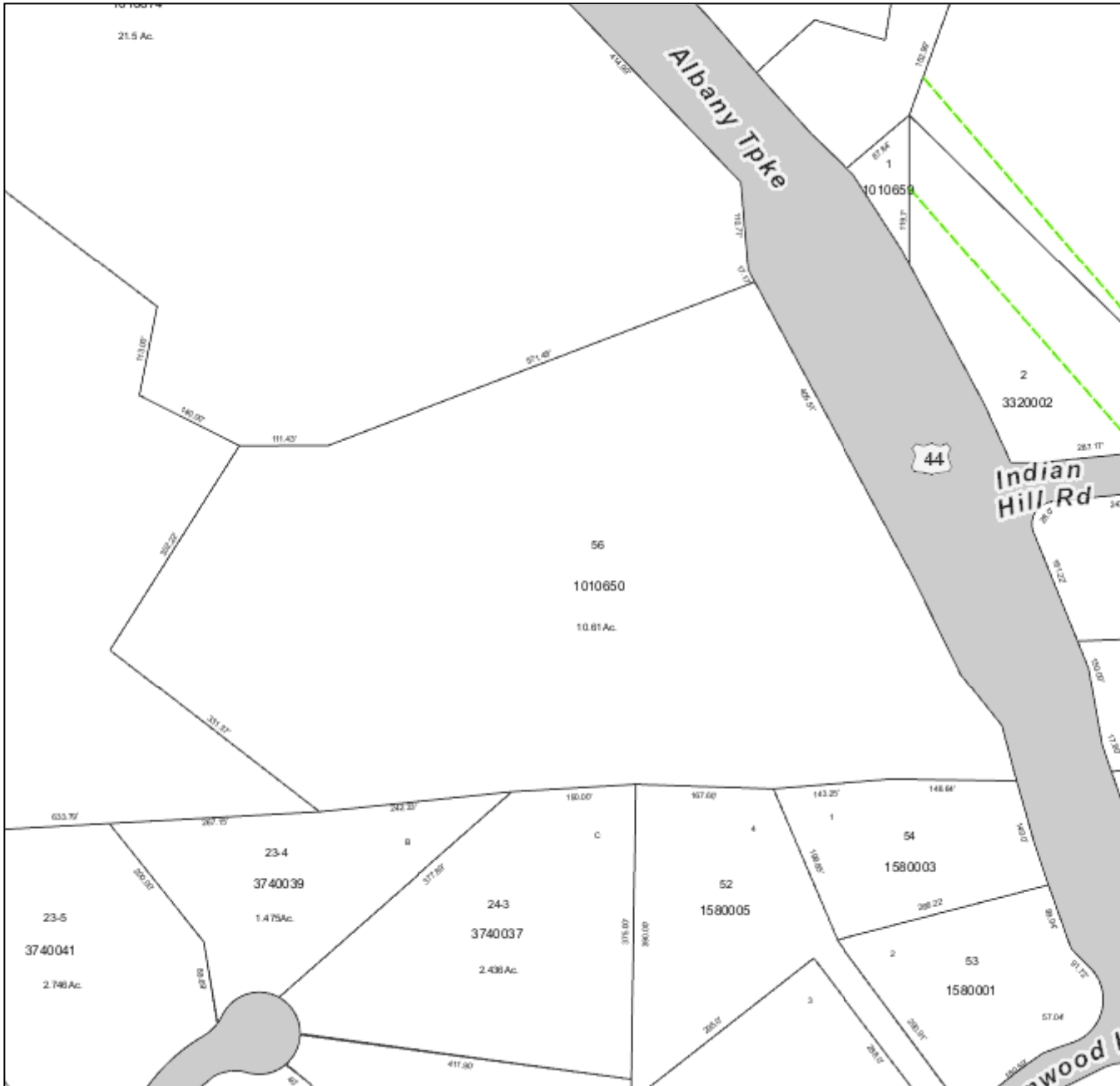
Information Published With Permission From The Assessor

Town of Canton

Geographic Information System (GIS)



Date Printed: 12/6/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Canton and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet

