

From: David Hoogasian <dhoogasian@nbcllc.com>

Sent: Saturday, December 11, 2021 11:52 AM

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

Subject: TS-DISH-106-211119 - SUPPLEMENTS / DISH / Tower Share Request / 77 Springbrook Road, Old Saybrook, CT (370625 OLD SAYBROOK)

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

- Original Tower facility approval (Town of Old Saybrook Building Permit & Plan Examination April 28, 2008)
- 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
77 Springbrook Road Old Saybrook, CT 06475
Latitude: 41°18'49.800" / Longitude: -72° 21' 50.500"

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 77 Springbrook Road in Old Saybrook (the "Property"). The existing 175-foot monopole tower is owned by American Tower Corporation ("ATC"). The underlying property is owned by Crossroads Communications of Old Saybrook. 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 Carl P. Fortuna, Jr., First Selectman of Town of Old Saybrook, Tom Makowicki, Town of Old Saybrook Building Official and Crossroads Communications of Old Saybrook as the property owner.

Background

This facility was approved by the Town of Old Saybrook on April 28, 2008. A copy of the Building Permit is included in the filing attachments. The existing ATC facility consists of a 175-foot monopole tower located within an existing leased area. Verizon Wireless currently maintains antennas at the 173-foot level. T-Mobile currently maintains antennas at the 162-foot level. Metro PCS currently maintains antennas at the 152-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 77 Springbrook 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 140-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 77 Springbrook 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

TOWN OF OLD SAYBROOK, CONNECTICUT

302 Main Street, Old Saybrook, CT 06475 Phone - 860-395-3130, Fax - 860-395-1216

FOR OFFICE USE :

MAP: 58 LOT: 17-1 Building Permit # 24780
FM# 2899 ZC# 05-05-6 Date Received: 4.21.08
FLOOD ZONE:

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT:

LOCATION: 77 SPRINGBROOK ROAD, OLD SAYBROOK, CT

TYPE OF IMPROVEMENT: Construction of a 175' tower w/ Verizon
Collocation and demo of existing Guyed Tower

ROOFING -- # SQUARES RIP - YES NO

PROPOSED USE: Communications / Commercial
(Residence, Store, Commercial, etc.)

INCLUDE SITE PLAN FOR ALL NEW CONSTRUCTION

COST:

Improvement: \$ 138,000
Electrical: \$ 12,000 CRS# - Lic Provided when
Pulling Elect. Permit
Plumbing: \$
Heating, A.C.: \$

TOTAL: \$ 150,000

OWNER OR LESSEE National Tower for Crossroads Communications of Old Saybrook, LLC
Mailing Address: Park Place West, 352 Park St. Suite 101
North Reading, MA 01864 Phone# 781-389-6909

CONTRACTOR: Bell Atlantic Inc. / Verizon
Address: 99 East River Drive, 9th Floor, East Hartford CT 06108

LICENSE NUMBER 900296 Phone# 860-982-4246

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 that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce provisions of the code(s) applicable to such permit.

Any application for which a permit has not been issued within 120 days of the date of application shall be considered void and any fees associated with that application will be forfeited.

Signature of Applicant: [Signature] Phone# 781-389-6909

Address: 352 Park Street, Suite 101
North Reading MA 01864

FOR OFFICE USE: BUILDING PERMIT FEES 1539 PAID ISSUED ON:

(Includes \$.16 per \$1000 educational training fee)

APPROVED BY: [Signature] 4/28/08 Building Official/Date

NOTE: No Accessory Structures Included in this permit

TYPE: 2B USE GROUP: B SEASONAL:
NOTE: WORK MUST BEGIN WITHIN 180 CALENDAR DAYS

OVER FOR ADDITIONAL INFORMATION

ORIGINAL

[Signature] SFM H

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77 SPRINGBROOK RD

Location 77 SPRINGBROOK RD

MBLU 058/ 017/ 0001/ /

Acct# 00598500

Owner CROSSROADS
COMMUNICATIONS OF OLD

Assessment \$224,500

Appraisal \$320,700

PID 6223

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$141,100	\$179,600	\$320,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$98,800	\$125,700	\$224,500

Owner of Record

Owner CROSSROADS COMMUNICATIONS OF OLD
Co-Owner SAYBROOK LLC
Address 157 NORTH SEIR HILL RD
NORWALK, CT 06850

Sale Price \$275,000
Certificate
Book & Page 0339/0287
Sale Date 10/28/1996
Instrument UNKQ

Ownership History

Ownership History
No Data for Ownership History

Building Information

Building 1 : Section 1

Year Built: 1956
Living Area: 2,044

Building Attributes	
Field	Description
STYLE	Office Bldg

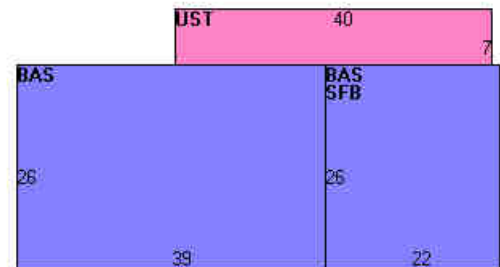
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	RAD/TV TR
Total Rooms	
Total Bedrms	00
Total Baths	0
Usrflid 218	
Usrflid 219	
1st Floor Use:	4330
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

Building Photo



(<http://images.vgsi.com/photos/OldSaybrookCTPhotos/\00\02\03\22.jpg>)

Building Layout



(http://images.vgsi.com/photos/OldSaybrookCTPhotos//Sketches/6223_62)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,586	1,586	
SFB	Bsmt, Above grade-Finished	572	458	
UST	Utility, Storage, Unfinished	280	0	
		2,438	2,044	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 4330

Land Line Valuation

Size (Acres) 0.46

Description RAD/TV TR
Zone B2

Depth 0
Assessed Value \$125,700
Appraised Value \$179,600

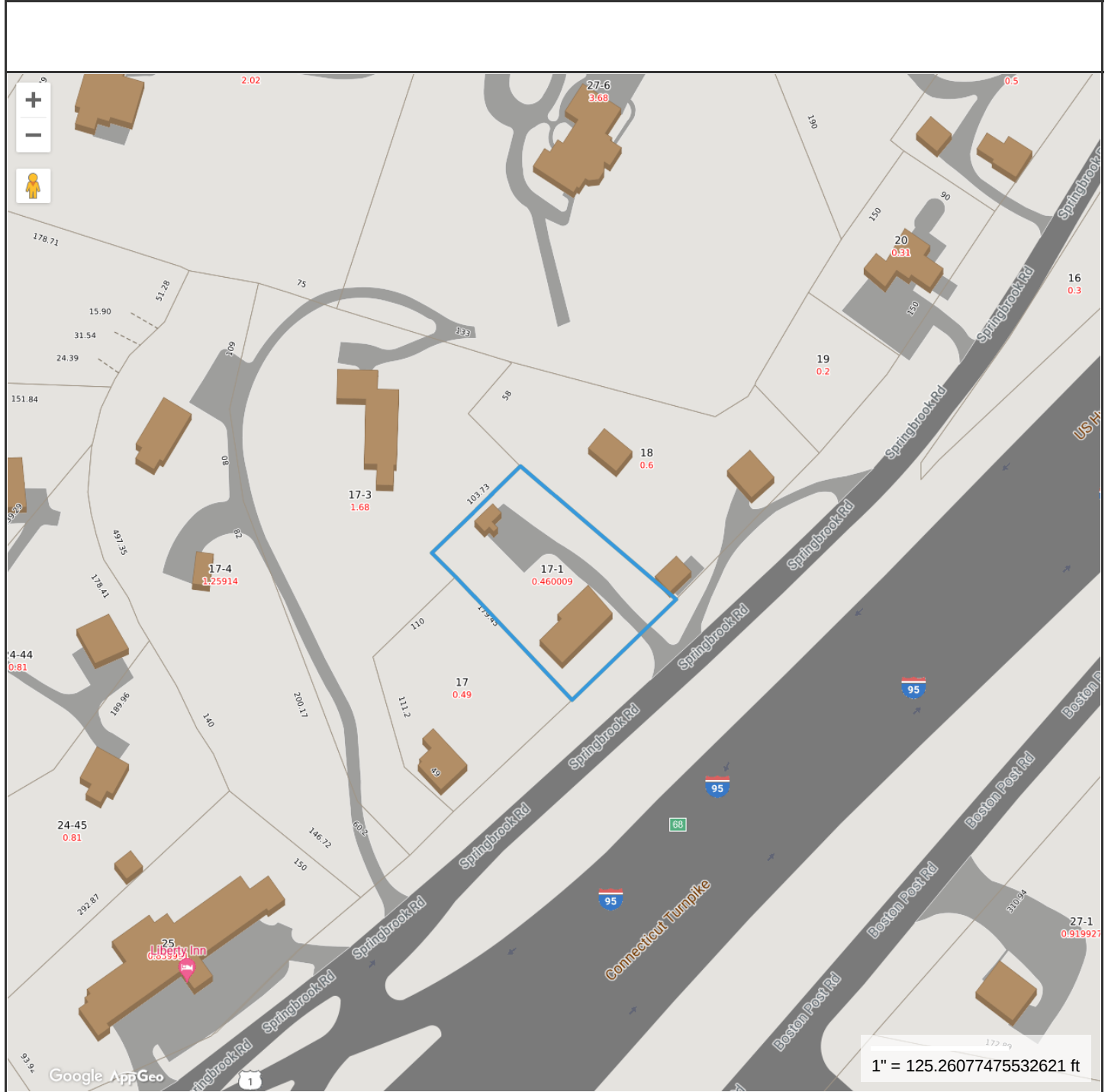
Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$141,100	\$179,600	\$320,700
2018	\$141,100	\$179,600	\$320,700
2016	\$106,700	\$217,900	\$324,600

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$98,800	\$125,700	\$224,500
2018	\$98,800	\$125,700	\$224,500
2016	\$74,700	\$152,500	\$227,200



Property Information

Property ID 058/017-0001
Location 77 SPRINGBROOK RD
Owner CROSSROADS COMMUNICATIONS OF OLD



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Old Saybrook, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/30/2021
Data updated 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.