

From: David Hoogasian <dhoogasian@nbcllc.com>
Sent: Saturday, December 11, 2021 2:26 PM
To: CSC-DL Siting Council <Siting.Council@ct.gov>
Subject: TS-DISH-139-211112 SUPPLEMENTS / DISH / Tower Share Request / 174 South Grand Street West Suffield CT / (416862 SUFFIELD CT)

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

- Original Tower facility approval (CSC Docket No. 403 on December 2, 2010)
- 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.

Thank you,

David Hoogasian

Project Manager

NETWORK BUILDING + CONSULTING

100 Apollo Drive | Suite 303 | Chelmsford, MA | 01824
M 508.344.3343



DOCKET NO. 403 - Cellco Partnership d/b/a Verizon Wireless } Connecticut
application for a Certificate of Environmental Compatibility and }
Public Need for the construction, maintenance and operation of a } Siting
telecommunications facility located at 174 South Grand Street, }
Suffield, Connecticut. } Council

December 2, 2010

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, maintenance, and operation 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 application, and therefore directs that a Certificate of Environmental Compatibility and Public Need, as provided by General Statutes § 16-50k, be issued to Cellco Partnership d/b/a Verizon Wireless, hereinafter referred to as the Certificate Holder, for a telecommunications facility located at 174 South Grand Street, Suffield, Connecticut.

Unless otherwise approved by the Council, 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 the Certificate Holder and other entities, both public and private, but such tower shall not exceed a height of 120 feet above ground level.
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 served on the Town of Suffield for comment, and all parties and intervenors as listed in the service list, and 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 compound, radio equipment, access road, utility line, and landscaping; and
 - b) construction plans for site clearing, grading, landscaping, water drainage, and erosion and sedimentation controls consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended.

3. Prior to the commencement of operation, the Certificate Holder shall provide the Council worst-case modeling of the 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 the electromagnetic radio frequency power density be 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.
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. The Certificate Holder shall provide reasonable space on the tower for no compensation for any Town of Suffield public safety services (police, fire and medical services), provided such use can be accommodated and is compatible with the structural integrity of the tower.
7. Unless otherwise approved by the Council, if the facility authorized herein is not fully constructed with at least one fully operational wireless telecommunications carrier providing wireless service within eighteen months from the date of the mailing of the Council's Findings of Fact, Opinion, and Decision and Order (collectively called "Final Decision"), 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. The time between the filing and resolution of any appeals of the Council's Final Decision shall not be counted in calculating this deadline. Authority to monitor and modify this schedule, as necessary, is delegated to the Executive Director. The Certificate Holder shall provide written notice to the Executive Director of any schedule changes as soon as is practicable.
8. Any request for extension of the time period referred to in Condition 7 shall be filed with the Council not later than 60 days prior to the expiration date of this Certificate and shall be served on all parties and intervenors, as listed in the service list, and the Town of Suffield. Any proposed modifications to this Decision and Order shall likewise be so served.
9. If the facility 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.
10. Any nonfunctioning antenna, and associated antenna mounting equipment, on this facility shall be removed within 60 days of the date the antenna ceased to function.

11. In accordance with Section 16-50j-77 of the Regulations of Connecticut State Agencies, the Certificate Holder shall provide the Council with written notice two weeks prior to the commencement of site construction activities. In addition, the Certificate Holder shall provide the Council with written notice of the completion of site construction, and the commencement of site operation.
12. The Certificate Holder shall remit timely payments associated with annual assessments and invoices submitted by the Council for expenses attributable to the facility under Conn. Gen. Stat. §16-50v.
13. This Certificate may be transferred in accordance with Conn. Gen. Stat. §16-50k(b), provided both the Certificate Holder/transferor and the transferee are current with payments to the Council for their respective annual assessments and invoices under Conn. Gen. Stat. §16-50v. In addition, both the Certificate Holder/transferor and the transferee shall provide the Council a written agreement as to the entity responsible for any quarterly assessment charges under Conn. Gen. Stat. §16-50v(b)(2) that may be associated with this facility.
14. The Certificate Holder shall maintain the facility and associated equipment in a reasonable physical and operational condition, including but not limited to, the tower, tower foundation, antennas, equipment compound, radio equipment, access road, utility line and landscaping, that is consistent with this Decision and Order and a Development and Management Plan to be approved by the Council.

Pursuant to General Statutes § 16-50p, the Council hereby directs 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 Journal Inquirer.

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

Cellco Partnership d/b/a
Verizon Wireless

Its Representative

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597

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
174 South Grand Street West Suffield, CT 06093
Latitude: 41°59'13.300" / Longitude: -72°42'7.500"

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 174 South Grand Street in West Suffield (the "Property"). The existing 139-foot monopole tower is owned by American Tower Corporation ("ATC"). The underlying property is owned by Robert G. Paganelli. 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 Melissa M. Mack, First Selectwoman for the Town of Suffield, Edward Flanders, Town of Suffield Building Official and Robert G. Paganelli as the property owner.

Background

This facility was approved by the Council under Docket No. 403 on December 2, 2010. A copy of the Decision and Order is included in the filing attachments. The existing ATC facility consists of a 139-foot monopole tower located within an existing leased area. AT&T Mobility currently maintains antennas at the 135-foot level. Verizon Wireless currently maintains antennas at the 120-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 174 South Grand 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 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 110-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 174 South Grand 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



Property Information

Property Location	174 S GRAND ST
Mailing Address	174 S GRAND ST WEST SUFFIELD CT 060933413
Land Use	Residential
Zoning Code	R45
Neighborhood	S5

Owner	PAGANELLI ROBERT G & DARIAN P
Co-Owner	
Book / Page	0170/0176
Land Class	Use Assessment
Census Tract	4771.01
Acreage	17.57

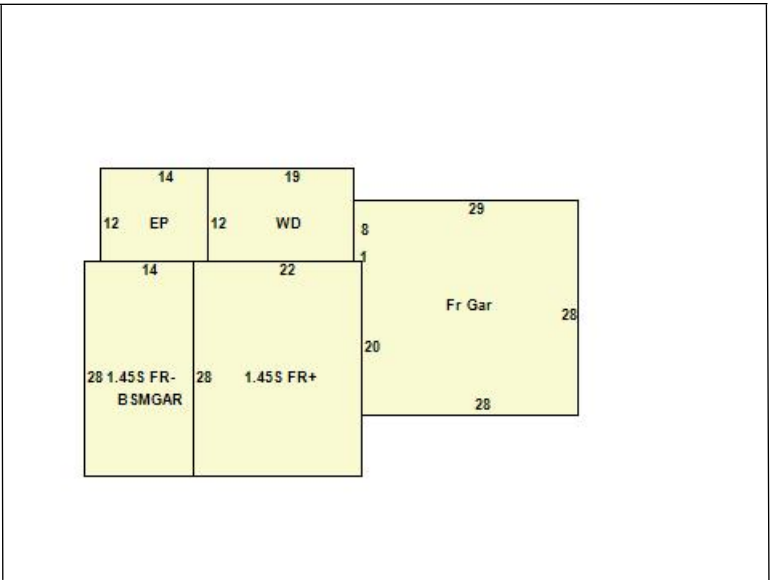
Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	148000	103600
Outbuildings	60400	42280
Land	206000	83300
Total	414400	229180

Utility Information

Electric	No
Gas	No
Sewer	No
Public Water	No
Well	Yes



Primary Construction Details

Year Built	1981
Building Desc.	Residential
Building Style	Cape
Stories	1.25
Exterior Walls	Log Cabin
Exterior Walls 2	Cedar/Redwood
Interior Walls	Pine
Interior Walls 2	Drywall
Interior Floors 1	Hardwood
Interior Floors 2	Carpet

Heating Fuel	Electric
Heating Type	Electric
AC Type	Central
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	5
Bath Style	NA
Kitchen Style	Typical
Occupancy	1

Livable Area (ft)	1462
Building Use	Single Family
Building Condition	Average
Frame Type	Wood Frame
Building Grade	0
Fireplaces	1
Wood Stoves	0
Attic Access	
Roof Style	Gable
Roof Cover	Asphalt

Bsmt Area	616
Fin Bsmt Area	0
Fin Bsmt Quality	
Bsmt Access	
Bsmt Gar	0
Bsmt Sump Pump	No



Town of Suffield, CT

Property Listing Report

Map Block Lot **16 H 24 51 A**

Developer Map **9/966 10/1116**

Unique Identifier **R16526**

Developer Lot

Building # **1**

Detached Outbuildings

Type	Description	Area (sq ft)	Condition	Year Built
Garage	2 Story Garage	1620	Good	2013
Barn	Bank	1950	Fair	2003

Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built
Porch	Enclosed	168	Average	1981
Deck	Wood	228	Average	1981
Garage	Frame	792	Average	1981
Garage	Basement Garage	392	Average	1981

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
PAGANELLI ROBERT G & DARIAN P	0170_0176	7/15/1983	0



Property Information

Property Location	174 S GRAND ST
Mailing Address	PO BOX 2549 ADDISON TX 750012549
Land Use	Cell Tower
Zoning Code	
Neighborhood	16

Owner	VERIZON WIRELESS
Co-Owner	
Book / Page	0999/0999
Land Class	Public Utility
Census Tract	
Acreage	0

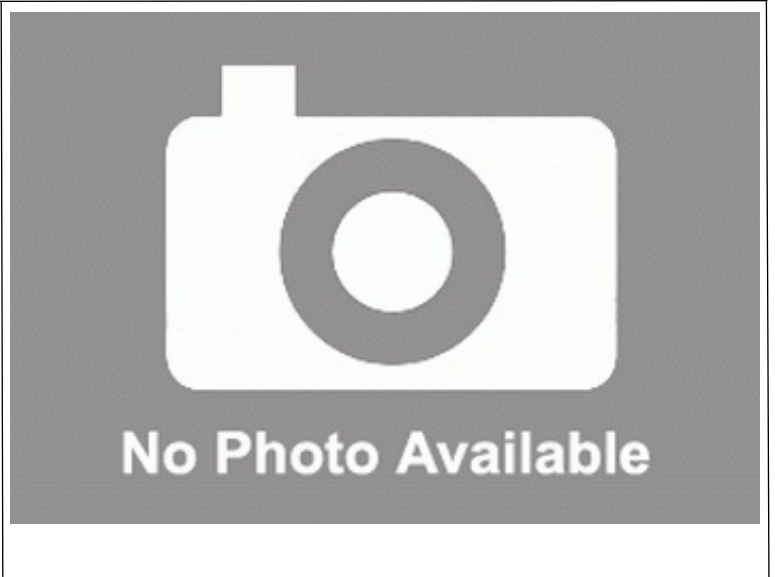
Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	0	0
Outbuildings	390000	273000
Land	0	0
Total	390000	273000

Utility Information

Electric	No
Gas	No
Sewer	No
Public Water	No
Well	No



Primary Construction Details

Year Built	
Building Desc.	
Building Style	
Stories	
Exterior Walls	
Exterior Walls 2	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	
Full Bathrooms	
Half Bathrooms	
Extra Fixtures	
Total Rooms	
Bath Style	
Kitchen Style	
Occupancy	

Livable Area (ft)	
Building Use	
Building Condition	
Frame Type	
Building Grade	
Fireplaces	
Wood Stoves	
Attic Access	
Roof Style	
Roof Cover	

Bsmt Area	
Fin Bsmt Area	
Fin Bsmt Quality	
Bsmt Access	
Bsmt Gar	
Bsmt Sump Pump	



Town of Suffield, CT

Property Listing Report

Map Block Lot **16 H 24 51 A CEL**

Developer Map

Unique Identifier **R1624510**

Developer Lot

Building #

Detached Outbuildings

Type	Description	Area (sq ft)	Condition	Year Built
Shed	Cell Shed	1	Average	0
Tower	Cell Tower	1	No Depreciation	2013

Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built

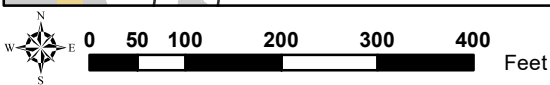
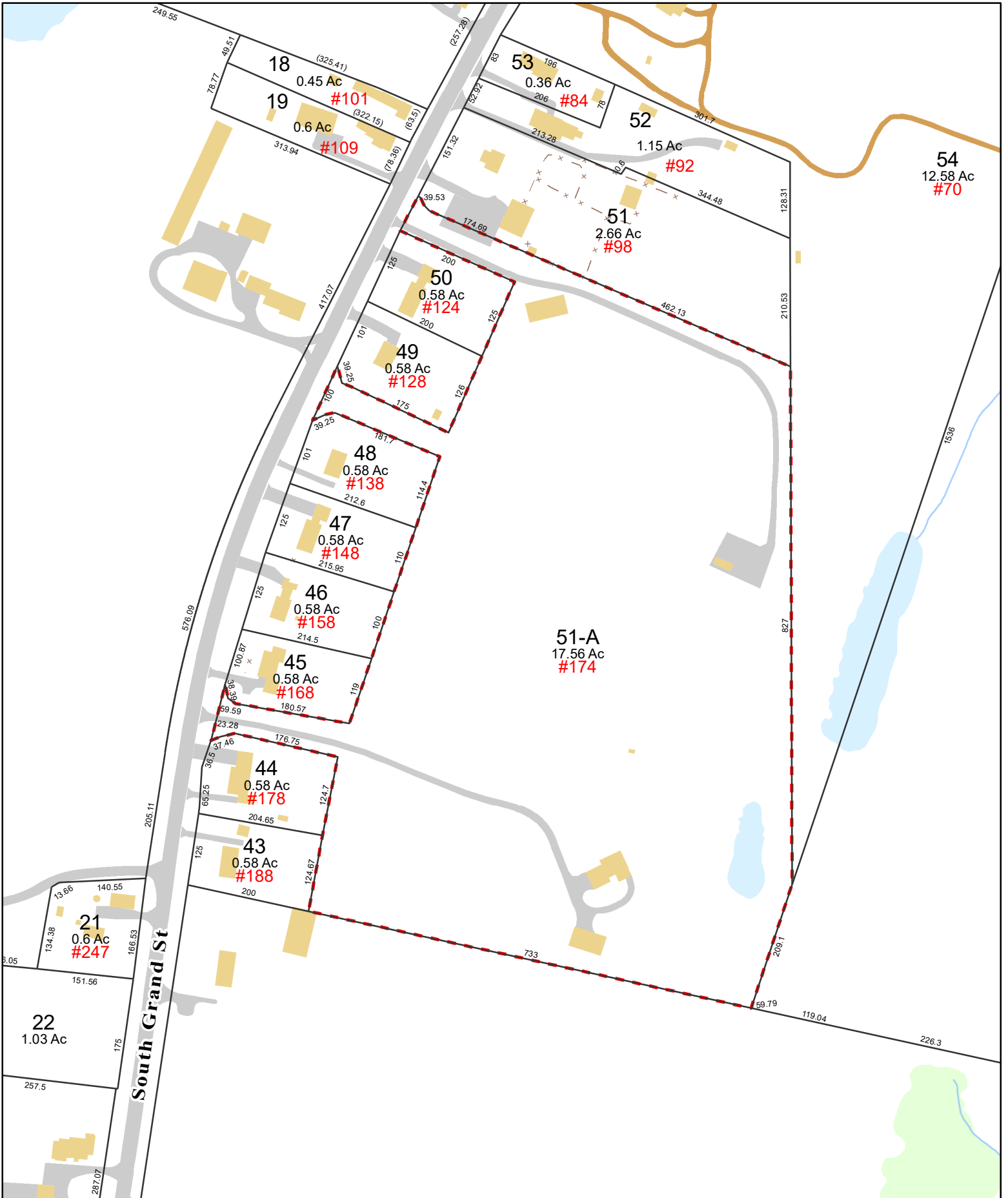
Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
VERIZON WIRELESS	0999_0999	12/13/2013	0

Town of Suffield, Connecticut - Assessment Parcel Map

Parcel: 16H-24-51-A

Address: 174 S GRAND ST



Scale
1:2,400

Map Produced: March 2021
Grand List: October 2020

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Suffield and its mapping contractors assume no legal responsibility for the information contained herein.