

ROBINSON & COLE LLP

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September 21, 2000

Via Federal Express

Joel M. Rinebold
Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

RECEIVED

SEP 22 2000

**CONNECTICUT
SITING COUNCIL**

Re: **Town of Hamden Police Department Tower**
The Apostles of the Sacred Heart of Jesus Convent
265 Benham Street, Hamden, Connecticut

Dear Mr. Rinebold:

Cellco Partnership d/b/a Verizon Wireless ("Cellco") submits this notice of intent to modify an existing tower pursuant to Regulations of Connecticut State Agencies ("RCSA") Section 16-50j-73 for the placement of antennas and associated equipment on an existing non-facility tower pursuant to RCSA Section 15-50j-72(c). Pursuant to RCSA Section 16-50j-73, a copy of this letter has been sent to Hamden Mayor, Carl J. Amento.

Proposed Use

The Hamden Police and Fire Departments currently maintain emergency service communications antenna on a 50-foot lattice tower located on the roof of The Apostles of the Sacred Heart of Jesus Convent ("Sacred Heart Convent") building at 265 Benham Street in Hamden, Connecticut (the "Property"). As a part of the planned improvement of its emergency service communications network, the Hamden Police and Fire Departments recently received the approval of the Hamden Town Council and the Planning & Zoning Commission¹ (the "PZC") to remove the existing tower and replace it with a new 65-foot² guyed-lattice tower on the same

¹ Pursuant to Section 737D.B. of the Hamden Zoning Regulations, police, fire, ambulance and other emergency dispatch telecommunications facilities are exempt from local zoning regulations.

² The tower will extend 65 feet above the roof of the building and approximately 91.5 feet above the existing ground level on the easterly side of the Sacred Heart Convent building (see Exhibit B).

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roof. This new tower will be structurally capable of supporting additional emergency service antennas, and Cellco wireless telecommunications antennas.

On August 22, 2000, the PZC approved Site Plan Application No. 00-1257, allowing Cellco to install 12 panel-type antennas on the new tower and place a new 15' x 29' single-story equipment building on the ground east of and adjacent to the existing Sacred Heart Convent building. A copy of the minutes from the PZC's August 22, 2000 meeting are attached hereto as Exhibit A. The formal approval letter from the Town has not yet been received. Cellco will mount its antennas at approximately 63.5 feet above ground level (approximately 37 feet above the roof of the building), on the new tower. (See Exhibit B). Cellco will provide the Town Police and Fire Departments with space for their radio equipment inside its proposed equipment building. An emergency back-up generator will also be installed on a concrete pad to the east of Cellco's new equipment building. The generator will provide back-up, emergency power for the Town's emergency service communications equipment and Cellco's radio equipment.

The proposed use of the new emergency service communications tower by Cellco does not constitute a substantial environmental effect and will not cause a significant change in or alteration to the physical and environmental characteristics of the Property. The proposed addition of Cellco antennas on the recently approved non-facility tower is an activity explicitly provided for in RCSA Section 16-50j-72(c) based on the following:

1. The 65-foot tower height approved by the Hamden Town Council and the PZC will not be effected by Cellco's installation and will not add noticeably to the physical characteristics or visual appearance of the Sacred Heart Convent's 122.5 acre parcel or its surroundings and will have no adverse effect on the environment and ecology of the site.
2. The proposed new tower and related equipment will not require an extension of the boundaries of the Property. The 122.5 acre Sacred Heart Convent parcel will remain largely undeveloped. Cellco's 15' x 29' equipment building will be located to the east of the existing Sacred Heart Convent building. Its exterior finish will match that of the existing building. Cellco will share the proposed emergency generator with the Hamden Police and Fire Departments to ensure the reliability of the Town's emergency service communications system.
3. Cellco's installation will not increase the noise levels at the existing facility by six decibels or more. The only noise associated with the operation of the new facility will be from air conditioning units in the equipment building and the periodic use of the proposed on-site emergency generator.

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4. Operation of antennas at this site would not exceed the total radio frequency electromagnetic radiation power density level adopted by the FCC. These calculations are a conservative, worst-case approximation of radio frequency (RF) power density at a point on the ground adjacent to the building, beneath the tower. The "worst case" RF power density calculations would be 0.169 mW/cm^2 or 18.77% of the standard for Cellco antennas. The municipal emergency service antennas on the new tower add 9.36% of the standard applicable to municipal frequencies. The "worst case" power density for the combined operations on the tower will therefore be 28.13% of the applicable standard for uncontrolled environments as calculated for a mixed frequency site.

It should also be noted that Omnipoint/Voicestream ("OCI") currently maintains antennas on the roof of the Sacred Heart Convent building, approximately 400 feet to the south of the new emergency service communications tower. Based on its location, it is not anticipated that the OCI facility would add to the RF power density levels associated with the new Police and Fire Department tower. Notwithstanding the foregoing, even if OCI facility were to contribute to the power density levels from the new tower, it would add 0.012 mW/cm^2 (1.2% of the standard), resulting in a cumulative power density level equal to 29.33% of the applicable standard for uncontrolled environments, as calculated for a mixed frequency site.

5. As mentioned above and as described in Exhibit A, Cellco's shared use of the Town's emergency service tower was approved by the PZC on August 22, 2000 (Site Plan Application No. 00-1257).

Conclusions

Cellco has received all necessary municipal approvals and permits for the installation of antennas on the new Police and Fire Department tower at the Sacred Heart Convent. For the foregoing reasons, Cellco seeks Council acknowledgment that the proposed additions to the new non-facility tower would not cause a significant change or alteration in the physical and environmental characteristics of the site pursuant to RCSA Section 16-50j-72(c).

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Please contact me if you or the Council need any additional information regarding this proposal.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ken C. Baldwin", with a long horizontal flourish extending to the right.

Kenneth C. Baldwin

KCB/kmd
Enclosures

cc: Carl J. Amento, Mayor, Town of Hamden
Sandy M. Carter

EXHIBIT A

MINUTES: THE ZONING SECTION, Planning & Zoning Commission, Town of Hamden, held a Special Meeting on Tuesday, August 22, 2000 in the Council Chambers, Memorial Town Hall, immediately following the Planning and Zoning Commission meeting. The following issues were discussed:

Connolly Parkway frontage. Mr. Thompson said he has not seen that letter. Mr. O'Brien said the bond is \$3,350. The RWA submitted a letter today asking that their inspectors continue to be granted access to the site. Mr. Ingengro said he believes the items the Town Engineer is asking for were completed a year ago, and he feels the sidewalk was revisited with the prior Town Planner and they were not required to replace the sidewalk, but to repair it. The previous applicant posted the bond. Mr. O'Brien asked the property owner if he would be willing to replace 100' of sidewalk. Mr. Lambert, the property owner, said they did 100' of sidewalk when Auto Tune filed their application. If the engineering detail is not on file Mr. Lambert is willing to submit it.

Mr. Crocco said Mr. Savarese's conditions should be made part of the motion. Mr. Crocco said the applicant will provide the information requested by Mr. Savarese. The sidewalk must be inspected and there is already a bond.

Mr. McDonagh made a motion to approve Site Plan 00-1276 subject to the following conditions:

Prior to the issuance of a Zoning Permit, the applicant must:

1. **Submit an easement from 27 Connolly Parkway for the common driveway;**
2. **Submit landscaping details for approval of the Town Planner;**
3. **Post a bond in an amount estimated by the applicant and approved by the Town Planner;**
4. **Submit drainage information from previous application.**
5. **The sidewalk must be inspected and repaired or replaced as necessary.**

Mr. Sims seconded the motion. The vote was unanimous, in favor.

Mr. Thompson said they are making no substantial changes to the site and the landscaping is existing.

4. Site Plan 00-1257
265 Benham Street, R-3 Zone
Telecommunication Antenna
Sandy Carter, Agent
Verizon Cellular, Applicant

Mr. O'Brien said the Town Police and Fire Departments entered into agreement between Verizon Telecommunications and the Sisters at Sacred Heart Academy, and if the Town Police and Fire antennas are going to be on the tower, the tower is not subject to zoning. This Commission approved an 8-24, which went to the Council and was approved and then signed by the Mayor.

MINUTES: THE ZONING SECTION, Planning & Zoning Commission, Town of Hamden, held a Special Meeting on Tuesday, August 22, 2000 in the Council Chambers, Memorial Town Hall, immediately following the Planning and Zoning Commission meeting. The following issues were discussed:

This is a site plan to add Verizon to that tower, but he feels this is a housekeeping detail. We have a tower being built by Verizon at no cost to the Town and this is to add their antenna to this tower.

Mr. McDonagh made a motion to approve Site Plan 00-1057. Mr. Sims seconded the motion. The vote was unanimous, in favor.

5. Site Plan 00-1278
840 Sherman Avenue, M-1 Zone
Transportation Depot and Office
Greater New Haven Transit Authority, Applicant
Pasquale Massaro, Owner

Lee Davies, Hamden's Traffic Engineer, addressed the Commission as Chairman of the Greater New Haven Transit Authority, asking to move their offices. They provide handicap transportation throughout the nine communities that make up the district. Prior to this date they contracted with American Medical Response to operate this service. They are required to have an office and a garage and hope to expand to and purchase the former site of American Medical Response at 840 Sherman Avenue and operate their transit service out of that site. Mr. Green of Milone and MacBroom, Ms. Carter of the Transit Authority, and Mr. Massaro, the property owner are also in attendance.

Mr. O'Brien said what is now 840 Sherman was approved for the building that is there now, but it is not clear how two lots, 830 and 840 got created. In 1986 they showed the accessway going around the other parcel. On the map, Milone and MacBroom does not certify as to the accuracy of the lot lines and boundaries. He is not sure how we got the configuration of these two lots and he feels it should be clarified. Basically, what they are looking at is a building that had vehicles stored in it with an office in the front, so the use is the same. With that in mind, Mr. Davies came to him to ask what has to be done, and Mr. O'Brien told him to submit a site plan, which he has done. They have 44 vans and can only fit 20 of them inside the building. The others would have to be outside, so he has informed Mr. Davies he would have to apply for a Special Permit for the outdoor storage. The property is not in great shape at present. The parking lot in the rear is lighted and paving is proposed. The existing gravel driveway will be paved with bituminous, according to Andy Green, professional engineer with Milone and MacBroom with offices in Cheshire. Mr. O'Brien said there is no separation between the existing driveway coming in and the other parcel. They show a chain link fence, but he feels there should be some level of separation, and also perhaps some vinyl slats in the fence in the rear. Mr. Green said one area is 5' higher than the other is. Mr. Davies said they will fence the separation and landscape the other side. Mr. Davies said they will do something nice.

Cellco Partnership

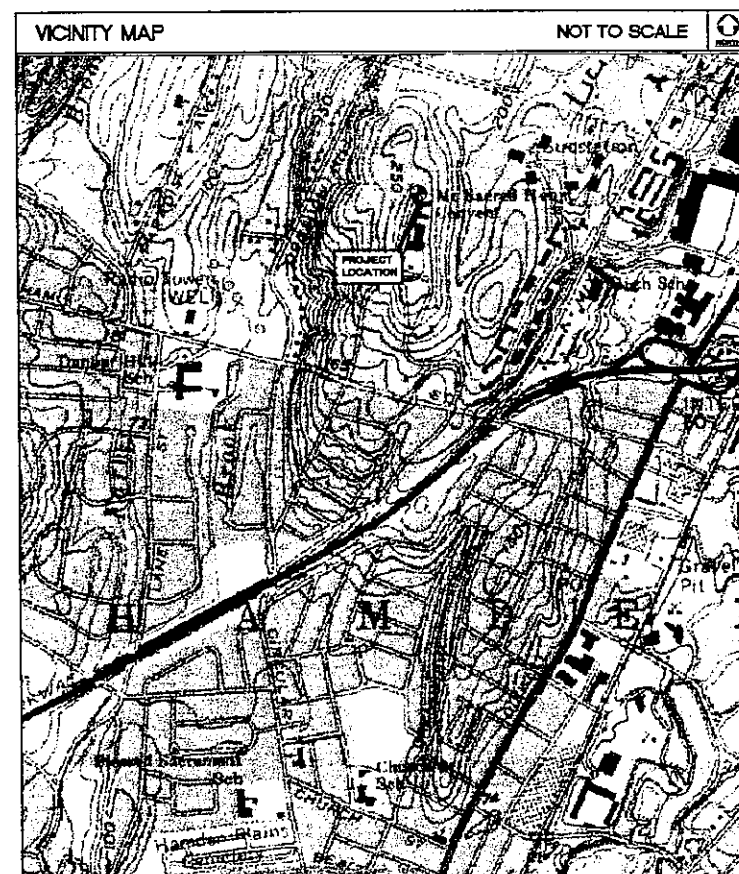
EXHIBIT B

d.b.a. **verizon**wireless

WIRELESS COMMUNICATIONS FACILITY

HAMDEN II
SACRED HEART ACADEMY
265 BENHAM STREET
HAMDEN, CONNECTICUT

PROJECT SUMMARY	
PROJECT NO.:	VERIZON
SITE NAME:	HAMDEN II
SITE ADDRESS:	265 BENHAM STREET HAMDEN, CONNECTICUT
ASSESSORS NO.:	NA
CURRENT ZONING:	M-3
GOVERNING CODE:	CONNECTICUT BUILDING CODES CONNECTICUT FIRE SAFETY CODES
JURISDICTION:	HAMDEN
APPLICANT:	VERIZON WIRELESS 20 ALEXANDER DRIVE WALLINGFORD, CONNECTICUT 06492
CONTACT PERSON:	MARK GAUGER (203) 294-7440
OWNER:	SACRED HEART ACADEMY 265 BENHAM STREET HAMDEN, CONNECTICUT
ENGINEER:	NATCOMM LLC 63-2 NORTH BRANFORD RD. BRANFORD, CT 06405 (203) 488-0580
LOCATION:	LAT: N41° 22' 12.66" LONG: W72° 55' 55.35"



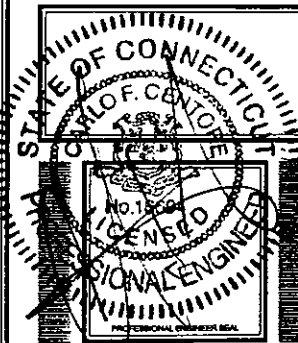
SHEET INDEX		
SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	00
SC-1	SITE AND ROOF PLAN	00
SC-2	BUILDING ELEVATION	00

REVISIONS		
00	09/11/00	SITING COUNCIL

Cellco Partnership
d.b.a. **verizon**wireless

Natcomm, LLC - Engineering Consultants

Natcomm, LLC
63-2 North Branford Road
Branford, Connecticut 06405
Tel: (203) 488-0580
Fax: (203) 488-8887
Consulting Engineers - Project Management
Civil - Structural - Mechanical - Electrical

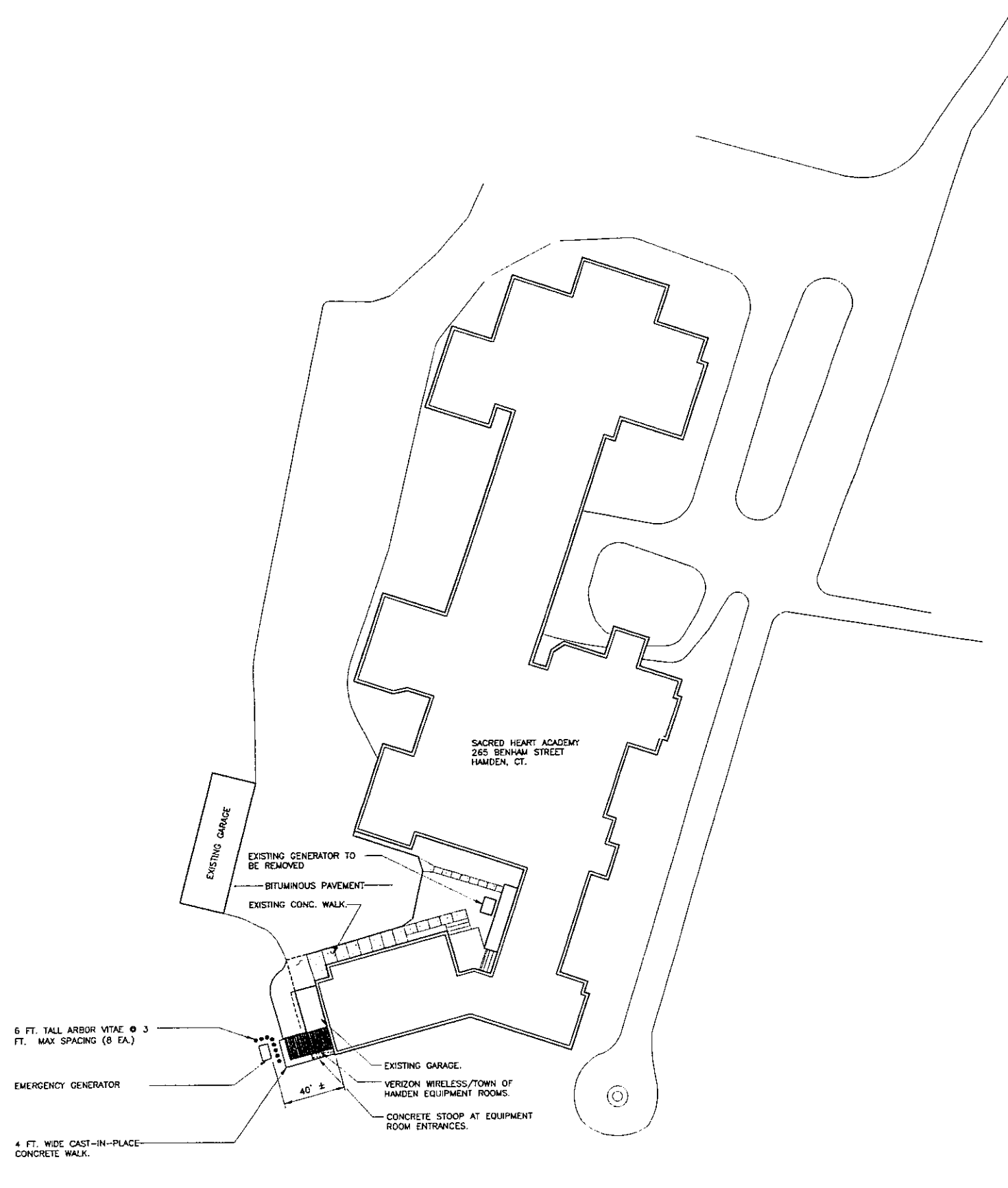


HAMDEN II.
VERIZON WIRELESS
SACRED HEART ACADEMY
265 BENHAM STREET
HAMDEN, CONNECTICUT

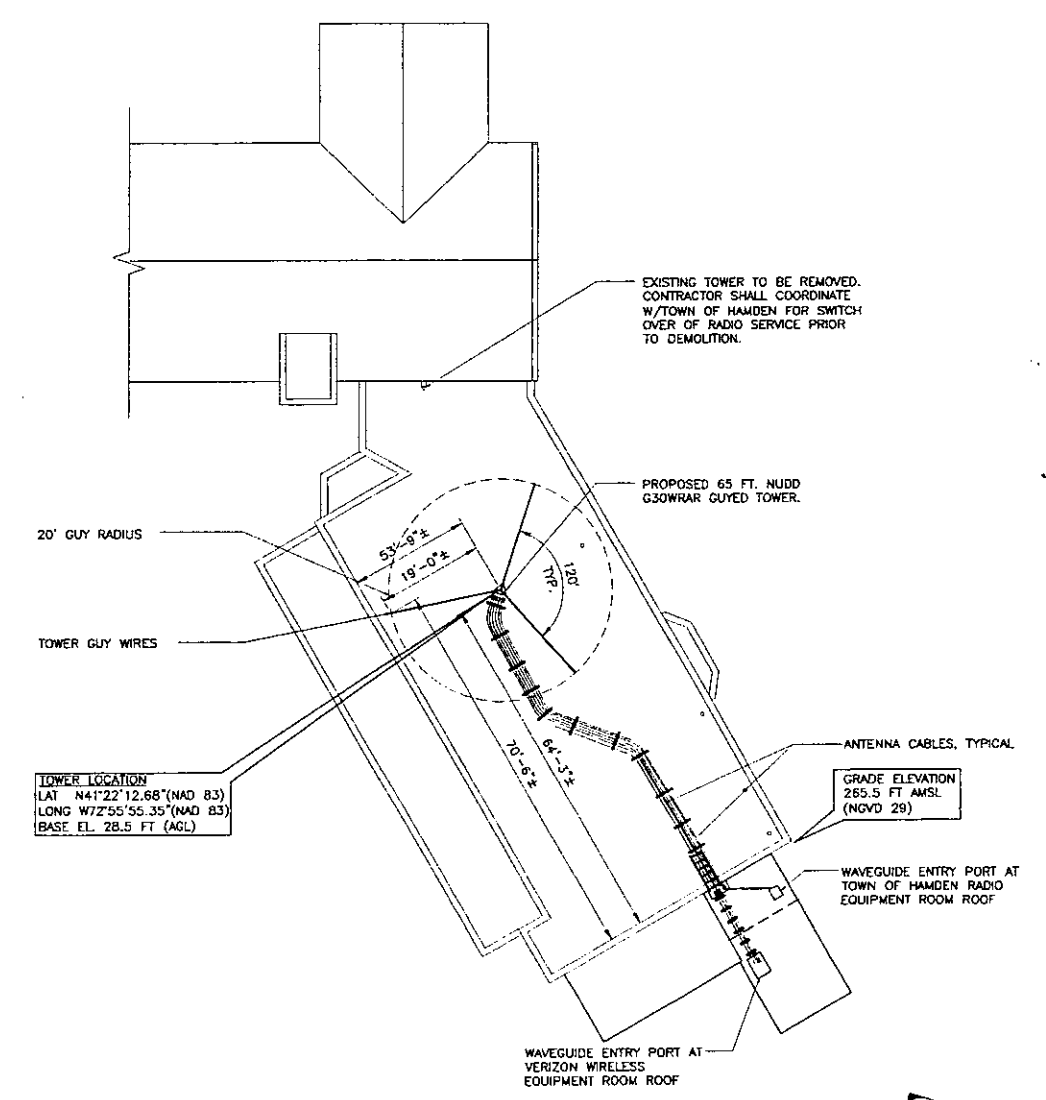
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DRAWN BY:	JBA
CHECKED BY:	CFC
SCALE:	NONE
DATE:	09/11/00

TITLE SHEET

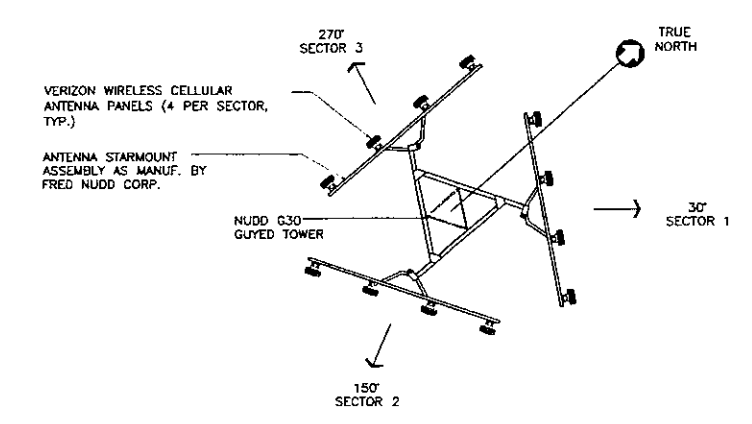
T-1
DWG. 1 OF 3



1 SITE PLAN
C-1 NOT TO SCALE



2 PARTIAL ROOF PLAN
C-1 NOT TO SCALE

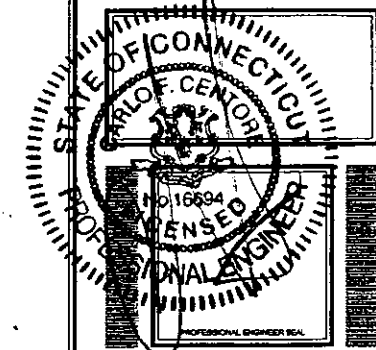


3 ANTENNA ORIENTATION PLAN
C-1 NOT TO SCALE

REVISIONS		
00	09/11/00	SITING COUNCIL
01		
02		
03		
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05		
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Cellco Partnership
d.b.a. **verizon** wireless

NATCOMM
Natcomm, LLC - Engineering Consultants
103-2 North Branford Road
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Consulting Engineers - Project Management
Civil - Structural - Mechanical - Electrical



HAMDEN II.
VERIZON WIRELESS
SACRED HEART ACADEMY
265 BENHAM STREET
HAMDEN, CONNECTICUT

PROJECT NO:	985094
DRAWN BY:	JBA
CHECKED BY:	CFC
SCALE:	AS NOTED
DATE:	09/11/00


SITE & ROOF PLAN

SC-1
DWG. 2 OF 3

09/11/00 9:11:00 - 3150 on TST

REVISIONS		
00	09/11/00	SITING COUNCIL
01		
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Cellco Partnership
d.b.a. **verizon**wireless

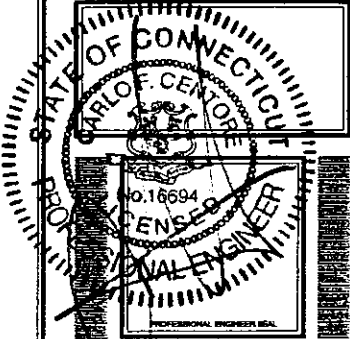


Natcomm, L.L.C.

63-2 North Branford Road
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Tel. (203) 488-0590
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Consulting Engineers - Project Management
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HAMDEN II.
VERIZON WIRELESS

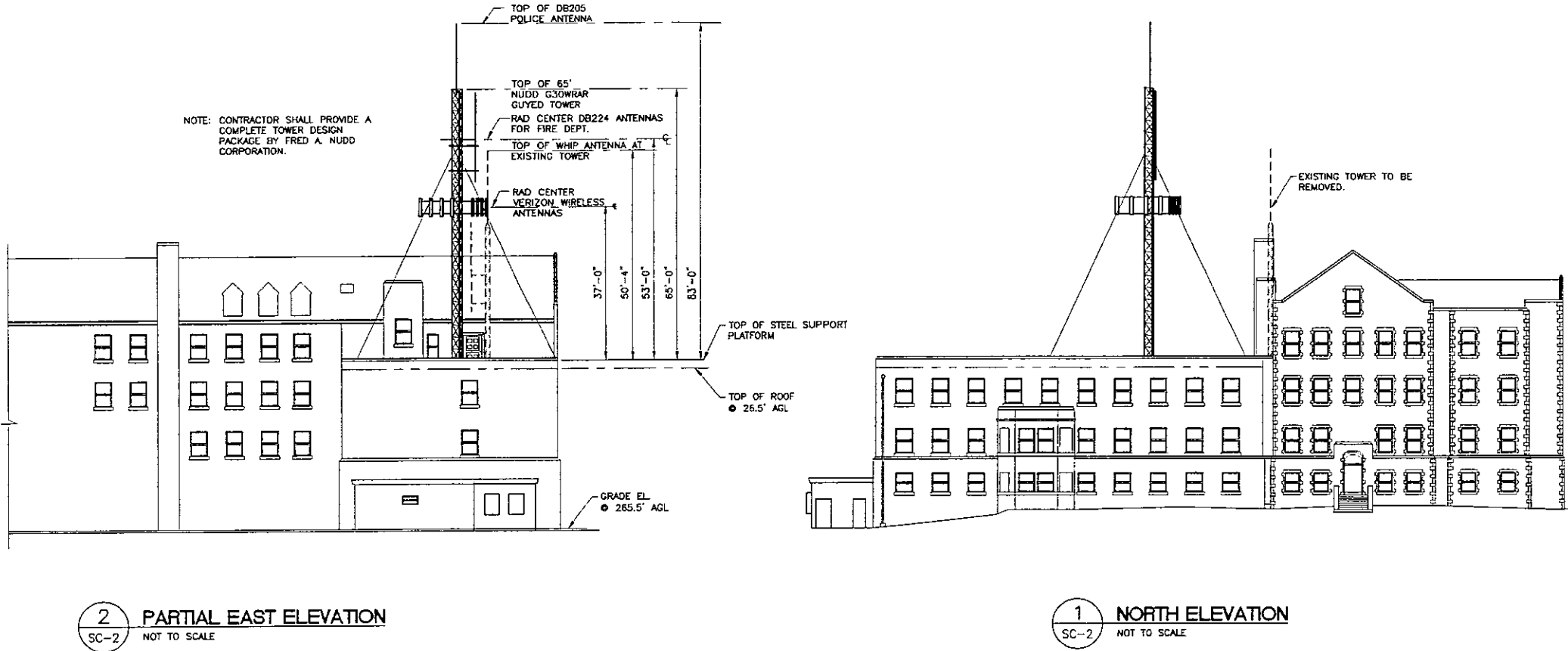
SACRED HEART ACADEMY
265 BENHAM STREET
HAMDEN, CONNECTICUT

PROJECT NO:	985094
DRAWN BY:	JBA
CHECKED BY:	CFC
SCALE:	AS SHOWN
DATE:	09/11/00

BUILDING
ELEVATIONS

SC-2

DWG. 3 OF 3



5/9/02/2/1/9 9-11-00 -5321 on EST