

**From:** David Hoogasian <dhoogasian@nbcllc.com>

**Sent:** Saturday, December 11, 2021 1:12 PM

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

**Subject:** TS-DISH-056-211112 SUPPLEMENTS / DISH / Tower Share Request / 49 Upper Meadow West Granby, CT / (411186 WEST GRANBY CT)

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

- Original Tower facility approval (CSC Docket No. 263 on December 22, 2003)
- 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  
49 (a/k/a 8) Upper Meadow West Granby, CT 06035  
Latitude: 41°57'11.88" / Longitude: -72°49'47.28"

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 49 (a/k/a 8) Upper Meadow in West Granby (the "Property"). The existing 151-foot monopole tower is owned by American Tower Corporation ("ATC"). The underlying property is owned by Tower Meadow 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 B. Scott Kuhnly, First Selectman for the Town of West Granby, Joel Skilton, Town of West Granby Building Official & the Tower Meadow LLC as the property owner.

## **Background**

This facility was approved by the Council under Docket No. 263 on December 22, 2003. A copy of the Decision and Order is included in the filing attachments. The existing ATC facility consists of a 151-foot monopole tower located within an existing leased area. Verizon Wireless currently maintains antennas at the 150-foot level and 146-foot level. AT&T Mobility has reserved antennas at the 134-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 49 Upper Meadow 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 125-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.

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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 49 Upper Meadow 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

**DOCKET NO. 263** – AT&T Wireless PCS, LLC d/b/a AT&T } Connecticut  
Wireless application for a Certificate of Environmental }  
Compatibility and Public Need for the construction, maintenance } Siting  
and operation of two telecommunications facilities in the West }  
Granby section of the Town of Granby, Connecticut. } Council

December 22, 2003

**Decision and Order:  
Granby Site CT-812**

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 proposed Site A located at 8 Upper Meadow Road, Granby, Connecticut. The Council denies certification of proposed Site B located at 10 Day Street South, Granby, 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 no taller than necessary to provide the proposed telecommunications services, sufficient to accommodate the antennas of AT&T and other entities, both public and private, but such tower shall not exceed a height of 150 feet above ground level.
2. The tower and facility compound shall be moved in a southerly or southeasterly direction within the lease area to minimize the area of the adjacent property to the north that is encompassed within the tower's setback radius; and the tower shall be designed with a yield point to effectively reduce the radius of said setback area.
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, fencing without razor wire on top, access road, utility line, and landscaping (including a screen of evergreen plantings around the facility compound); 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. The Certificate Holder shall provide reasonable space on the tower for no compensation for any municipal antennas, provided such antennas are compatible with the structural integrity of the tower.
8. 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.
9. Any antenna that becomes obsolete and ceases to function shall be removed within 60 days after such antennas become obsolete and cease to function.
10. 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.

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**

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

## 8 UPPER MEADOW

**Location** 8 UPPER MEADOW

**Mblu** G-30/ 69/ 134/ /

**Acct#** 14750008

**Owner** TOWER MEADOW LLC

**Assessment** \$221,550

**Appraisal** \$316,500

**PID** 101221

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$129,500	\$187,000	\$316,500

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$90,650	\$130,900	\$221,550

### Owner of Record

**Owner** TOWER MEADOW LLC

**Sale Price** \$0

**Co-Owner**

**Certificate**

**Address** 40 SIMSBURY RD  
WEST GRANBY, CT 06090

**Book & Page** 339/0689

**Sale Date** 12/20/2006

### Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TOWER MEADOW LLC	\$0		339/0689	12/20/2006
TOWER MEADOW LLC	\$0		334/0976	07/20/2006
GIRARD MEADOW LLC	\$0		277/0120	01/09/2003
GIRARD ELAINE J	\$0		161/ 935	06/19/1989

### Building Information

#### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

**Building Percent Good:**



Replacement Cost  
Less Depreciation: \$0


Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Extra Kitchens	
Solar Panels	

### Building Photo



(<http://images.vgsi.com/photos2/GranbyCTPhotos/\00\00\97\59.jpg>)

### Building Layout

 Building Layout

([http://images.vgsi.com/photos2/GranbyCTPhotos//Sketches/101221\\_1013](http://images.vgsi.com/photos2/GranbyCTPhotos//Sketches/101221_1013))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

Use Code 4310  
Description TEL REL TW  
Zone R2A  
Neighborhood

#### Land Line Valuation

Size (Acres) 0.79  
Frontage  
Depth  
Assessed Value \$130,900

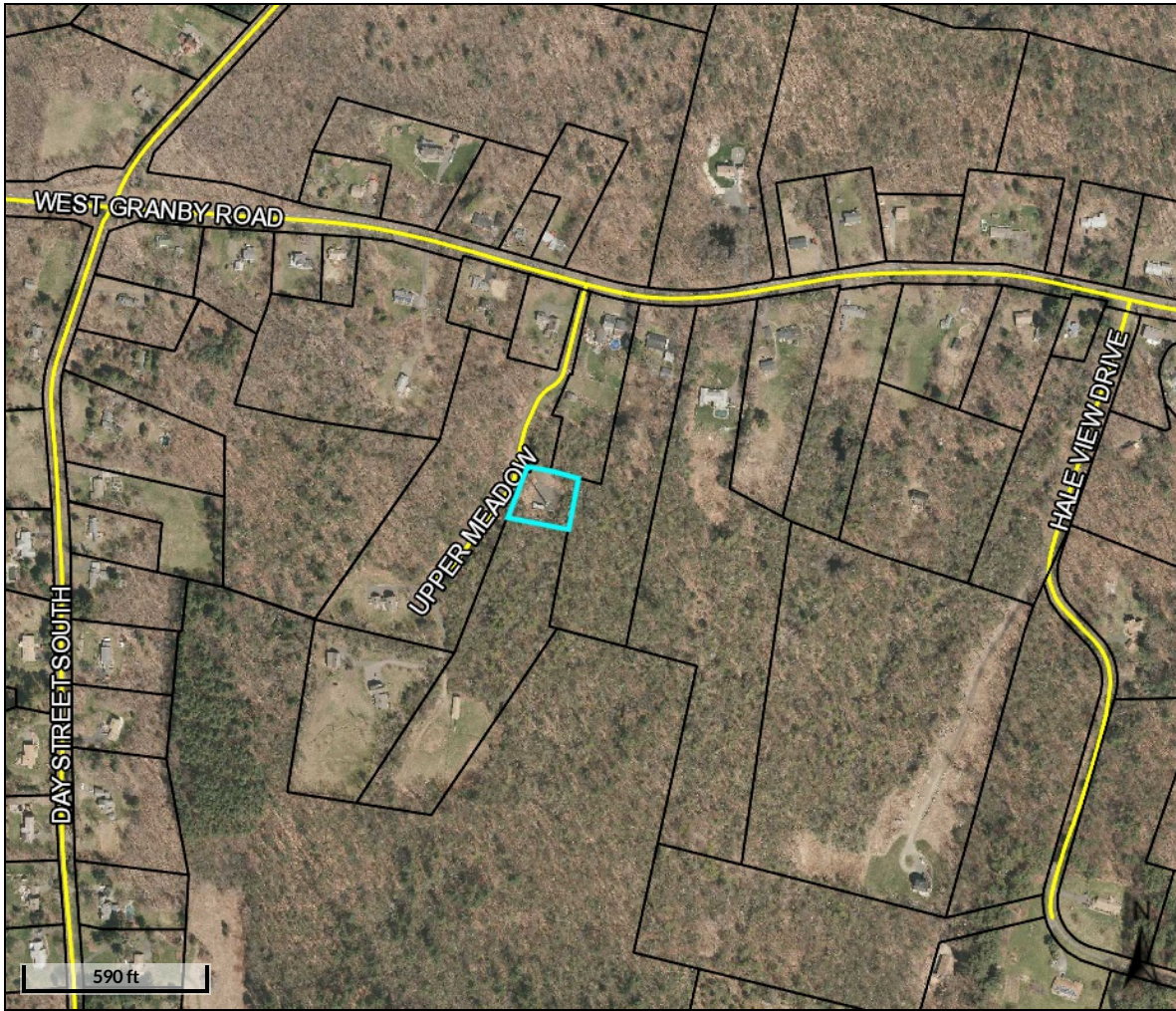
**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
CELL	CELL TOWER			1 UNITS	\$112,500	1
FN4	FENCE-8' CHAIN			320 L.F.	\$4,000	1
SHP5	W/IMPROV GOOD			432 S.F.	\$13,000	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$129,500	\$187,000	\$316,500
2019	\$129,500	\$187,000	\$316,500
2018	\$129,500	\$187,000	\$316,500



Assessment			
Valuation Year	Improvements	Land	Total
2020	\$90,650	\$130,900	\$221,550
2019	\$90,650	\$130,900	\$221,550
2018	\$90,650	\$130,900	\$221,550



Overview



Legend

-  Parcels
-  Roads

Parcel ID 101221  
Location 8 UPPER MEADOW  
[View Assessor website](#)

Date created: 12/7/2021

Developed by  Schneider  
GEOSPATIAL