



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

www.ct.gov/csc

CERTIFIED MAIL RETURN RECEIPT REQUESTED

December 7, 2017

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

RE: **PETITION NO. 1331** - Cellco Partnership d/b/a Verizon Wireless petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed installation of two small cell telecommunications facilities at Lime Rock Park, 497 Lime Rock Road, Lakeville, Connecticut.

Dear Attorney Baldwin:

At a public meeting held on December 7, 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. Cellco shall install erosion and sedimentation controls in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control for Site 1 - Chalet House;
2. Cellco shall submit the final Section 106 review results from SHPO;
3. Approval of any minor project changes be delegated to Council staff;
4. 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;
5. 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 Lakeville;
6. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
7. 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;

8. 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;
9. 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
10. 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 October 12, 2017, and additional information received November 2, 2017.

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

Very truly yours,



Robert Stein
Chairman

RS/FOC/bm

Enclosure: Staff Report dated December 7, 2017

- c: The Honorable Curtis G. Rand, First Selectman, Town of Salisbury
Nancy Brusie, Planning & Zoning Administrator, Town of Salisbury
Lime Rock Park LLC, Property Owner



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Petition No. 1331

Cellco

497 Lime Rock Road, Lakeville

Small Cell Facilities

Staff Report

December 7, 2017

On October 13, 2017, the Connecticut Siting Council (Council) received a petition from Cellco Partnership d/b/a Verizon Wireless (Cellco) for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed installation of two small cell telecommunications facilities at 497 Lime Rock Road, Lakeville, (Salisbury) Connecticut. Currently, Cellco is experiencing a capacity issue in and around Lime Rock Park particularly during events which attract large crowds thereby increasing the need for capacity. Accordingly, Cellco proposes to install two 2100 MHz small cell facilities at Lime Rock Park to address this capacity issue. As an additional benefit, the small cell would improve coverage to adjacent U.S. Route 7 and State Route 112. The Council issued interrogatories on October 25, 2017 and Cellco submitted responses on November 2, 2017.

On November 12, 2015, the Council approved a single small cell facility centrally located at Lime Rock Park proposed by Cellco in Petition 1193. That project was never constructed. Cellco now proposes a two-site solution: one small cell facility at the northeast side of Lime Rock Park at the Chalet House (Site 1) and the other small cell facility at the northwest corner of Lime Rock Park adjacent to the registration building (Site 2). These two small cell facilities would supersede the Petition 1193 site.

Site 1 would consist of installing a four-inch pipe mast attached to and extending above the roof of the Chalet building supporting a canister antenna at the top extending to a height of 25.25 feet above ground level (agl). A remote radio head and related equipment would be attached to the easterly facade of the building and enclosed within an approximate six-foot by five-foot wood stockade fence with a height of six feet. Electric and telephone service would extend underground from existing service of the Chalet building. The mast extending above the roof line would be within a shroud designed to appear as a vent stack. An existing drive from Lime Rock Road to the Chalet building would be used to access the site. Minimal disturbance on a maintained lawn and no tree removal would be needed to develop the site. The nearest wetland is 96 feet south of the site. Cellco's wetland consultant All Points Technology Inc. states, with erosion and sedimentation controls installed in accordance with the *2002 Connecticut Guidelines for Soil Erosion and Sediment Control*, no likely adverse impact to the nearest wetland is anticipated with Cellco's proposed development.

Site 2 would consist of installing a 28-foot wood pole approximately 31.5 feet south of the registration building supporting a canister antenna at the top extending to a height of 30 feet agl. A remote radio head and related equipment would be attached to the wood pole approximately five feet agl enclosed within an approximate six-foot by five-foot wood stockade fence with a height of six feet. Electric and telephone service would extend overhead from an adjacent utility pole to the registration building and then routed underground to the site. An existing drive from White Hollow Road to the registration building would be used to access the site. Minimal disturbance on a maintained lawn and no tree removal would be needed to develop the site. The nearest wetland is 857 feet northeast of the site. Cellco's wetland consultant All Points Technology Inc. states due to the significant distance separating Cellco's proposed development and nearest wetland no adverse impact is expected.

The subject property is located within the Town of Salisbury's Rural Enterprise Zone. Surrounding land use is open space, agricultural land, and low-density residential use. The visibility would be limited to select locations in Lime Rock Park. The low heights combined with facility designs would serve to not only minimize the extent of visibility but also assist in blending in with existing infrastructure. Also, no common areas of the Park would have views of both facilities at the same time.

Lime Rock Park is listed on the National Register of Historic Places and would require a Section 106 review in accordance with the National Historic Preservation Act. Lime Rock Park and Cellco have designed the proposed installations based on preliminary discussions with the State Historic Preservation Office (SHPO) to promote development of the least visible facilities.

The calculated worst-case power density would be 10.1 percent for Site 1 and 6.4 percent for Site 2 of the applicable limit using a -10 dB off-beam adjustment. No notice is required to the Federal Aviation Administration.

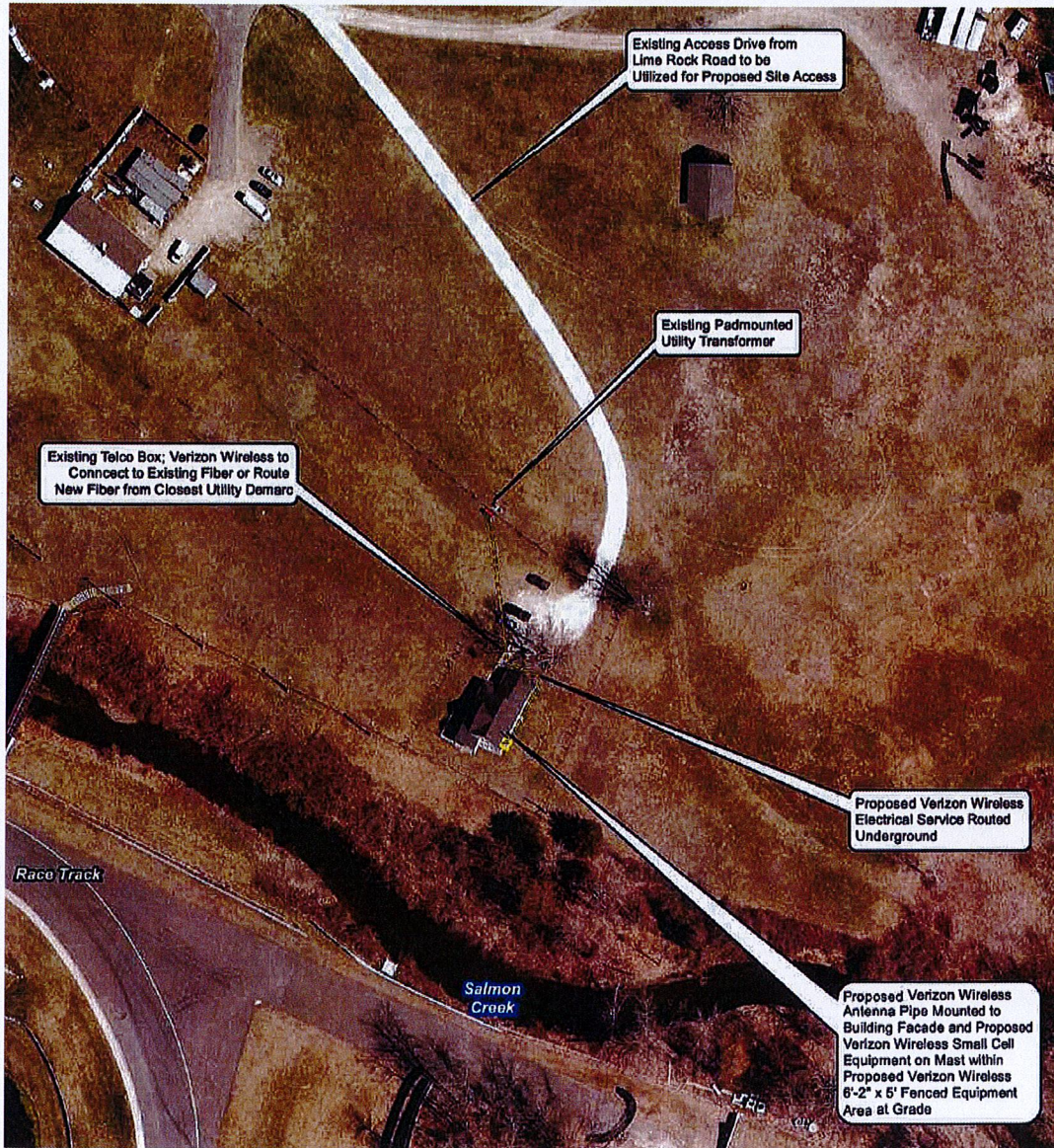
Notice was provided to the Town of Salisbury, the property owner, and abutting property owners on or about October 12, 2017. No comments have been received to date.

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

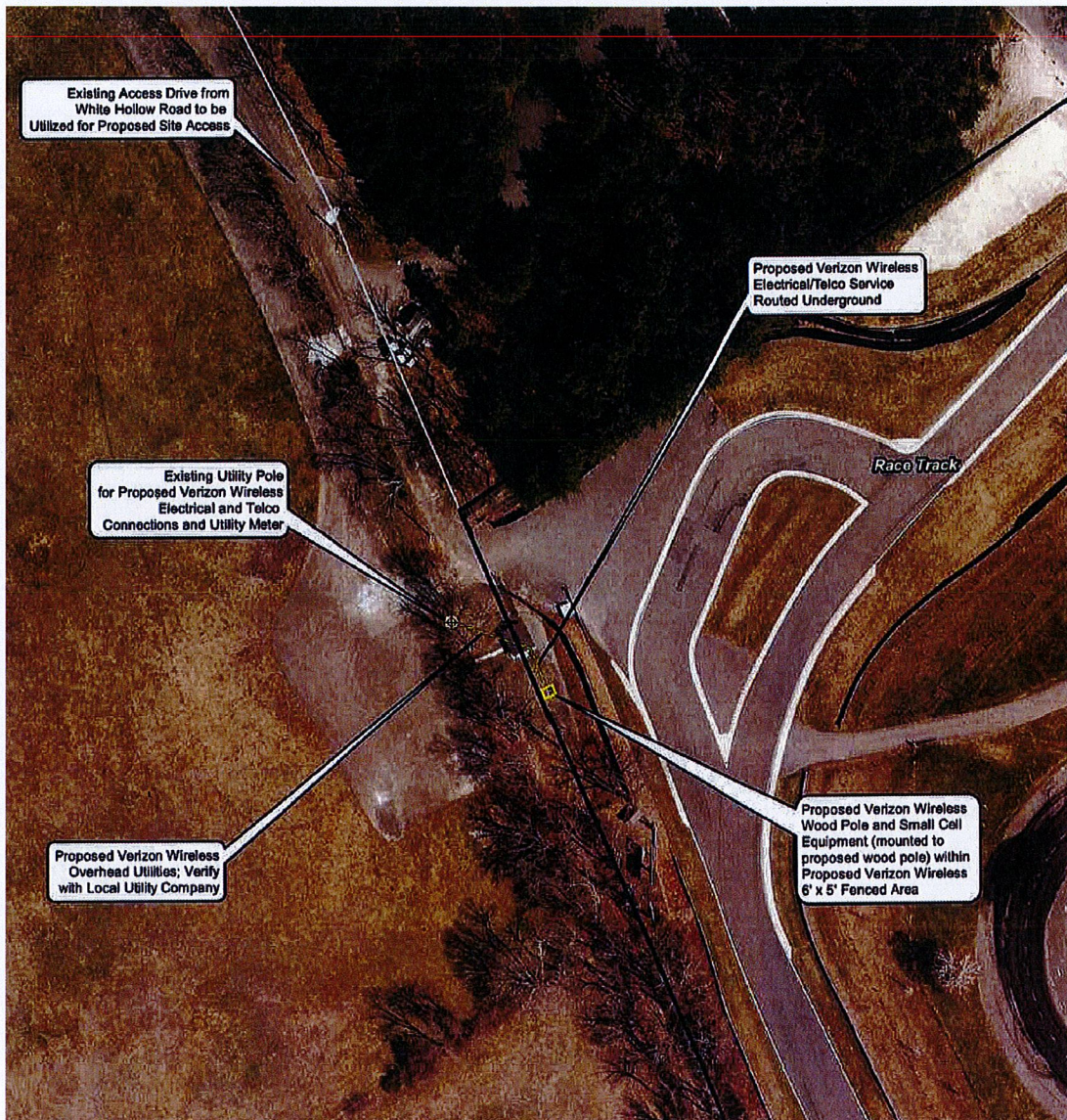
Staff recommends the following conditions:

1. Cellco shall install erosion and sedimentation controls in accordance with the *2002 Connecticut Guidelines for Soil Erosion and Sediment Control* for Site 1 – Chalet House;
2. Cellco shall submit the final Section 106 review results from SHPO; and
3. Approval of any minor project changes be delegated to Council staff.

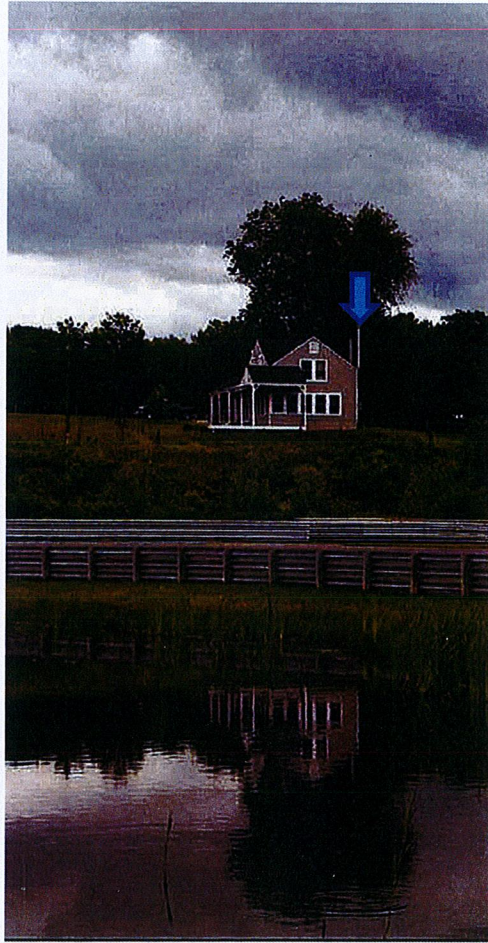
Site 1 – Chalet Building Location



Site 2 – Registration Building Location



Site 1 Photosimulation



LOCATION
SPECTATOR AREA

Site 2 Photosimulation



LOCATION
INFIELD SPECTATOR AREA

Site 1 Elevation

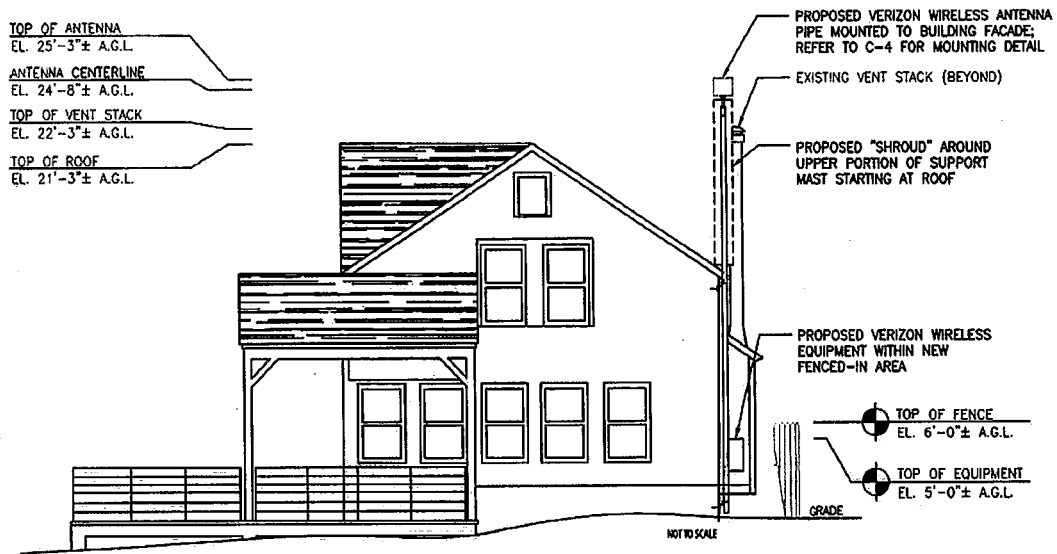


FIGURE 2 - PROPOSED EQUIPMENT LOCATION AND ELEVATION PLAN FOR ANTENNA SC-1 CT

Site 2 Elevation

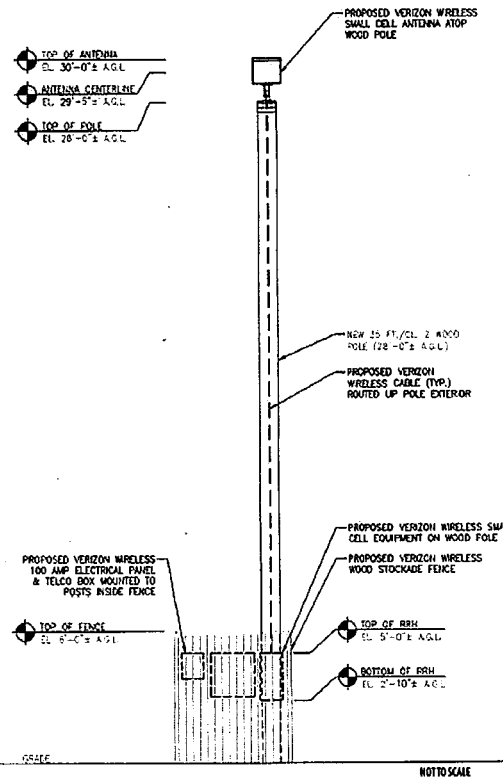


FIGURE 2 - PROPOSED EQUIPMENT LOCATION AND ELEVATION PLAN FOR ANTENNA SC-2 CT