

**From:** David Hoogasian <dhoogasian@nbcllc.com>  
**Sent:** Saturday, December 11, 2021 10:26 AM  
**To:** CSC-DL Siting Council <Siting.Council@ct.gov>  
**Subject:** TS-DISH-142-211119 SUPPLEMENTS / DISH / Tower Share Request / 56 Ruops Rd Tolland CT (302495 TOLLAND CT)

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

- Original Tower facility approval (CSC Docket No. 100, January 5, 1989)
- Project Narrative referencing the original facility approval
- Property owner record cards + Map

A 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  
56 Ruops Road Tolland, CT 06084  
Latitude: 41°52'24.0" / Longitude: -72°20'17.88"

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 56 Ruops Road in Tolland (the "Property"). The existing 165-foot monopole tower is owned by American Tower Corporation ("ATC"). The underlying property is owned by The Town of Tolland. 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 Tammy Nuccio, Chair for the Town of Tolland Town Council, James Paquin, Town of Tolland Building Official & The Town of Tolland as the property owner.

## Background

This facility was approved by the Council under Docket No. 100 on January 5, 1989. A copy of the Decision and Order is included in the filing attachments. The existing ATC facility consists of a 165-foot monopole tower located within an existing leased area. T-Mobile currently maintains antennas at the 162-foot level, 105-foot level and 81-foot level. AT&T Mobility currently maintains antennas at the 149-foot level. Verizon Wireless currently maintains antennas at the 140-foot level. Sprint/Nextel currently maintains antennas at the 133-foot level, 121-foot level and 50-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 56 Ruops 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 93-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 56 Ruops 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*

DOCKET NO. 100 - An application of SNET : CONNECTICUT SITING  
Cellular, Inc., for a Certificate of :  
Environmental Compatibility and Public : COUNCIL  
Need for cellular telephone antennas : January 5, 1989  
and associated equipment in the Town of :  
Tolland, Connecticut.

DECISION AND ORDER

Pursuant to the foregoing Opinion, the Connecticut Siting Council finds that the effects associated with the construction and operation of a cellular telephone monopole structure at the proposed Tolland site, 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 significant either alone or cumulatively with other effects, 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 Section 16-50k of the General Statutes of Connecticut (CGS), be issued to SNET Cellular, Inc., for the construction, operation, and maintenance of a cellular telephone tower site and associated equipment at the proposed Tolland site in Tolland, Connecticut.

The alternative Tolland site is hereby denied.

The facility shall be constructed, operated, and maintained 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 tower no taller than necessary to provide the proposed service, and in no event shall the tower structure exceed a total height of 167 feet, including antennas.
2. The facility shall be constructed in accordance with the State of Connecticut Basic Building Code.
3. Unless necessary to comply with future requirements of the Federal Aviation Administration, no lights shall be installed on this tower.

4. 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 State Agencies. The D&M plan shall include detailed plans for erosion and sediment control along the access road and at the tower site, plans for permanent evergreen screening along the outside perimeter of the eight-foot fence surrounding the site, and plans for loaming and seeding the site and sides of the access road following completion of construction. The access road shall be constructed in a manner to minimize erosion and tree clearing as much as possible.
5. The Certificate Holder or its successor shall notify the Council if and when directional antennas or any equipment other than that listed in this application are added to this facility.
6. The Certificate Holder or its successor shall permit public or private entities to share space on the tower for fair consideration, or shall provide any requesting entity with specific legal, technical, environmental, or economic reasons precluding such tower sharing.
7. If this facility does not provide, or permanently ceases to provide, cellular service following the completion of construction, this Decision and Order shall be void, and the tower and all associated equipment in this application shall be dismantled and removed or reapplication for any new use shall be made to the Council and a Certificate granted before such new use is made.
8. The Certificate Holder shall comply with any future radio frequency (RF) standard, promulgated by State or federal regulatory agencies. Upon the establishment of any new governmental RF standards, the facility granted in this Decision and Order shall be brought into compliance with such standards.
9. Unless otherwise approved by the Council, this Decision and Order shall be void if all construction authorized herein is not completed within three years of the issuance of this Decision and Order, or within three years of the completion of any appeal taken in this Decision and Order.

Pursuant to Section 16-50p, we hereby direct that a copy of the Decision and Order be served on each person listed below. A notice of issuance shall be published in the Manchester Journal Enquirer.

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 State Agencies.

The parties or intervenors to this proceeding are:

	<b>STATUS HOLDER</b>	<b>REPRESENTATIVE</b>
Party  <input checked="" type="checkbox"/>	SNET Cellular, Inc. 555 Long Wharf Drive New Haven, CT 06506	SNET Cellular, Inc. c/o Peter J. Tyrrell Senior Attorney 227 Church Street Room 1021 New Haven, CT 06506 (203) 771-7381
Party  <input type="checkbox"/>  Intervenor  <input checked="" type="checkbox"/>	Metro Mobile CTS of Hartford, Inc.	Jennifer Young Gaudet Byrne, Slater, Sandler Shulman & Rouse, P.C. 330 Main Street P.O. Box 3216 Hartford, CT 06103 (203) 525-4700

CERTIFICATION

The undersigned members of the Connecticut Siting Council hereby certify that they have heard this case in Docket No. 100 or read the record thereof, and that we voted as follows:

Dated at New Britain, Connecticut the 5th day of January, 1989.

<u>Council Members</u>	<u>Vote Cast</u>
<u>Gloria Dibble Pond</u> Gloria Dibble Pond Chairperson	Yes
<u>Patricia A. Austin</u> Commissioner Peter Boucher Designee: Patricia Austin	Abstain
<u>Brian J. Emerick</u> Commissioner Leslie Carothers Designee: Brian Emerick	Yes
<u>Mortimer A. Gelston</u> Mortimer A. Gelston	Yes
<u>Harry E. Covey</u> Harry E. Covey	Abstain
<u>Daniel P. Lynch, Jr.</u> Daniel P. Lynch, Jr.	Yes
<u>Paulann H. Sheets</u>	Absent
<u>William H. Smith</u> William H. Smith	Yes
<u>Colin C. Tait</u> Colin C. Tait	Abstain



# 1 EAGLE HILL

**Location** 1 EAGLE HILL

**Mblu** 23/ E/ 51/00 /

**Acct#** 6783

**Owner** TOWN OF TOLLAND

**Assessment** \$47,410,700

**Appraisal** \$67,729,400

**PID** 3893

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$64,952,400	\$2,777,000	\$67,729,400

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$45,466,800	\$1,943,900	\$47,410,700

## Owner of Record

**Owner** TOWN OF TOLLAND  
**Co-Owner**  
**Address** 21 TOLLAND GREEN  
TOLLAND, CT 06084-0000

**Sale Price** \$850,000  
**Certificate**  
**Book & Page** 0819/0081  
**Sale Date** 04/24/2003  
**Instrument** 15

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TOWN OF TOLLAND	\$850,000		0819/0081	15	04/24/2003
RUOPS ALBERT J TRUSTEE U TR	\$0		0396/0288	29	06/16/1960

## Building Information

### Building 1 : Section 1

**Year Built:** 2005  
**Living Area:** 258,330  
**Replacement Cost:** \$69,099,782  
**Building Percent Good:** 90

Replacement Cost  
Less Depreciation:

\$62,189,800

**Building Attributes**

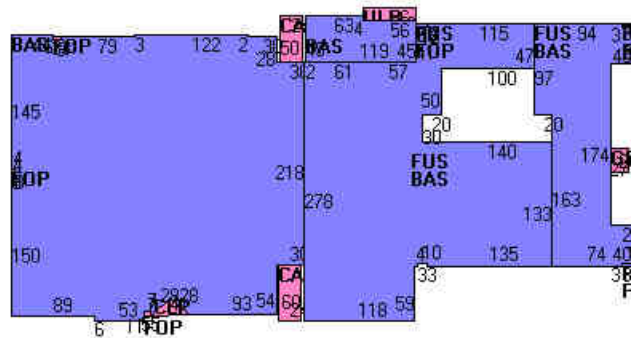
Field	Description
Style:	Schools-Public
Model	Commercial
Grade	Excellent
Stories:	2
Occupancy	1.00
Ext Wall 1	Brick Veneer
Exterior Wall 2	Reinforc Concr
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Vapor Cooler
Struct Class	
Bldg Use	Municipal
Total Rooms	70
Total Bedrms	0
Total Baths	0
Solar	
1st Floor Use:	901C
Heat/AC	Heat/AC Split
Frame Type	Fireprf Steel
Baths/Plumbing	Average
Ceiling/Wall	Sus Ceil Min W
Rooms/Prtns	Above Average
Wall Height	16.00
% Comn Wall	

**Building Photo**



(<http://images.vgsi.com/photos/TollandCTPhotos/\A00\00\69\90.jpg>)

**Building Layout**



([http://images.vgsi.com/photos/TollandCTPhotos//Sketches/3893\\_3931.jpg](http://images.vgsi.com/photos/TollandCTPhotos//Sketches/3893_3931.jpg))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	Main Floor	177,914	177,914
FUS	Finished Upper Story	80,416	80,416
CAN	Canopy	2,640	0
CLP	Covered Loading Platform	380	0
FOP	Open Porch	202	0
GRN	Green House	540	0
ULP	Loading Platform	728	0
		262,820	258,330

**Extra Features**

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR1	SPRINKLERS-WET	248306.00 S.F.	\$178,800	1

ELV	ELEVATOR	1.00 UNITS	\$24,300	1
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## Land

### Land Use

**Use Code** 901C  
**Description** Municipal  
**Zone** RDD  
**Neighborhood** 350C  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 68.5  
**Frontage** 1351  
**Depth**  
**Assessed Value** \$1,943,900  
**Appraised Value** \$2,777,000

## Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV	PAVING	A	Asphalt	480000.00 S.F.	\$645,100	1
FN	FENCE	CL4	4' Chain Link	7500.00 L.F.	\$50,400	1
PLS	POLES	L1	Lighting	48.00 UNITS	\$121,000	1
BALL	FIELD HARD		TYPICAL	1.00 UNITS	\$702,000	1
TRL1	TRAILER	A	Storage	640.00 S.F.	\$9,600	1
FGR	GARAGE	1F	1Story Frame	720.00 S.F.	\$16,800	1
FGR	GARAGE	1F	1Story Frame	720.00 S.F.	\$16,800	1
SHD	SHED	1LT	1 Stry Lean To	1024.00 S.F.	\$9,200	1
BALL	FIELD HARD		TYPICAL	2.00 UNITS	\$650,000	1
AF	ATHLETIC FLD	FB	Football	1.00 UNITS	\$126,000	1
AF	ATHLETIC FLD	RT	Running Trck	1.00 UNITS	\$210,000	1
SHD	SHED	1F	1 Stry Frame	160.00 S.F.	\$2,600	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
4000	\$64,952,400	\$2,777,000	\$67,729,400
2020	\$64,952,400	\$2,777,000	\$67,729,400
2019	\$64,952,400	\$2,777,000	\$67,729,400

Assessment			
Valuation Year	Improvements	Land	Total
4000	\$45,466,800	\$1,943,900	\$47,410,700
2020	\$45,466,800	\$1,943,900	\$47,410,700
2019	\$45,466,800	\$1,943,900	\$47,410,700



# 56 RUOPS ROAD

**Location** 56 RUOPS ROAD

**Mblu** 23/ E/ 51/ /

**Acct#** 5384

**Owner** TOWN OF TOLLAND

**Assessment** \$1,347,600

**Appraisal** \$1,925,000

**PID** 3892

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$191,700	\$1,733,300	\$1,925,000

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$134,300	\$1,213,300	\$1,347,600

## Owner of Record

**Owner** TOWN OF TOLLAND  
**Co-Owner** C/O SPECTRASITE COMMUNICATIONS  
**Address** PO BOX 723597  
ATLANTA, GA 31139

**Sale Price** \$0  
**Certificate**  
**Book & Page** 0819/0081  
**Sale Date** 04/24/2003  
**Instrument** 15

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TOWN OF TOLLAND	\$0		0819/0081	15	04/24/2003

## Building Information

### Building 1 : Section 1

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

**Building Attributes**

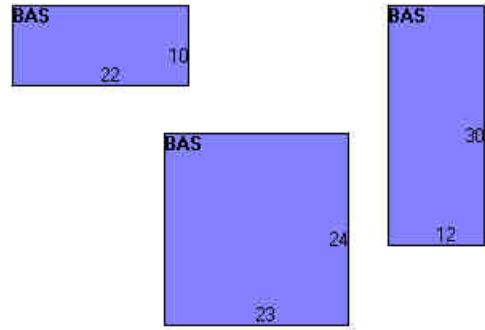
Field	Description
Style:	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Func Code	
Econ Code	
Num Park	
Fireplaces	
Solar	
Solar Type	
Fndtn Cndtn	
Basement	

### Building Photo



(<http://images.vgsi.com/photos/TollandCTPhotos/\00\00\63\46.jpg>)

### Building Layout



([http://images.vgsi.com/photos/TollandCTPhotos//Sketches/3892\\_3930.jpg](http://images.vgsi.com/photos/TollandCTPhotos//Sketches/3892_3930.jpg))

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** 300V  
**Description** Industrial  
**Zone** RDD  
**Neighborhood** 350C  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.78  
**Frontage** 2973  
**Depth**  
**Assessed Value** \$1,213,300  
**Appraised Value** \$1,733,300

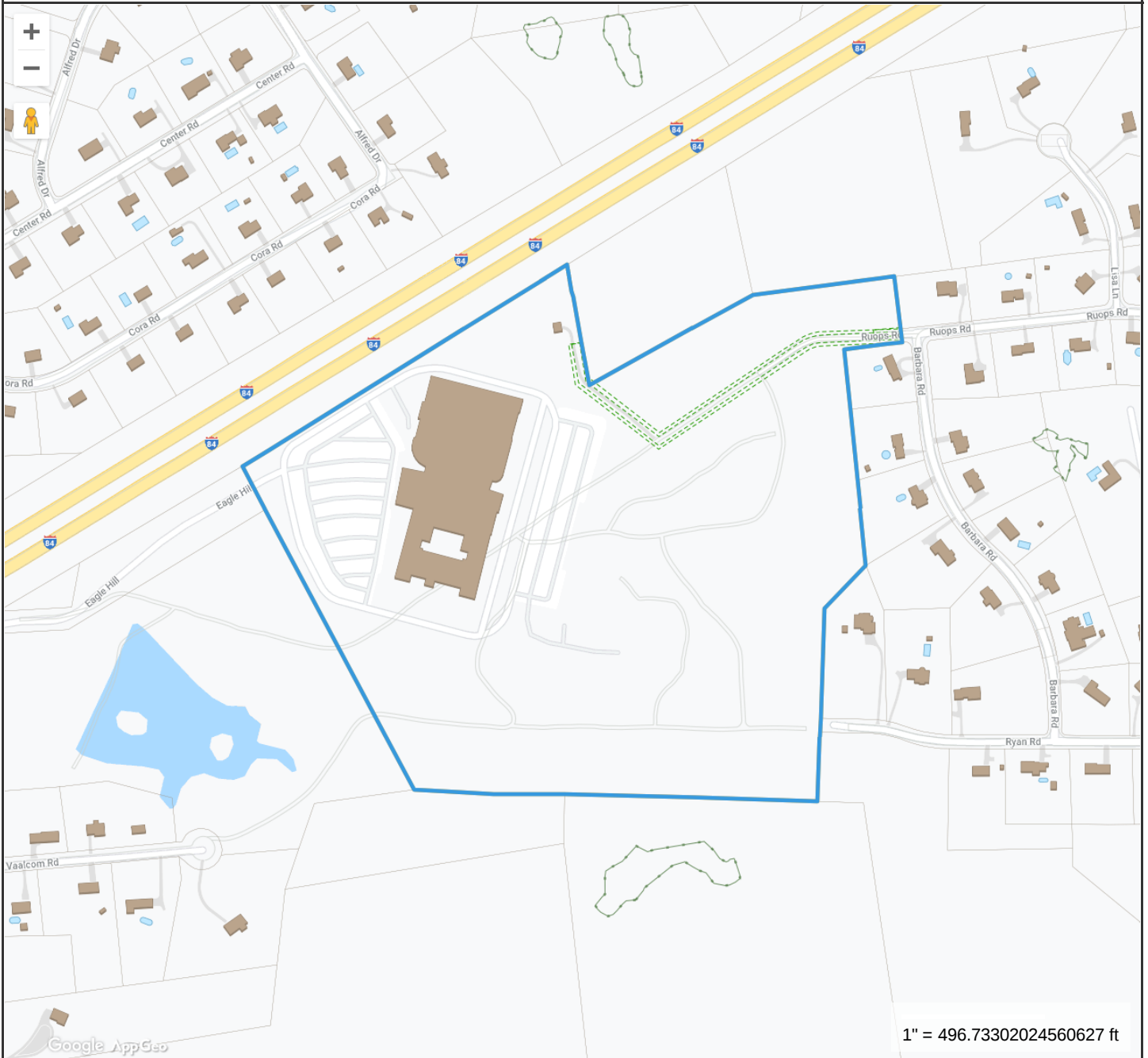
**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN	FENCE	CL8	8' Chain Link	380.00 L.F.	\$3,800	1
SHD	SHED	CL	Cell Shed	220.00 S.F.	\$35,800	1
SHD	SHED	CL	Cell Shed	576.00 S.F.	\$93,600	1
SHD	SHED	CL	Cell Shed	360.00 S.F.	\$58,500	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
4000	\$191,700	\$1,733,300	\$1,925,000
2020	\$191,700	\$1,733,300	\$1,925,000
2019	\$191,700	\$1,733,300	\$1,925,000

Assessment			
Valuation Year	Improvements	Land	Total
4000	\$134,300	\$1,213,300	\$1,347,600
2020	\$134,300	\$1,213,300	\$1,347,600
2019	\$134,300	\$1,213,300	\$1,347,600



**Property Information**

**Property ID** 23/E/051  
**Location** 1 EAGLE HILL  
**Owner** TOWN OF TOLLAND



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

Town of Tolland, 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 October 25, 2021  
Data updated daily

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