



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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www.ct.gov/csc

CERTIFIED MAIL RETURN RECEIPT REQUESTED

September 28, 2017

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

RE: **PETITION NO. 1316** - Cellco Partnership d/b/a Verizon Wireless petition for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed installation of a small cell telecommunications facility on the roof of an existing commercial building located 1245 Farmington Avenue, West Hartford, Connecticut.

Dear Attorney Baldwin:

At a public meeting held on September 28, 2017, the Connecticut Siting Council (Council) considered and ruled that the above-referenced proposal would not have a substantial adverse environmental effect, and pursuant to Connecticut General Statutes § 16-50k, would not require a Certificate of Environmental Compatibility and Public Need with the following conditions:

1. Approval of any minor project changes be delegated to Council staff;
2. Unless otherwise approved by the Council, if the facility authorized herein is not fully constructed within three years from the date of the mailing of the Council's decision, this decision shall be void, and the facility owner/operator shall dismantle the facility 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 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 facility owner/operator shall provide written notice to the Executive Director of any schedule changes as soon as is practicable;
3. Any request for extension of the time period to fully construct the facility shall be filed with the Council not later than 60 days prior to the expiration date of this decision and shall be served on all parties and intervenors, if applicable, and the Town of West Hartford;
4. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
5. Any nonfunctioning antenna and associated antenna mounting equipment on this facility owned and operated by the Petitioner shall be removed within 60 days of the date the antenna ceased to function;
6. The facility owner/operator 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;

7. This Declaratory Ruling may be transferred, provided the facility owner/operator/transferor is current with payments to the Council for annual assessments and invoices under Conn. Gen. Stat. §16-50v and the transferee provides written confirmation that the transferee agrees to comply with the terms, limitations and conditions contained in the Declaratory Ruling, including timely payments to the Council for annual assessments and invoices under Conn. Gen. Stat. §16-50v; and
8. If the facility owner/operator is a wholly owned subsidiary of a corporation or other entity and is sold/transferred to another corporation or other entity, the Council shall be notified of such sale and/or transfer and of any change in contact information for the individual or representative responsible for management and operations of the facility within 30 days of the sale and/or transfer.

This decision is under the exclusive jurisdiction of the Council and is not applicable to any other modification or construction. All work is to be implemented as specified in the petition dated July 19, 2017, and additional information submitted August 3, 2017.

Enclosed for your information is a copy of the staff report on this project.

Very truly yours,



Robert Stein
Chairman

RS/MAB/CMW/bm

Enclosure: Staff Report dated September 28, 2017

- c: The Honorable Shari Cantor, Mayor, Town of West Hartford
Ronald Van Winkle, Town Manager, Town of West Hartford
Todd Dumais, Town Planner, Town of West Hartford
Udolf Investments, LLC, Property Owner
Robert Fromer



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Petition No. 1316

Cellco Partnership d/b/a Verizon Wireless

1245 Farmington Avenue, West Hartford

Small Cell Facility

Staff Report

September 28, 2017

On July 21, 2017, the Connecticut Siting Council (Council) received a petition from Cellco Partnership d/b/a Verizon Wireless (Cellco) for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed installation of a small cell telecommunications facility at 1245 Farmington Avenue, West Hartford, Connecticut. The small cell would provide 2100 MHz service to the surrounding area.

Cellco would install a small cell tower mast on the northern portion of the roof of an existing commercial building owned by Udolf Investments, LLC. The ballast-mounted tower would support a single panel antenna and a remote radio head that would be concealed within a faux chimney structure designed to match the building. The faux chimney would extend to a height of 34 feet 9 inches above ground level (agl). The top of the existing roof parapet is 25 feet 3 inches agl. The proposed associated equipment would be installed in the basement meter room of the building. Power and telephone service would extend overhead from an existing utility pole to the building then extend along the building to the proposed facility. The conduit along the building would be painted to match the building's façade.

The subject property is an approximately 3.3-acre parcel located within West Hartford's Special Design District #83 General Business zone. The surrounding area consists of a mix of medium density commercial and residential development. An existing apartment complex is located to the north of the site and several small businesses are located to the northeast and east. The visual impact of the small cell would be minimal given that it would be enclosed by a faux chimney structure and, therefore, concealed from view.

No wetlands or trees would be impacted by the proposed project.

The calculated power density would be 29.4 percent of the applicable limit using a -10 dB off-beam adjustment. Notice is not required to the Federal Aviation Administration.

Notice was provided to the Town of West Hartford, the property owner, and abutting property owners on or about July 19, 2017.

On August 21, 2017, the Council received a request for party status from Robert Fromer, a resident owning property at 2151 Boulevard in West Hartford. Mr. Fromer's property is to the southeast, diagonally across the street from the building on which the proposed small cell facility would be located. On August 31, 2017, the Council approved Mr. Fromer's request for party status. Mr. Fromer's concerns as stated in his correspondence are views of the proposed small cell. However, as stated above, the visual impact of the small cell would be minimal given that it would be enclosed by a faux chimney structure and, therefore, concealed from view.

Cellco contends that this proposed project would not have a substantial adverse environmental impact.

Staff recommends the following conditions:

1. Approval of any minor project changes be delegated to Council staff.



Site Location

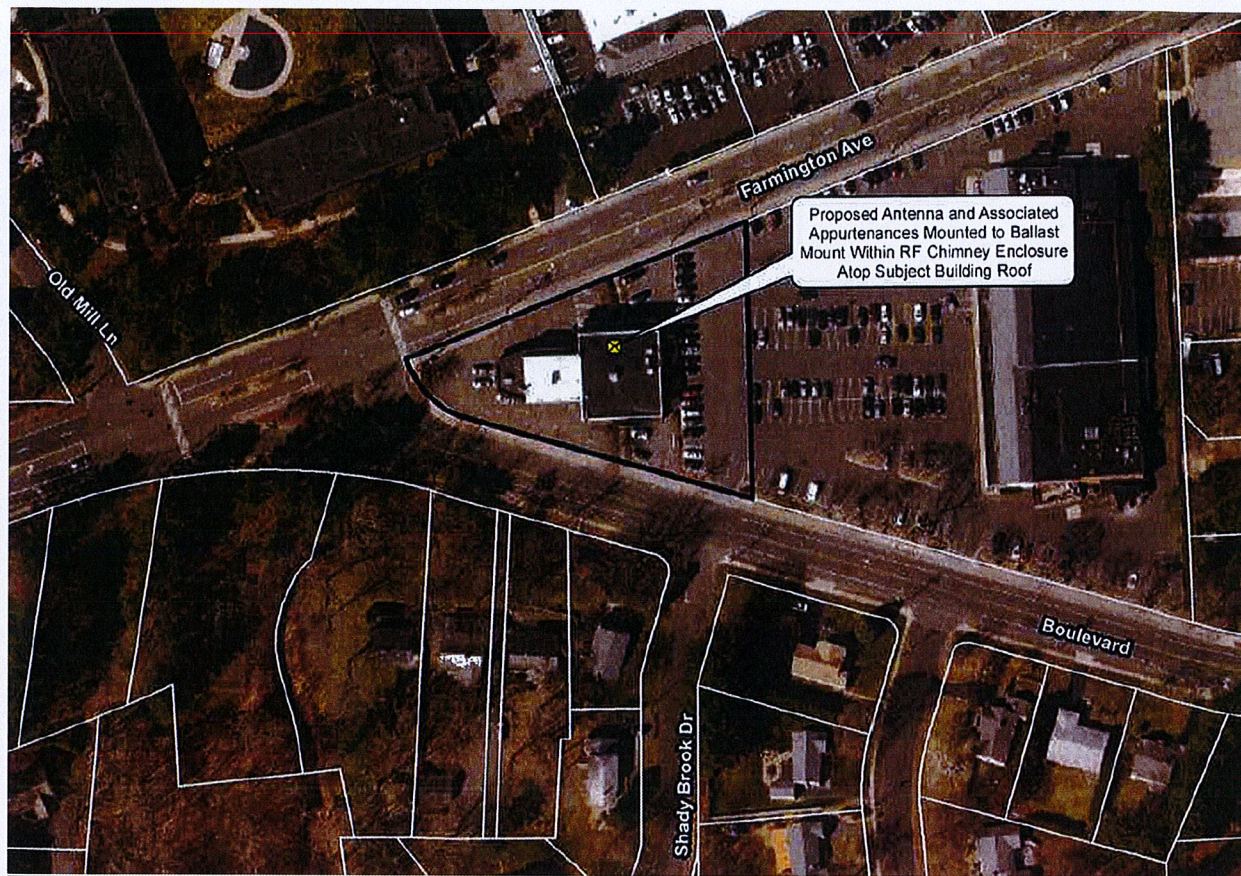


Photo-simulation as viewed from Farmington Avenue, West Hartford

