

From: David Hoogasian <dhoogasian@nbcllc.com>
Sent: Saturday, December 11, 2021 12:43 PM
To: CSC-DL Siting Council <Siting.Council@ct.gov>
Subject: TS-DISH-168-211112 SUPPLEMENTS / DISH / Tower Share Request / 478 Good Hill Rd Woodbury CT / (411180 Good Hill Woodbury CT)

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

- Original Tower facility approval (CSC Docket No. 183 – May 13, 1998)
- 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



Connecticut Siting Council^(/CSC)

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[Decisions \(/CSC/Decisions/Decisions\)](#)



[Meetings and Minutes \(/CSC/Common-Elements/v4-template/Council-Activity\)](#)



[Pending Matters \(/CSC/1_Applications-and-Other-Pending-Matters/Pending-Matters\)](#)



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DOCKET NO. 183 - An application by Litchfield Acquisition Corporation d/b/a AT&T Wireless Services for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications tower and associated equipment located at 478 Good Hill Road (Route 317), Woodbury, Connecticut.

Connecticut Siting Council

May 13, 1998

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, operation, and maintenance of a telecommunications facility at the proposed site in Woodbury, Connecticut, 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 Litchfield Acquisition Corporation (LAC) d/b/a

AT&T Wireless Services, for the construction, operation, and maintenance of a telecommunications tower, associated equipment, and equipment building at the proposed site, located within a 471-acre parcel off Good Hill Road in Woodbury, 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 as a monopole, no taller than necessary to provide the proposed telecommunications services, sufficient to accommodate the antennas of LAC and other telecommunications providers, both public and private, but such tower shall not exceed a height of 150 feet above ground level (AGL).
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 submitted to and approved by the Council prior to the commencement of facility construction and shall include: a final site plan(s) for site development to include plans for vegetative screening; construction plans for site and grading, water drainage, and security fencing around the tower and equipment building; provisions for the installation of erosion and sedimentation controls consistent with the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended, prior to construction; and specifications for the tower foundation, antennas, equipment building, access road, and underground utility lines.
3. 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.
4. The Certificate Holder shall provide the Council a recalculated report of electromagnetic radio frequency power density if and when circumstances in operation cause a change in power density above the levels originally calculated and provided in the application.
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. If the facility does not initially provide, or permanently ceases to provide cellular services following completion of construction, this Decision and Order shall be void, and the Certificate Holder shall dismantle the tower and remove all associated equipment or reapplication for any continued or new use shall be made to the Council before any such use is made.
7. Any antenna that becomes obsolete and ceases to function shall be removed within 60 days after such antennas become obsolete and cease to function.

8. 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 effective date of this Decision and Order or within three years 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 and Waterbury Republican-American.

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

Litchfield Acquisition Corporation d/b/a AT&T Wireless Services

Its Representative

Douglas A. Cohen, Esq.
Brown, Rudnick, Freed & Gesmer, P.C.
185 Asylum Street, CityPlace I
Hartford, CT 06103-3402 (860) 509-6511

Mitchell Holmgren Site Development Coordinator
AT&T Wireless Services
15 East Midland Avenue
Paramus, NJ 07652 (201) 967-3130

Intervenor

Springwich Cellular Limited Partnership

Its Representative

Peter J. Tyrrell
Senior Counsel
Springwich Cellular Limited Partnership
500 Enterprise Drive
Rocky Hill, CT 06067-3900 (860) 513-7673

Intervenor

Nextel Communications of the Mid-Atlantic, Inc. d/b/a Nextel Communications

Its Representative

Christopher B. Fisher

Cuddy, Feder & Worby

90 Maple Avenue

White Plains, NY 10601-5196 (914) 761-1300

Party

Town of Woodbury

Its Representative

Honorable Richard Crane First Selectman

Town of Woodbury

P.O. Box 369281 Main Street

South Woodbury, CT 06798-0369 (203) 263-2141

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
478 Good Hill Road Woodbury, CT 06798
Latitude: 41°33'25.9999" / Longitude: -73° 15' 24.401"

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 478 Good Hill Road in Woodbury (the "Property"). The existing 147-foot monopole tower is owned by American Tower Corporation ("ATC"). The underlying property is owned by Roxbury Land Trust Inc. 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 Barbara Knauf - Perkinson, First Selectman of Town of Woodbury, Gary Testa, Town of Woodbury Building Official and Roxbury Land Trust Inc. as the property owner.

Background

This facility was approved by the Council under Docket No. 183 on May 13, 1998. A copy of the Decision and Order is included in the filing attachments. The existing ATC facility consists of a 147-foot monopole tower located within an existing leased area. Verizon Wireless currently maintains antennas at the 147-foot level. AT&T Mobility currently maintains antennas at the 124-foot level. The Woodbury Volunteer Fire Department currently maintains antennas at the 117.5-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 478 Good Hill 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 101-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 478 Good Hill 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 Woodbury, CT

Property Listing Report

Map Block Lot **066-008**

Building # **1** Unique Identifier **283400**

Property Information

| | |
|-------------------|--|
| Property Location | 478 GOOD HILL RD |
| Mailing Address | P O BOX 51 ROXBURY CT 067830051 |
| Land Use | Mixed Use - Retail / Office |
| Zoning Code | OS100 |
| Neighborhood | 24 |

| | |
|--------------|-------------------------------|
| Owner | ROXBURY LAND TRUST INC |
| Co-Owner | (BARNYARD) |
| Book / Page | 313/ 366 |
| Land Class | Commercial |
| Census Tract | 3621 |
| Acreage | 5.35 |

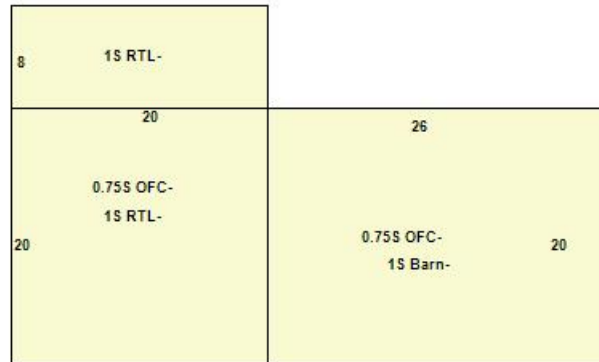
Valuation Summary

(Assessed value = 70% of Appraised Value)

| Item | Appraised | Assessed |
|--------------|---------------|---------------|
| Buildings | 246834 | 172780 |
| Outbuildings | 110163 | 77110 |
| Land | 245950 | 154640 |
| Total | 602947 | 0 |

Utility Information

| | |
|--------------|-----------|
| Electric | No |
| Gas | No |
| Sewer | No |
| Public Water | No |
| Well | No |



Primary Construction Details

| | |
|-------------------|----------------------|
| Year Built | 1910 |
| Building Desc. | Commercial |
| Building Style | |
| Stories | 2 |
| Exterior Walls | Vertical Wood |
| Exterior Walls 2 | |
| Interior Walls | Drywall |
| Interior Walls 2 | Other |
| Interior Floors 1 | Concrete |
| Interior Floors 2 | Hardwood |

| | |
|----------------|------------|
| Heating Fuel | Oil |
| Heating Type | FHA |
| AC Type | |
| Bedrooms | 0 |
| Full Bathrooms | 0 |
| Half Bathrooms | 0 |
| Extra Fixtures | 0 |
| Total Rooms | 0 |
| Bath Style | NA |
| Kitchen Style | |
| Occupancy | 0 |

| | |
|--------------------|------------------------|
| Building Use | Retail / Office |
| Building Condition | Good |
| Frame Type | Low Cost |
| Fireplaces | 0 |
| Bsmt Gar | 0 |
| Fin Bsmt Area | |
| Fin Bsmt Quality | |
| Building Grade | 0 |
| Roof Style | |
| Roof Cover | Asphalt |

Report Created On

12/7/2021



Town of Woodbury, CT

Property Listing Report

Map Block Lot

066-008

Building # **1**

Unique Identifier

283400

Detached Outbuildings

| Type | Description | Area (sq ft) | Condition | Year Built |
|------------|----------------------|--------------|--------------|------------|
| Barn | 1.5 Story | 2304 | Average/Fair | 1910 |
| Barn | 1.5 Story | 1586 | Average/Fair | 1910 |
| Barn | 1.5 Story | 4480 | Average/Fair | 1910 |
| Shed | Average Shed | 195 | Average | 1910 |
| Porch | Enclosed | 168 | Fair | 1910 |
| Shed | Concrete Block/Frame | 512 | Average | 1910 |
| Shed | Frame | 100 | Average | 1910 |
| Greenhouse | Glass/Steel | 1288 | Average | 1910 |
| | | | | |
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Attached Extra Features

| Type | Description | Area (sq ft) | Condition | Year Built |
|------|-------------|--------------|-----------|------------|
| Barn | Frame | 520 | Average | 1910 |
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Sales History

| Owner of Record | Book/ Page | Sale Date | Sale Price |
|------------------------|------------|-----------|------------|
| ROXBURY LAND TRUST INC | 313_ 366 | 3/23/2004 | 1800000 |
| GOOD HILL FARM LLC | 249_ 458+ | 5/2/2000 | 0 |



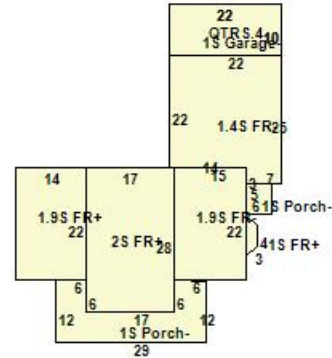
Town of Woodbury, CT

Property Listing Report

Map Block Lot **066-008**

Building # **2**

Unique Identifier **283400**



Primary Construction Details

| | |
|-------------------|----------------------|
| Year Built | 1850 |
| Building Desc. | Single Family |
| Building Style | Colonial |
| Stories | 2 |
| Exterior Walls | Wood Shingles |
| Exterior Walls 2 | |
| Interior Walls | Plaster |
| Interior Walls 2 | |
| Interior Floors 1 | Hardwood |
| Interior Floors 2 | Carpet |

| | |
|----------------|----------------|
| Heating Fuel | Oil |
| Heating Type | Steam |
| AC Type | |
| Bedrooms | 5 |
| Full Bathrooms | 3 |
| Half Bathrooms | 0 |
| Extra Fixtures | 0 |
| Total Rooms | 10 |
| Bath Style | NA |
| Kitchen Style | Typical |
| Occupancy | 1 |

| | |
|--------------------|----------------------|
| Building Use | Residential |
| Building Condition | Average/Good |
| Frame Type | Wood Frame |
| Fireplaces | 1 |
| Bsmt Gar | 0 |
| Fin Bsmt Area | |
| Fin Bsmt Quality | |
| Building Grade | 0 |
| Roof Style | |
| Roof Cover | Arch Shingles |

Attached Extra Features

| Type | Description | Area (sq ft) | Condition | Year Built |
|--------|-------------|--------------|-----------|------------|
| Porch | Enclosed | 30 | Average | 1850 |
| Porch | Open | 250 | Average | 1850 |
| Garage | Frame | 220 | Average | 1850 |
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Town of Woodbury, CT

Property Listing Report

Map Block Lot

066-008

Building #

Unique Identifier

283410

Property Information

| | |
|-------------------|-------------------------------|
| Property Location | 478 GOOD HILL RD |
| Mailing Address | PO BOX 51 ROXBURY CT 06783 |
| Land Use | Residential |
| Zoning Code | OS100 |
| Neighborhood | 24 |

| | |
|--------------|------------------------|
| Owner | ROXBURY LAND TRUST INC |
| Co-Owner | (ALLTEL - CELL TOWER) |
| Book / Page | 313/ 366 |
| Land Class | Vacant Land |
| Census Tract | 3621 |
| Acreage | 2.3 |

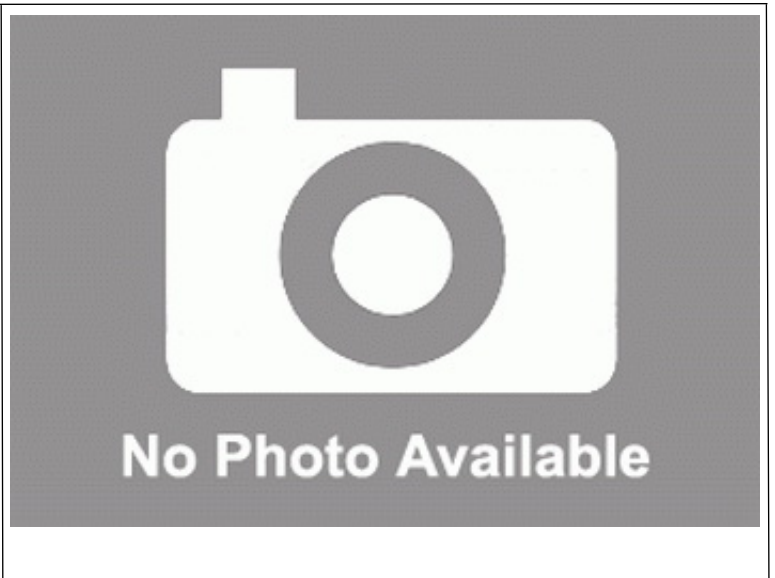
Valuation Summary

(Assessed value = 70% of Appraised Value)

| Item | Appraised | Assessed |
|--------------|-----------|----------|
| Buildings | 0 | 0 |
| Outbuildings | 317587 | 222310 |
| Land | 196650 | 137660 |
| Total | 514237 | 0 |

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 | |

| | |
|--------------------|--|
| Building Use | |
| Building Condition | |
| Frame Type | |
| Fireplaces | |
| Bsmt Gar | |
| Fin Bsmt Area | |
| Fin Bsmt Quality | |
| Building Grade | |
| Roof Style | |
| Roof Cover | |

Report Created On

12/7/2021



Town of Woodbury, CT

Property Listing Report

Map Block Lot

066-008

Building #

Unique Identifier

283410

Detached Outbuildings

| Type | Description | Area (sq ft) | Condition | Year Built |
|-------------|--------------------|--------------|-----------|------------|
| Cell Towers | Mono Pole | 150 | Average | 2001 |
| Cell Towers | Building/Equipment | 336 | Average | 2001 |
| Cell Towers | Fencing | 300 | Average | 2001 |
| Cell Towers | Building/Equipment | 240 | Average | 2001 |
| Cell Towers | Building/Equipment | 240 | Average | 2001 |
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Attached Extra Features

| Type | Description | Area (sq ft) | Condition | Year Built |
|------|-------------|--------------|-----------|------------|
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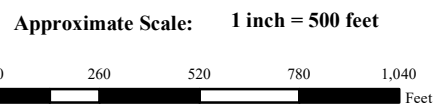
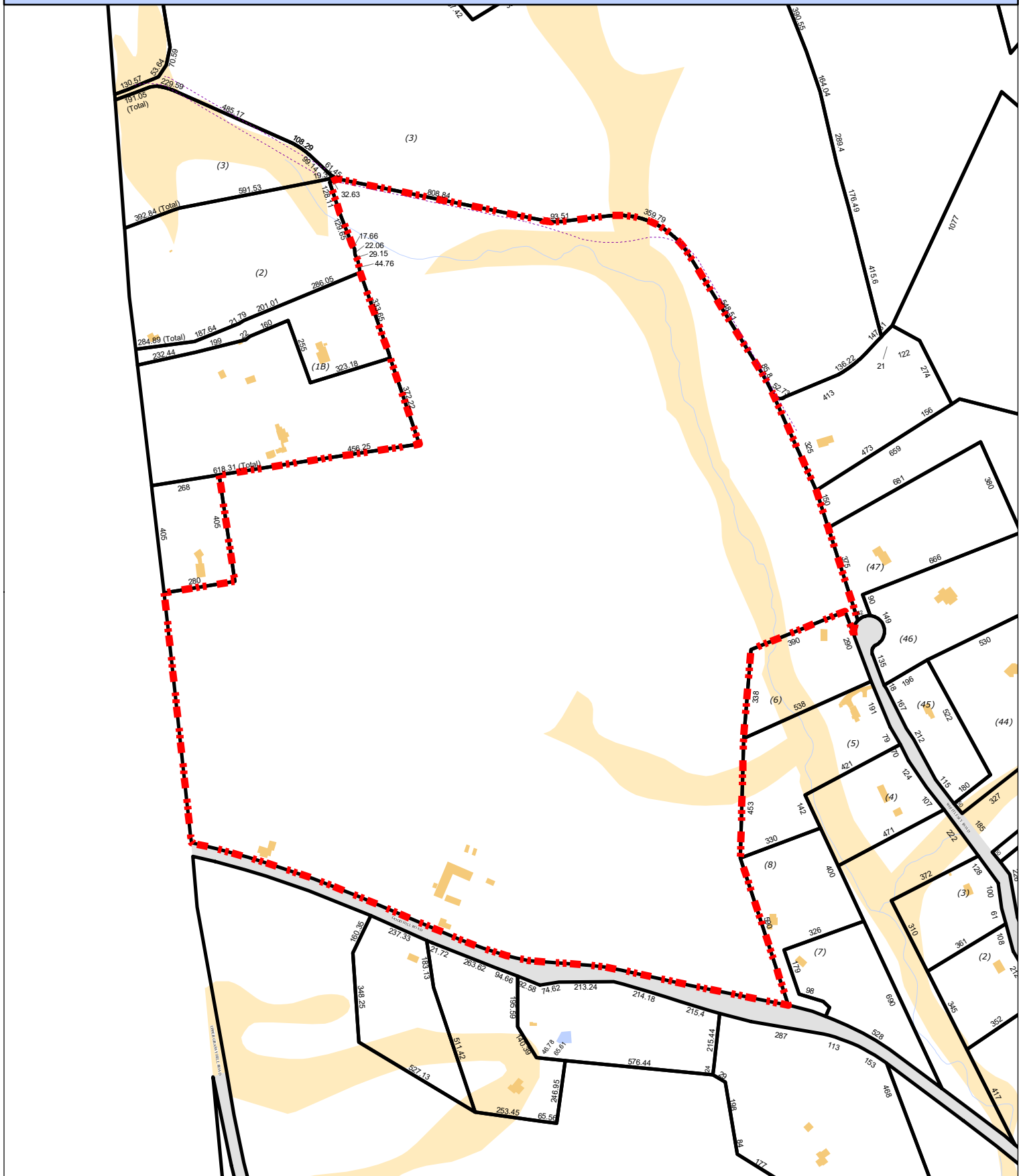
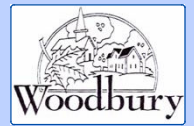
Sales History

| Owner of Record | Book/ Page | Sale Date | Sale Price |
|------------------------|------------|-----------|------------|
| ROXBURY LAND TRUST INC | 313_ 366 | 3/23/2004 | 0 |
| GOOD HILL FARM LLC | 249_ 458+ | 5/2/2000 | 0 |

Town of Woodbury, Connecticut - Assessment Parcel Map

Parcel: 066-008

Address: 478 GOOD HILL RD



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

Map Produced: 6/16/2021