

From: David Hoogasian <dhoogasian@nbcllc.com>
Sent: Monday, December 6, 2021 4:43 PM
To: CSC-DL Siting Council <Siting.Council@ct.gov>
Subject: TS-DISH-054-211112 / RE: DISH / Tower Share Request / 577 Bell Street Glastonbury CT / (207747 GLASTONBURY 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.

Good afternoon. Attached please find supplemental documents for the above referenced Tower Share request:

- Tower facility approval (CSC Docket No. 16 – Decision and Order)
- Petition 990 Staff report regarding the tower extension
- Project Narrative referencing the original facility approval and petition for extension
- Property owner record card + Map

A hard copy of these materials will be mailed 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



APPLICATION BY GREATER HARTFORD
CATV, INC., FOR A CERTIFICATE : POWER FACILITY
OF ENVIRONMENTAL COMPATIBILITY :
AND PUBLIC NEED FOR THE PROPOSED : EVALUATION COUNCIL
RECEIVING TOWER TO BE CONSTRUCTED :
IN GLASTONBURY, CONNECTICUT. : JANUARY 11, 1980

D E C I S I O N A N D O R D E R

Based on the foregoing, the application of the Greater Hartford CATV, Inc. to construct a 90 foot community antenna television tower to be located on a 20 foot by 30 foot parcel of land on Bell Street, Glastonbury, Connecticut, a certificate of environmental compatibility and public need, as required by section 16-50k of the General Statutes of Connecticut, Revisions of 1958, revised to 1979, as amended, shall be issued, subject to the following conditions:

1. Tower Height

The tower shall be no higher than necessary to provide the service, and in no event shall it exceed 90 feet in height.

2. Microwave Capability

The tower shall not be used to transmit any microwave signals nor shall it receive any other microwave signals except as granted in this certificate.

3. Development and Management Plan

The Applicant shall, prior to the commencement of construction of the tower and associated structures, submit to the Council for its approval a Development and Management Plan, which plan shall be approved, modified, or disapproved by the Council within 30 days after receipt. The Plan shall consist of:

- a. A description of the landscaping proposed to screen the tower site.
- b. A description of construction procedures designed to minimize disturbance to the root systems of trees near the access road, utility trench, and tower site.
- c. Location of the access road and trench for utility services including coaxial cable, and the location

of any other buried utility services.

4. Construction Requirements

- a. Except as otherwise authorized by the Council, no construction of the tower or associated structures shall begin prior to approval by the Council.
- b. The Applicant shall provide the Council, in writing, a minimum of two weeks in advance, notice of the beginning of construction of the tower and associated structures.
- c. The Applicant shall provide the Council with written notice of completion of construction and site rehabilitation within two weeks of such completion.
- d. The Applicant shall provide the Council with a final report for the tower site after completion of all construction and rehabilitation within 180 days after such completion. The final report shall include the actual construction costs of the tower and associated structures including but not limited to the following costs:
 - (i) construction of the tower and of associated structures; and
 - (ii) rehabilitation.
- e. The Applicant shall construct the tower and associated structures in accordance with all applicable federal, state, and local laws and regulations.

5. Time Limitation

If the construction authorized under this decision and order is not completed before January 11, 1983, this decision and order shall be void.

We hereby direct, pursuant to section 16-50p(c) of the General Statutes of the State of Connecticut, revision of 1958, revised to 1979, as amended, that a copy of this order and opinion be served on each party as hereinafter named. A notice of the issuance of the order and opinion shall be published in the Glastonbury Citizen and the Hartford Courant.

The parties to this proceeding are contained on the following list:

Greater Hartford CATV, Inc.
801 Parker Street
Manchester, Connecticut 06040

Mr. Dale Richter
310 Wiggam Road
Glastonbury, Connecticut 06033

Ms. Lani Jurev
Cable Advisory Committee
162 Tuarry Road
Glastonbury, Connecticut 06033


C E R T I F I C A T I O N

The undersigned members of the Power Facility Evaluation Council hereby certify that they have heard this case or read the record thereof, and that we voted as follows:


Dated at Hartford, Connecticut, this 11th day of January, 1980.

Council Members

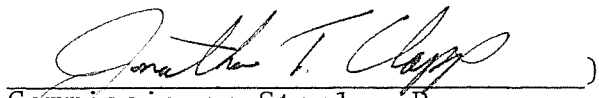
Vote Cast


Gloria Dibble Pond
Chairperson

Yes


Commissioner John T. Downey
Designee: Commissioner Peter Boucher

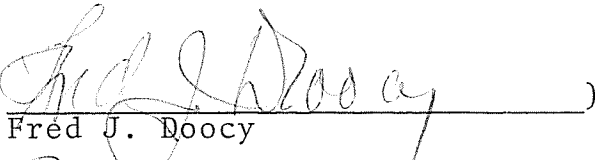
Yes


Commissioner Stanley Pac
Designee: Jonathan T. Clapp

Yes


Owen L. Clark

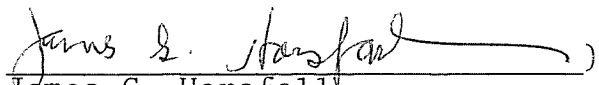
Yes


Fred J. Doocy


Yes


Mortimer A. Gelston


Yes


James G. Horsfall

Yes


Colin C. Tait

Yes


Christopher S. Wood

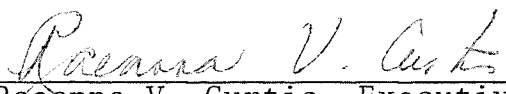
Yes

STATE OF CONNECTICUT)
 :
COUNTY OF HARTFORD)

ss. Hartford, January 11, 1980

I hereby certify that the foregoing is true and correct copy of the decision and order issued by the Power Facility Evaluation Council, State of Connecticut.

ATTEST:



Raeanna V. Curtis, Executive Assistant
Power Facility Evaluation Council

Petition No. 990
Cellco Partnership d/b/a Verizon Wireless
577 Bell Street, Glastonbury
June 21, 2011

On May 3, 2011, the Connecticut Siting Council (Council) received a petition from Cellco Partnership d/b/a Verizon Wireless (Cellco) for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed extension of an existing telecommunications facility located at 577 Bell Street, Glastonbury.

Specifically, Cellco seeks to extend the existing 92-foot lattice tower (owned by Cox Communications) by 12 feet to reach a height of 104 feet. Cellco would install 15 panel antennas at the 100-foot level of the tower on T-arm mounts. Cellco's antennas would not extend above the top of the tower. A Professional Engineer duly licensed in the State of Connecticut has certified that the tower and foundation require reinforcements to be structurally adequate to support the proposed increase in loading. The maximum worst-case power density would be 82.7 percent of the applicable limit.

To accommodate its equipment, Cellco would also install a 12-foot by 20-foot equipment shelter. Cellco would also install a backup diesel generator on a 5-foot by 12-foot concrete pad. This would require a 20-foot by 50-foot expansion of the compound to the west. There are no wetlands at the site. Tree clearing is not expected. To screen the expanded compound, Cellco would plant ten new shrubs to match existing shrubs.

The subject property is an existing farm with a residence owned by John Spencer. Abutting properties to the east, west, north are owned by the property owner's relatives. There are four houses south and near to the site, two of which are owned by the property owner's relatives. Cellco had provided notice to the property owner and all abutting property owners. The property owner does not object to the proposed project. Two abutters inquired about the project, but did not express objections. To date, no comments have been received from the Town of Glastonbury.

At the field review, it was suggested that a small gravel parking area immediately east of the tower be established so that Cellco's trucks would have a place to park that would not block the property owner's driveway. Cellco is amenable to such a modification to the site plan including installing a small amount of additional screening.

Cellco also had a visibility analysis performed by VHB, Inc. Based on the analysis, the overall year-round visibility would increase from 31 acres to 34 acres with the tower extension. Additional views of the extended tower are possible on Bush Hill Road, located approximately 0.45 miles north of the tower. However, such views would likely be intermittent and limited to the top of the proposed extension. Overall, the visibility of the tower is not expected to increase significantly.

This petition was field reviewed by Council member Phil Ashton and Michael Perrone of the Council staff on June 20, 2011. Attorney Ken Baldwin (representing Cellco) from Robinson & Cole LLP and Sandy Carter from Cellco also attended the field review. Mr. and Mrs. Spencer also attended the field review.

December 6, 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
577 Bell Street Glastonbury, CT 06033
Latitude: 41°44'1.0386" / Longitude: -72°31'46.8408"

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 577 Bell Street in Glastonbury (the "Property"). The existing 104-foot self-support tower is owned by American Tower Corporation ("ATC"). The underlying property is owned by 577 Bell Street LLC. 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 Thomas P. Gullotta, Chairman of the Glastonbury Town Council, Peter R. Carey, Town of Glastonbury Building Official and the 577 Bell Street LLC as the property owner.

Background

This tower facility was approved by the Connecticut Siting Council, Docket No. 16 on January 11, 1980. The tower facility was petitioned for extension on Petition No. 990 and approved on June 23, 2011. The existing ATC facility consists of a 104-foot self-support tower located within an existing leased area. Verizon Wireless currently maintains antennas at the 102-foot level. The Town of Glastonbury currently maintains antennas at the 95-foot level and the 80-foot level. AT&T Mobility currently maintains antennas at the 90-foot level. Metro PCS currently maintains antennas at the 65-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 Crown Castle have agreed to the proposed shared use of the 577 Bell Street tower pursuant to mutually acceptable terms and conditions. Likewise, DISH and ATC have agreed to the proposed installation of equipment cabinets on the ground on the south side of the tower 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 55-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 577 Bell Street 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

Owner of Record

GIS ID: 03200577
Owner: 577 BELL STREET LLC
Co-Owner: C/O WORTHINGTON TRACY
Address: 499 BELL ST
City, State ZIP: GLASTONBURY, CT 06033-1419

Account Number: 03200577

Property Address: 577 BELL ST

Parcel Information

Map/Street/Lot H3 / 0320 / W0011A **Property ID:** 12497
Developer Lot ID: 0001 **Water:** Well
Parcel Acreage: 1.28 **Sewer:** Septic
Zoning Code: RR **Census:** 5201



Property highlighted in blue

Valuation Summary

Item	Appraised Value	Assessed Value
Buildings	122000	85400
Land	272300	190600
Appurtenances	2100	1500
Total	396400	277500



Owner of Record

577 BELL STREET LLC
 577 BELL STREET LLC
 SPENCER JOHN B IRREV TRUST
 SPENCER JOHN B REV TRUST
 SPENCER JOHN

Deed / Page Sale Date Sale Price

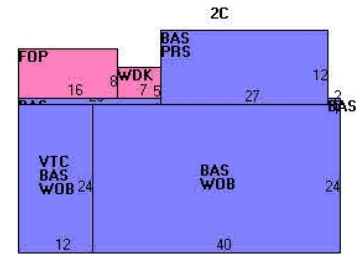
Deed / Page	Sale Date	Sale Price
3606/0118	2020-01-02	0
3312/0219	2016-01-21	0
2938/0349	2012-01-19	0
2400/0050	2006-12-14	0
0311/1146	1985-12-19	0

Building Information

Year Constructed : 1977
Building Type : Residential
Style : Ranch
Occupancy : Single Family
Stories : 1
Building Zone : RR
Roof Type : Gable
Roof Material : Asphalt Shingl
Est. Gross S.F. : 3620
Est. Living S.F. : 1597

Number of Rooms : 4
Number of Bedrooms : 02
Number of Bathrooms : 1
Number of Half-Baths : 0
Exterior Wall : Vinyl
Interior Wall : Drywall
Interior Floor : Pine
Interior Floor #2 : No entry
Air Conditioning Type : None
Heat Type : Forced Air
Fuel Type : Oil

Building ID 12497



Subarea Type	Est. Gross S.F.	Est. Living S.F.	Outbuilding Type	Est. Gross S.F.	Comments
First Floor	1597	1597	Shed-Wood/Comp	560.00	
Porch, Open	128	0			
Piers	324	0			
Vaulted Ceiling	288	0			
Wood Deck	35	0			
Walk out basement	1248	0			

577 BELL ST

Location 577 BELL ST

Mblu H3/ 0320/ W0011A/ TWR/

Acct# H30320W0011A

Owner INSITE TOWERS LLC

Assessment \$630,000

Appraisal \$900,000

PID 106227

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$180,000	\$720,000	\$900,000

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$126,000	\$504,000	\$630,000

Owner of Record

Owner INSITE TOWERS LLC

Sale Price \$0

Co-Owner

Certificate

Address PO BOX 460389
HOUSTON, TX 77056-8389

Book & Page 3310/0088

Sale Date 01/06/2016

Instrument 25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COX CONNECTICUT TELCOM LLC	\$0		1430/0130		05/04/2001

Building Information

Building 1 : Section 1

Year Built: 2004
Living Area: 300
Replacement Cost: \$7,935
**Replacement Cost
Less Depreciation:** \$75,000

Building Photo

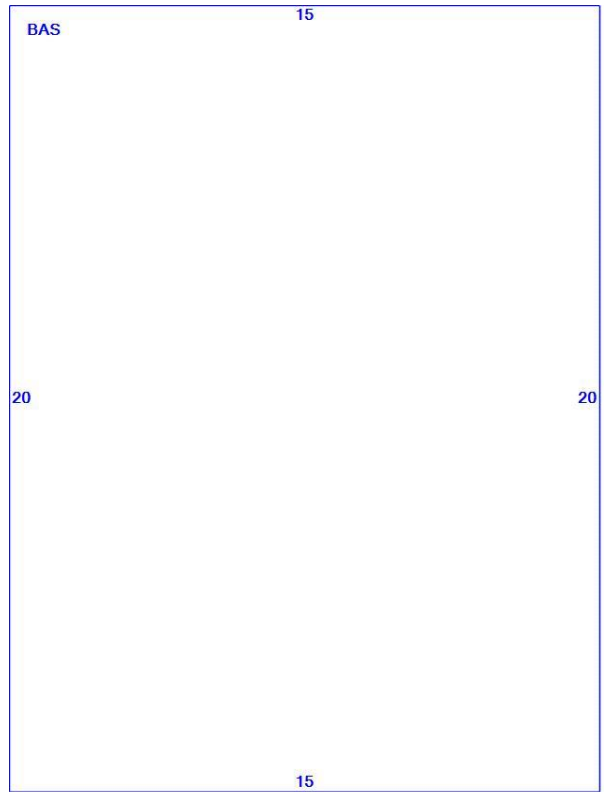
 Building Photo

(http://images.vgsi.com/photos/GlastonburyCTPhotos/\0027\IMG_3757%2)

Building Attributes

Field	Description
Style:	Support Shed
Model	Ind/Comm
Grade	B
Stories:	1
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Asphalt Shingl
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Cement
Interior Floor 2	
Heating Fuel	Solar Assisted
Heating Type	Forced Air
AC Type	None
Struct Class	
Bldg Use	Cell Tower
Total Rooms	
Total Bedrms	
Total Baths	
Inspection	
Int Condition	
1st Floor Use:	
Heat/AC	HEAT ONLY
Frame Type	MASONRY
Baths/Plumbing	NONE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	9.00
% Comn Wall	

Building Layout



(ParcelSketch.ashx?pid=106227&bid=104344)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	300	300
		300	300

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code 350
Description Cell Tower
Zone
Category

Size (Acres) 0.00
Assessed Value \$504,000
Appraised Value \$720,000

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD4	Cell Shed			200.00 S.F.	\$50,000	1
SHD4	Cell Shed			220.00 S.F.	\$55,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$180,000	\$720,000	\$900,000

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$126,000	\$504,000	\$630,000



Getting Around

Tools



Basic Tools



Navigation



Search Tools

← Parcels (1) ☰

☆ Parcel GIS ID 03200577 > | ...

Owner Name: **577 BELL STREET LLC**

Property Address: **577 BELL ST**

[Generate a Report - Property Field Card](#)

[Show Images, Laterals or Septic](#)

[Generate Buffer Report](#)

I want to...

☆ Parcel GIS ID 03200577 ✕

Owner Name: **577 BELL STREET LLC**

Property Address: **577 BELL ST**

[Generate a Report - Property Field Card](#)

[Show Images, Laterals or Septic](#)

[Generate Buffer Report](#)

[Add to Results](#) [View Additional Details](#) [Run a Report](#)



Displaying 1 - 1 (Total: 1)

◀ | Page 1 of 1 | ▶▶