Robinson+Cole

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts
and New York

June 15, 2022

Via Hand Delivery

Melanie A. Bachman, Esq.
Executive Director/Staff Attorney
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Re: **EIP Communications I, LLC – Petition for a Declaratory Ruling on the Need to Obtain a Certificate for the Replacement and Relocation of an Existing Telecommunications Tower at 75 Wells Road, Wethersfield, Connecticut**

Dear Attorney Bachman:

Enclosed is an original and fifteen (15) copies of the above-referenced Petition for Declaratory Ruling filed on behalf of EIP Communications I, LLC for the replacement and relocation of an existing telecommunications tower at 75 Wells Road in Wethersfield, Connecticut. Also enclosed is a $625.00 check for the filing fee.

Thank you in advance for your assistance and cooperation.

Sincerely,

Kenneth C. Baldwin

KCB/kmd
Enclosures

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE:	:	
	:	
A PETITION OF EIP COMMUNICATIONS I, LLC FOR A DECLARATORY RULING ON THE NEED TO OBTAIN A SITING COUNCIL CERTIFICATE FOR THE REPLACEMENT AND RELOCATION OF A TELECOMMUNICATIONS TOWER AT 75 WELLS ROAD, WETHERSFIELD, CONNECTICUT	:	PETITION NO. ____
	:	JUNE 15, 2022

PETITION FOR A DECLARATORY RULING:
INSTALLATION HAVING NO
SUBSTANTIAL ADVERSE ENVIRONMENTAL EFFECT

I. Introduction

Pursuant to Sections 16-50j-38 and 16-50j-39 of the Regulations of Connecticut State Agencies ("R.C.S.A."), EIP Communications I, LLC ("Everest") hereby petitions the Connecticut Siting Council (the "Council") for a declaratory ruling ("Petition") that no Certificate of Environmental Compatibility and Public Need ("Certificate") is required under Section 16-50k(a) of the Connecticut General Statutes ("C.G.S.") to replace and relocate an existing monopole tower on property located at 75 Wells Road, Wethersfield, Connecticut. Everest intends to replace the existing 101-foot monopole tower[1] with a new 108.5-foot monopole tower on the Property. The new tower will be located approximately 51 feet to the south of the existing tower, within a 2,030 square foot fenced facility compound and Leased Area. The existing tower is not structurally capable of supporting facility upgrades needed by AT&T and T-Mobile. The new tower will be designed to accommodate these proposed antenna

[1] As discussed further below, the top of AT&T antennas at the top of the existing tower extend to a height of 106.5 feet above grade.

and equipment upgrades and potential future use by additional wireless carriers.

II. Factual Background

Everest currently owns and maintains a 101-foot monopole tower located on the east side of an approximately 0.891-acre parcel at 75 Wells Road in Wethersfield (the "Property"). The Property, owned by Frontier Communications, Inc. ("Frontier"), is occupied by a Frontier telephone exchange building, associated driveway and parking area and the existing telecommunication facility compound.

The existing tower is shared by AT&T with antennas at the 103.5-foot level; and T-Mobile with antennas at the 95-foot level. Equipment associated with the AT&T antennas is located inside the existing Frontier building. T-Mobile's equipment is located on the ground near the base of the tower and within the existing fenced tower compound. (*See* Project Plans included in Attachment 1).

III. Proposed Facility Modifications

The existing tower currently supports AT&T and T-Mobile antennas. As currently configured, the tower cannot support any additional wireless carriers, nor can it support needed upgrades to the existing AT&T and T-Mobile antennas and associated equipment. To accommodate the equipment upgrades for AT&T and T-Mobile and to make the tower available to additional carriers who may seek to share the facility in the future, Everest proposes to replace the existing 101-foot monopole tower with a new 108.5-foot monopole.[2] The new tower would be constructed approximately 51 feet to the south of the existing tower, within an expanded facility compound. (*See* Attachment 1). AT&T would install nine (9) antennas at the top of the

[2] The top of AT&T's antennas on the existing tower extend to a height of 106.5 feet above a ground elevation of 72 feet above mean sea level ("AMSL") or 178.5 feet AMSL. The ground elevation at the replacement tower location is two feet lower (70 feet AMSL) than it is at the existing tower location. The top of AT&T's antennas (and the top of the replacement tower) will extend to the same overall height of 178.5 feet AMSL.

new tower. T-Mobile would install its antennas at a centerline height of 95 feet above grade on the new tower.[3]

IV. Discussion

A. The Proposed Facility Modifications Will Not Have A Substantial Adverse Environmental Effect

The Public Utility Environmental Standards Act (the "Act"), C.G.S. § 16-50g et seq., provides for the orderly and environmentally compatible development of telecommunications towers in the state to avoid "a significant impact on the environment and ecology of the State of Connecticut." C.G.S. § 16-50g. To achieve these goals, the Act established the Council, and requires a Certificate of Environmental Compatibility and Public Need for the construction of telecommunication towers "that may, as determined by the council, have a substantial adverse environmental effect". C.G.S. § 16-50k(a).

1. Physical Environmental Effects

Everest respectfully submits that the proposed construction of a 108.5-foot replacement tower within an expanded facility compound will not involve a significant alteration in the physical and environmental characteristics of the Property or the surrounding area. The existing facility compound and the area along the east side of the Frontier building is generally clear of mature trees and vegetation. Existing low-level vegetation along Savage Road, and mature trees in the southeast and northeast portions of the Property will be maintained and will continue to provide adequate screening of all existing and proposed site improvements.[4] Grades along the east side of the Frontier building are generally flat and will remain unchanged as a part of the

[3] Everest was also recently contacted by Dish Network about its interest in sharing the new replacement tower. Dish antennas and equipment would be the subject of a separate Council filing.

[4] One tree (labeled 12" Cluster Pine Tree on Plan Sheet A-2) located to the east of the existing tower may need to be removed as a part of these proposed facility modifications.

compound expansion plan.

Based upon the results of a National Environmental Policy Act Screening Report Everest's consultant, EBI, Consulting, has determined that the proposed replacement tower will not result in a significant environmental effect on the Property or the surrounding area. The Property is not located in a designated wildlife area or wildlife preserve. The proposed facility will have no effect on threatened or endangered species or critical habitat areas on or near the Property and will not impact migratory birds. The Connecticut State Historic Preservation Officer ("SHPO") has determined that the proposed replacement tower will have "no adverse effect" on resources listed on or eligible for listing on the National Register of Historic Places. The Property is not located in a 100-year floodplain and while the tower does maintain an air navigation beacon, no high intensity white lights will be utilized at the Property. Included in Attachment 2 are copies of the United States Fish and Wildlife Service determination letter, the SHPO determination letter and Flood Hazard map for the Property.

Vehicular access to the tower site will remain unchanged, utilizing the existing Frontier driveway and rear parking area to access the facility compound. Everest has acquired a Temporary Construction Easement to access to the expanded facility compound from Wells Road, extending from the existing access driveway to the south of the Frontier building. (*See* Attachment 1 – Plan Sheet A-1). This temporary construction access will be restored once the facility modifications have been completed. Power to all new equipment on site would extend from the existing utility service within the site compound.

2. Visual Effects

As discussed in numerous previous Council filings, the visual impact of a tower is often the most significant and, in many cases, the only discernible environmental effect associated

with such facilities. The existing tower has been in place since 1998.[5] As referenced above in footnote 2, due to changes in ground elevation and the current placement of AT&T antennas on the existing tower, while the replacement tower is three (3) feet taller than the existing tower, the overall height of the AT&T antennas will not change. Everest respectfully submits that the visual impact of the replacement tower will be very similar to that of the existing structure. To assess these conditions, Everest engaged Virtual Site Simulations LLC ("VSS") to prepare a series of site photographs and photo-simulations showing the existing tower and the proposed replacement tower and Viewshed Mapping for the proposed replacement tower. A copy of VSS's materials are included in Attachment 4.

As the VSS materials demonstrate, the existing tower is currently visible from select locations around the Property primarily and most substantially to the east, areas dominated by commercial and industrial uses. The construction of the replacement tower will not result in a substantial change to the overall visual effects. The character of some of the near views of the replacement tower would change slightly, given the shift in the tower location to the south. The overall effect of this change, however, would be minimal due to the relatively low height of the replacement tower, Everest's commitment to maintaining mature trees and shrub growth on the Property and the location of existing buildings and structures in the area.

3. FCC Compliance

Radio frequency ("RF") emissions from the proposed modified Facility will not exceed the standards adopted by the Federal Communications Commission ("FCC"). Included in Attachment 5 is a Radio Frequency Emissions report confirming that the existing T-Mobile and

[5] Wethersfield Building Department records indicate that in 1998 SNET Co. applied for a permit (#8737) to remove an existing tower and replace it with the tower that exists at the Property today. A copy of Building Permit #8737 is included in Attachment 3. Everest representatives were unable to find any earlier permits or approvals for the original tower constructed at the Property prior to 1998.

AT&T antennas on the replacement tower will operate well within the RF emissions standards established by the FCC.

In sum, the effect of the replacement tower on the environment would be minimal and limited, rather than significant. This stands in contrast to typical proposals for new towers that frequently must be located on properties with no other approved towers, or with no development at all. Thus, the proposed replacement tower would not present a substantial adverse environmental effect and is not a modification for which the General Assembly intended to require a Certificate under C.G.S. § 16-50k(a).

B. Notice to Town Manager, Mayor, Property Owner and Abutting Landowners

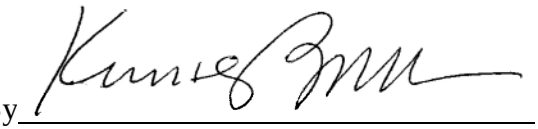
On June 15, 2022, a copy of this Petition was sent to Wethersfield Town Manager, Frederick Presley; Wethersfield Mayor, Michael Rell; the Assistant Town Planner, Denise Bradley; and the Property owner, Frontier. Included in Attachment 6 are copies of the letter sent to Mr. Presley, Mayor Rell, Ms. Bradley and Frontier. A copy of the Petition was also sent to the owners whose land may be considered to abut the Property. A sample abutter's notice letter and the list of those abutting landowners who were sent notice of the filing of the Petition is included in Attachment 7.

V. Conclusion

Based on the information provided above, Everest respectfully requests that the Council issue a determination in the form of a declaratory ruling that the replacement and relocation of the existing 101-foot tower at 75 Wells Road with a 108.5-foot monopole tower within an expanded facility compound, will not have a substantial adverse environmental effect and does not require the issuance of a Certificate of Environmental Compatibility and Public Need pursuant to § 16-50k of the General Statutes.

Respectfully submitted,

EIP COMMUNICATIONS I, LLC

By 

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597
(860) 275-8200
Its Attorneys

ATTACHMENT 1

EVEREST
— INFRASTRUCTURE PARTNERS —

SITE NAME: WETHERSFIELD CO
SITE NUMBER: 638512
ADDRESS: 75 WELLS ROAD
WETHERSFIELD, CT 06109

PERMITTING

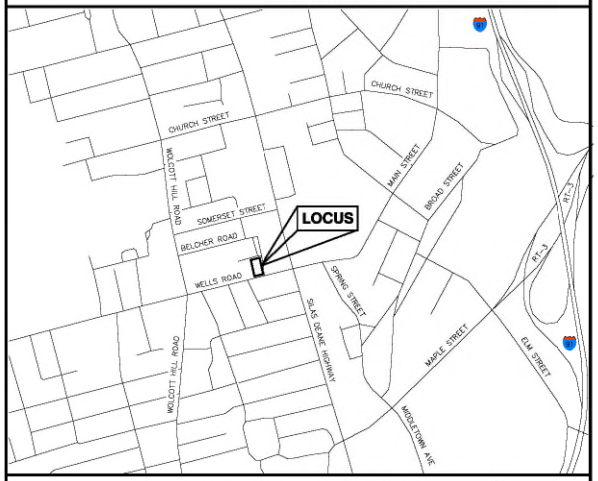
DRAWING INDEX

SHEET	DESCRIPTION	REVISION
T-1	TITLE SHEET	4
C-1	ABUTTERS PLAN & EXISTING CONDITIONS	D
A-1	COMPILED PLOT PLAN	4
A-2	COMPOSITE SITE PLAN	4
A-3	COMPOUND PLAN	4
A-4	TOWER ELEVATION	4
D-1	DETAILS	4

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER & EVEREST INFRASTRUCTURE PARTNERS (EIP) REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
2. PLANS FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH EVEREST INFRASTRUCTURE PARTNERS CONSTRUCTION (EIP) GUIDELINES.
4. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL DIG-SAFE (888) 344-7233 72-HOURS PRIOR TO ANY EXCAVATION.
5. THIS SHEET SET WAS ORIGINALLY PRINTED TO ANSI D (22"x34") WITH 1" MARGINS. PRINTING TO ANSI B (11"x17") WILL RESULT IN A HALF-SCALE (1:2) SHEET SET WITH 1/2" MARGINS. CONFIRM ALL SCALED DISTANCES WITH GRAPHICAL SCALES SHOWN HEREIN.
6. NEW CONSTRUCTION WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES:
   BUILDING CODE: 2018 CONNECTICUT STATE BUILDING CODE (IBC 2015) AND AMENDMENTS
   ELECTRICAL CODE: NEC 2017 WITH CONNECTICUT AMENDMENTS

VICINITY MAP



PROJECT INFORMATION

SITE TYPE:	TOWER REPLACEMENT
SCOPE OF WORK:	REPLACE EXISTING MONOPOLE TOWER WITH PROPOSED REPLACEMENT MONOPOLE TOWER AND MAINTAIN EXISTING CARRIER ANTENNA ELEVATIONS.
SITE NAME:	WETHERSFIELD CO
SITE NUMBER:	638512
SITE ADDRESS:	75 WELLS ROAD WETHERSFIELD, CT 06109
ASSESSOR'S TAX ID#:	205-069
REPLACEMENT TOWER CENTER:	LATITUDE: 41° 42' 20.59"± N (SURVEY 1A) LONGITUDE: 72° 39' 47.95"± W (SURVEY 1A)
(P) GRADE:	70.0'±
DATUM:	NAD83/NAVD88
PROPERTY OWNER:	N/F SOUTHERN NEW ENGLAND TELEPHONE CO. C/O FRONTIER COMMUNICATION 401 MERRITT 7 NORWALK, CT 06851
APPLICANT:	EIP COMMUNICATIONS I, LLC TWO ALLEGHENY CENTER NOVA TOWER 2, SUITE 1002 PITTSBURGH, PA 15212 (844) 282-7748
SITE ENGINEER:	PROTERRA DESIGN GROUP, LLC 4 BAY ROAD BLDG A; SUITE 200 HADLEY, MA 01035 (413) 320-4918
SURVEYOR:	NORTH-EAST SURVEY CONSULTANTS 3 FERRY STREET STUDIO 1 EAST EASTHAMPTON, MA 01027 (413) 203-5144

ProTerra DESIGN GROUP, LLC
4 Bay Road
Building A; Suite 201
Hadley, MA 01035
Ph:(413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	01/24/22	ISSUED FOR REVIEW
B	02/10/22	ISSUED FOR REVIEW
C	02/28/22	ISSUED FOR PERMITTING
D	03/16/22	ISSUED FOR PERMITTING
1	05/05/22	ISSUED FOR PERMITTING
2	05/05/22	ISSUED FOR PERMITTING
3	05/31/22	ISSUED FOR PERMITTING
4	06/14/22	ISSUED FOR PERMITTING

TITLE: SITE NAME: WETHERSFIELD CO
SITE NUMBER: 638512
ADDRESS: 75 WELLS ROAD
WETHERSFIELD, CT 06109

APPLICANT: EIP COMMUNICATIONS I, LLC
TWO ALLEGHENY CENTER
NOVA TOWER 2, SUITE 1002
PITTSBURGH, PA 15212

STAMP:

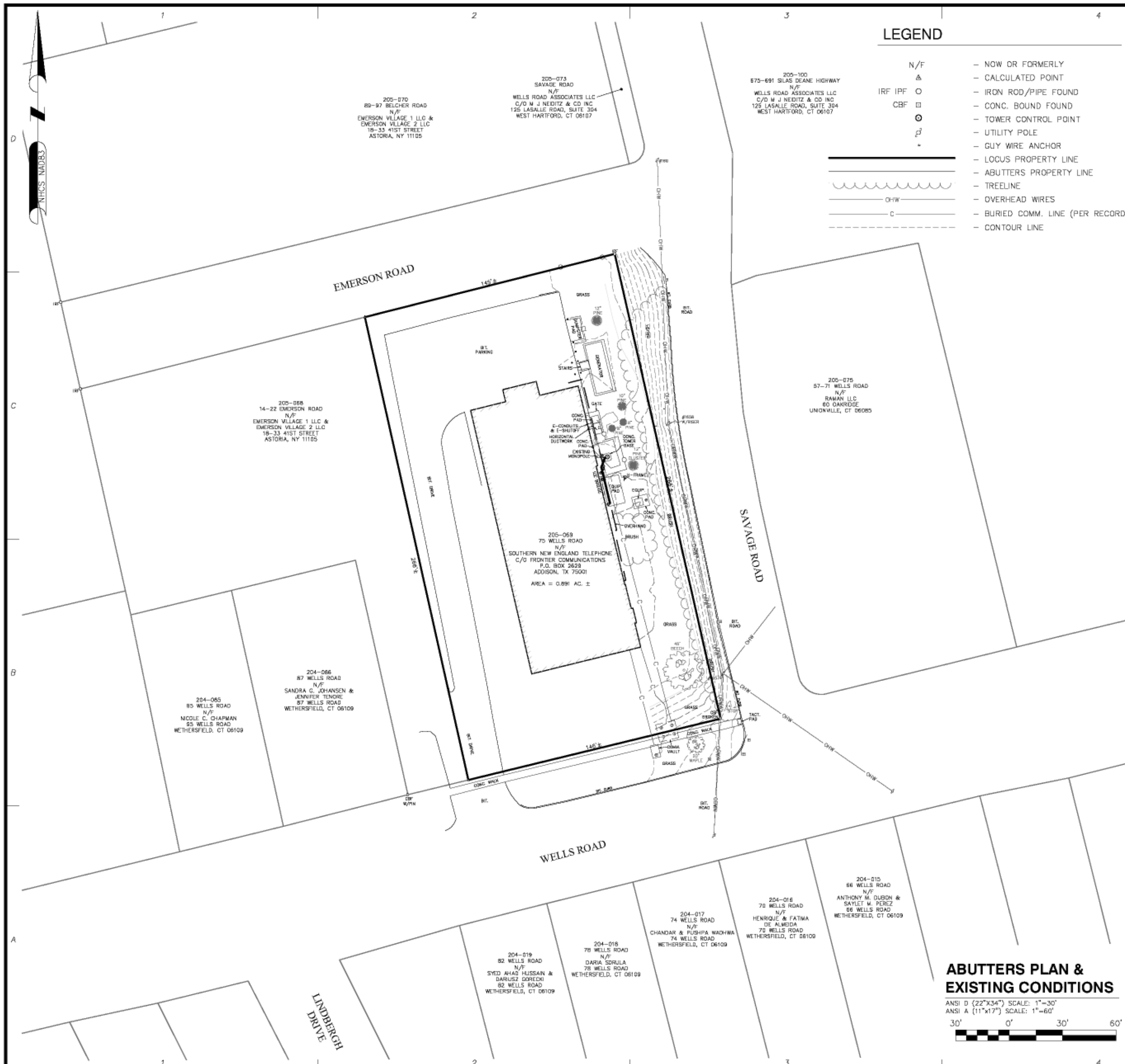
6/14/22

DATE: 06/14/2022
DRAWN: JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 20-010

SHEET TITLE:

TITLE SHEET

T-1



FAA 1-A CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATION PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

THREE (3) FEET VERTICALLY
TWENTY (20) FEET HORIZONTALLY

CHARLES G. GIDMAN, P.L.S. #70103 — 6-14-2022 DATE

SURVEY NOTES

1. SITE DETAIL SHOWN ON THIS SURVEY IS BASED ON FIELD DATA COLLECTED ON OCTOBER 21, 2021. BOUNDARY INFORMATION IS COMPILED FROM RECORD DOCUMENTS AND IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD BOUNDARY SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
2. THE PURPOSE OF THIS SURVEY IS TO SUPPORT THE DESIGN AND CONSTRUCTION OF A TELECOMMUNICATION FACILITY. USE OF THIS SURVEY BY ANYONE OTHER THAN EIP COMMUNICATIONS I, LLC, AND USE OF THIS SURVEY FOR ANY PURPOSE NOT RELATED TO THE DESIGN OF THE INTENDED FACILITY IS STRICTLY PROHIBITED.
3. PROPERTY LINES AND BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY ARE BASED ON A COMPILATION OF RECORDED DEEDS AND ARE NOT INTENDED TO REPRESENT DEFINITIVE BOUNDARY LINES OR BE USED FOR THE PURPOSES OF CONVEYANCE. PROPERTY RELATED INFORMATION HAS NOT BEEN CONFIRMED BY FIELD SURVEY OBSERVATIONS AND NO ASSESSMENT OF LAND OCCUPATION HAS BEEN CONDUCTED IN THE PREPARATION OF THIS SURVEY. A PROPERTY LINE RETRACEMENT SURVEY HAS NOT BEEN CONDUCTED.
4. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP'S, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
5. PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON THE GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) ON OCTOBER 21, 2021. THE GRID COORDINATES ARE BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM OF 1983 (2011). ELEVATIONS SHOWN ARE ASSUMED AND ARE APPROXIMATED TO THE NAVD 88 VERTICAL DATUM. VERTICAL AND HORIZONTAL INFORMATION SHOWN MEETS THE STANDARD CRITERIA FOR AN FAA 1A CERTIFICATION (20'± HORIZONTAL AND 3'± VERTICAL).
6. IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY, ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
7. THE LOCUS PARCEL IS IDENTIFIED AS 205-69 IN THE TOWN OF WETHERSFIELD TAX ASSESSOR'S DATABASE.
8. THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" (NO SHADING) (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 09003C 0508 F, DATED 9/26/2008.
9. ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL THE FOLLOWING FOR ALL PRE-CONSTRUCTION NOTIFICATION 72-HOURS PRIOR TO ANY EXCAVATION ACTIVITY: DIG SAFE SYSTEM (MA, ME, NH, RI, VT): 1-888-344-7233
10. NO WETLAND DELINEATIONS WERE OBSERVED DURING THE FIELD SURVEY.

PROPERTY OWNER:	SOUTHERN NEW ENGLAND TELEPHONE C/O FRONTIER COMMUNICATIONS P.O. BOX 2629 ADDISON, TX 75001
LOCUS DEED REFERENCE:	BOOK 121 PAGE 472
PLAN REFERENCES:	PLAN #2741, PLOT PLAN DATED 12/16/1955

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1997.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

BOUNDARY SURVEY CATEGORY: DEPENDENT RESURVEY

CLASS OF ACCURACY:	HORIZONTAL CLASS D VERTICAL CLASS V-2 TOPOGRAPHIC CLASS T-2
PURPOSE OF SURVEY:	PROPOSED CELLULAR UTILITIES

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES G. GIDMAN, P.L.S. #70103

ProTerra DESIGN GROUP, LLC
4 Bay Road, Bldg A, Suite 200
Hadley, MA 01035
Ph: (413)320-4918

CONSULTANTS:
NORTHEAST SURVEY CONSULTANTS
3 Ferry Street
Studio 1 East
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

NO.	DATE	REVISIONS
A	11/12/21	ISSUED FOR REVIEW
B	02/10/22	REMOVE ZONING
C	03/16/22	ADD ABUTTERS
D	06/14/22	UPDATE APPLICANT

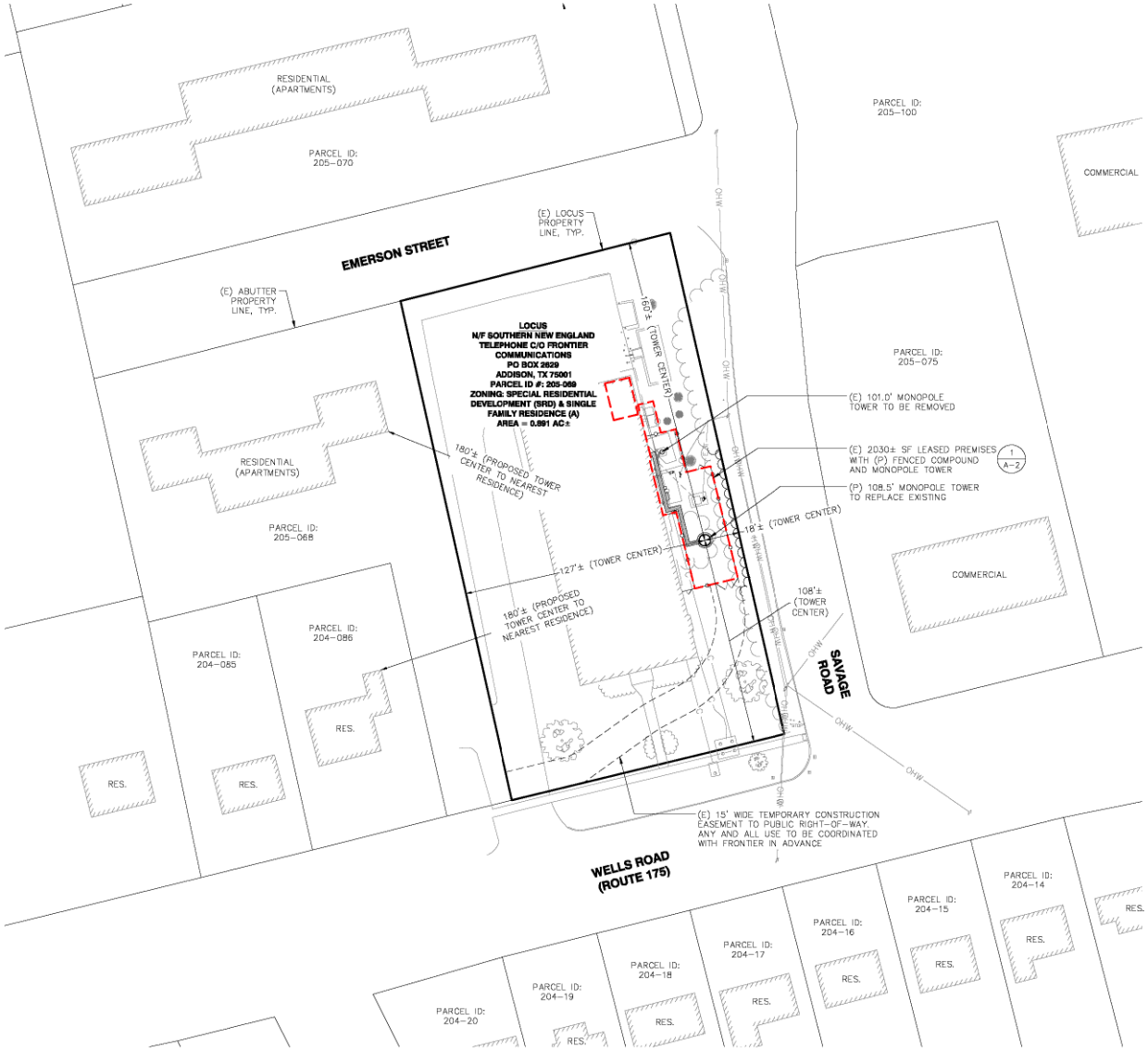
TITLE:
SITE NAME: WETHERSFIELD CO
SITE NUMBER: 638612
ADDRESS: 75 WELLS ROAD
WETHERSFIELD, CT 06109

APPLICANT:
EVEREST
EIP COMMUNICATIONS I, LLC
TWO ALLEGHENY CENTER
NOVA TOWER 2, SUITE 1002
PITTSBURGH, PA 15212

DATE:	06/14/2022
DRAWN:	JDG
CHECK:	BCF
SCALE:	1"=30'
JOB NO.:	21-178

SHEET TITLE:
ABUTTERS PLAN & EXISTING CONDITIONS

C-1



COMPILED PLOT PLAN
SCALE: 1"=30' (22x34)
1"=15' (11x17)

30 15 0 30 60

GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA-222 STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
4. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE ESTIMATED VEHICULAR TRAFFIC GENERATED BY THESE VISITS IS PREDICTED TO BE LESS THAN THE TYPICAL TRAFFIC GENERATED BY A SINGLE-FAMILY DWELLING.

REFERENCES

PROPERTY LINE, TOPOGRAPHY AND EXISTING FEATURES – SEE SHEET C-1 PREPARED BY ALFORD ASSOCIATES, INC. A PROPERTY LINE AND/OR BOUNDARY RE-TRACEMENT HAS NOT BEEN PERFORMED. AN A-2 SURVEY MAY BE REQUIRED PER CSC APPLICATION REVIEW.

FLOODPLAIN – FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 09003C0508F EFFECTIVE DATE SEPTEMBER 26, 2008 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), US DEPARTMENT OF HOMELAND SECURITY. ENTIRE AREA SHOWN IS WITHIN ZONE "X" UNSHADED: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN.

CSC DIMENSIONS

ASSESSORS ID: 205-069
(P) USE: WIRELESS COMMUNICATION FACILITY

PROPOSED MONOPOLE HEIGHT (HIGHEST APPURTENANCE)	108.5'± AGL (112.5'± AGL)
EXISTING MONOPOLE HEIGHT (HIGHEST APPURTENANCE)	101.0'± AGL (107.5'± AGL)
EXISTING SITE ACCESS LENGTH	195'±
PROPOSED SITE ACCESS LENGTH	175'±
NUMBER OF TREES OVER 6" DBH TO BE REMOVED	1
NUMBER OF TREES OVER 14" DBH TO BE REMOVED	NONE
NUMBER OF RESIDENCES WITHIN 1000 FEET	228
FOLLOWING DISTANCES FROM PROPOSED TOWER CENTER	
NEAREST WETLANDS (ON LOCUS PROPERTY)	N/A
NORTHERN PROPERTY BOUNDARY	160'±
SOUTHERN PROPERTY BOUNDARY	108'±
WESTERN PROPERTY BOUNDARY	127'±
EASTERN PROPERTY BOUNDARY	18'±
CLOSET RESIDENCE	180'± (PARCEL ID: 204-086) 180'± (PARCEL ID: 205-068)

ProTerra DESIGN GROUP, LLC
4 Bay Road
Building A, Suite 201
Hadley, MA 01035
Ph:(413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	01/24/22	ISSUED FOR REVIEW
B	02/10/22	ISSUED FOR REVIEW
C	03/04/22	ISSUED FOR PERMITTING
1	03/16/22	ISSUED FOR PERMITTING
2	05/05/22	ISSUED FOR PERMITTING
3	05/31/22	ISSUED FOR PERMITTING
4	06/14/22	ISSUED FOR PERMITTING

TITLE:
SITE NAME: WETHERSFIELD CO
SITE NUMBER: 636512
ADDRESS: 75 WELLS ROAD
WETHERSFIELD, CT 06109

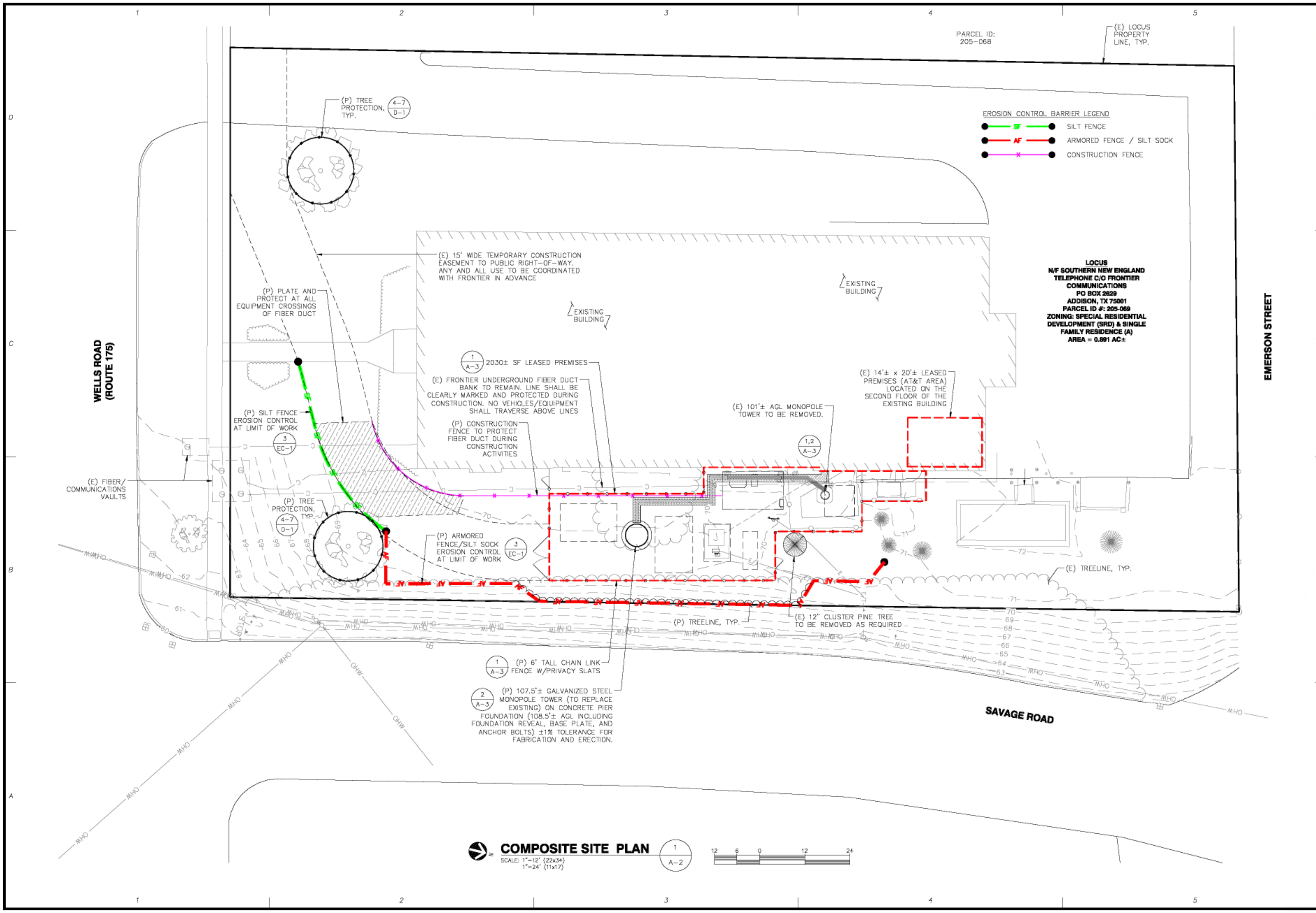
APPLICANT:
HIP COMMUNICATIONS I, LLC
TWO ALLEGHENY CENTER
NOVA TOWER 2, SUITE 1002
PITTSBURGH, PA 15212
EVEREST

STAMP:

DATE: 06/14/2022
DRAWN: JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 20-010

SHEET TITLE:
COMPILED PLOT PLAN

A-1



COMPOSITE SITE PLAN

SCALE: 1"=12' (22x34) 1"=24' (11x17)

1 A-2

ProTerra DESIGN GROUP, LLC

4 Bay Road
Building A; Suite 200
Hadley, MA 01035
Ph:(413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	01/24/22	ISSUED FOR REVIEW
B	02/10/22	ISSUED FOR REVIEW
0	02/24/22	ISSUED FOR PERMITTING
1	03/16/22	ISSUED FOR PERMITTING
2	05/05/22	ISSUED FOR PERMITTING
3	05/31/22	ISSUED FOR PERMITTING
4	06/14/22	ISSUED FOR PERMITTING

TITLE:

SITE NAME: WETHERSFIELD CO
SITE NUMBER: 638612
ADDRESS: 76 WELLS ROAD
WETHERSFIELD, CT 06109

APPLICANT:

EVEREST

EIP COMMUNICATIONS I, LLC
TWO ALLEGHENY CENTER
NOVA TOWER 2, SUITE 1002
PITTSBURGH, PA 15212

STAMP:

STATE OF CONNECTICUT · THOMAS E. JOHNSON · No. 28190 · LICENSED PROFESSIONAL ENGINEER

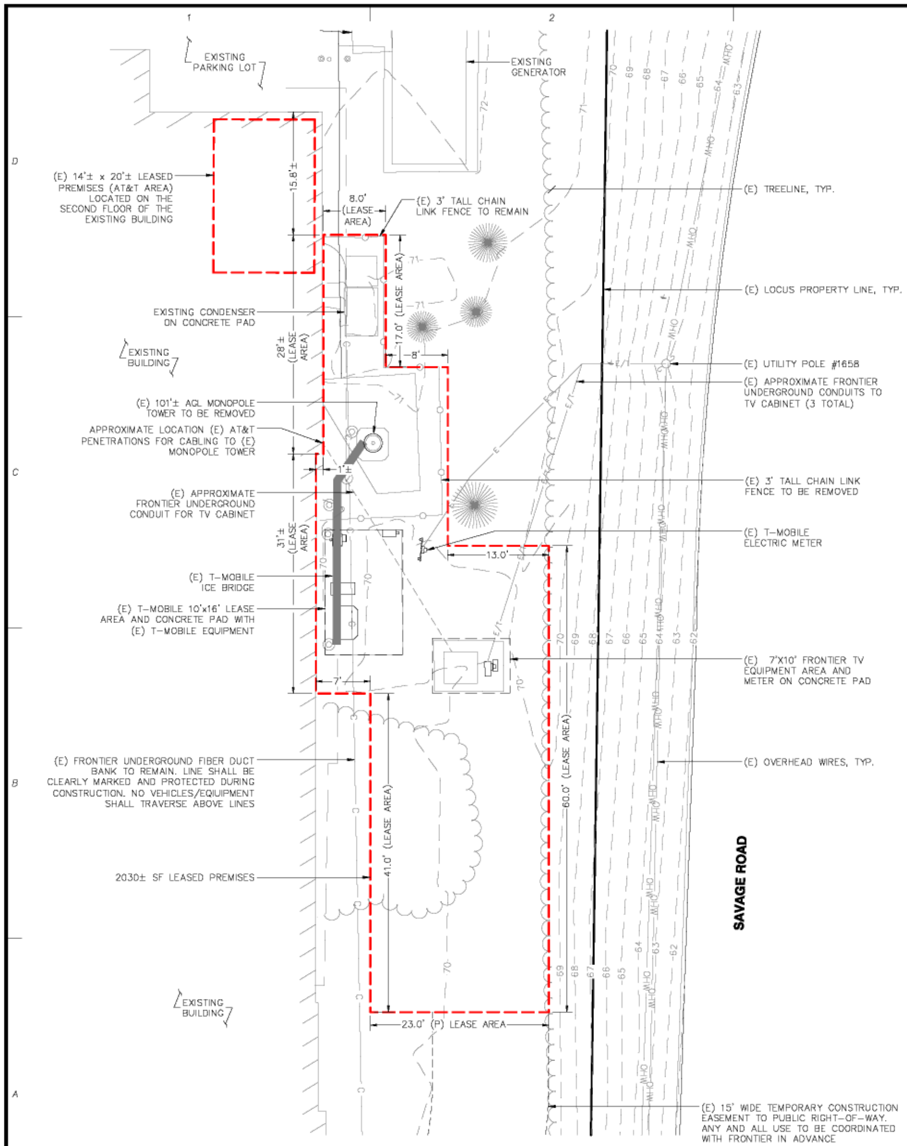
6/14/22

DATE: 06/14/2022
DRAWN: JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 20-010

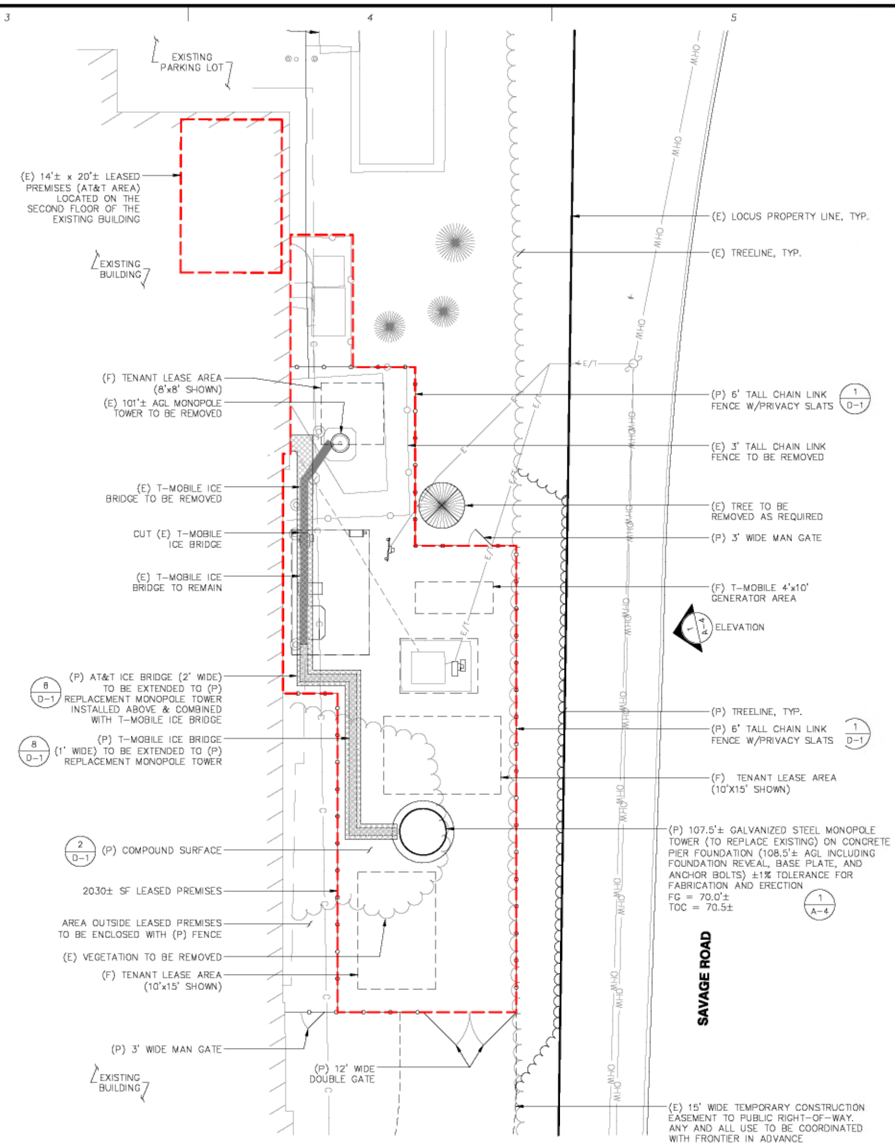
SHEET TITLE:

COMPOSITE SITE PLAN

A-2



EXISTING COMPOUND PLAN (1/A-3)
SCALE: 1"=8' (22x34) 1"=16' (11x17)



PROPOSED COMPOUND PLAN (2/A-3)
SCALE: 1"=8' (22x34) 1"=16' (11x17)

ProTerra DESIGN GROUP, LLC
4 Bay Road
Building A; Suite 200
Hadley, MA 01035
Ph:(413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	01/24/22	ISSUED FOR REVIEW
B	02/10/22	ISSUED FOR REVIEW
0	02/24/22	ISSUED FOR PERMITTING
1	03/16/22	ISSUED FOR PERMITTING
2	05/05/22	ISSUED FOR PERMITTING
3	05/31/22	ISSUED FOR PERMITTING
4	06/14/22	ISSUED FOR PERMITTING

TITLE:
SITE NAME: WETHERSFIELD CO
SITE NUMBER: 638612
ADDRESS: 76 WELLS ROAD
WETHERSFIELD, CT 06109

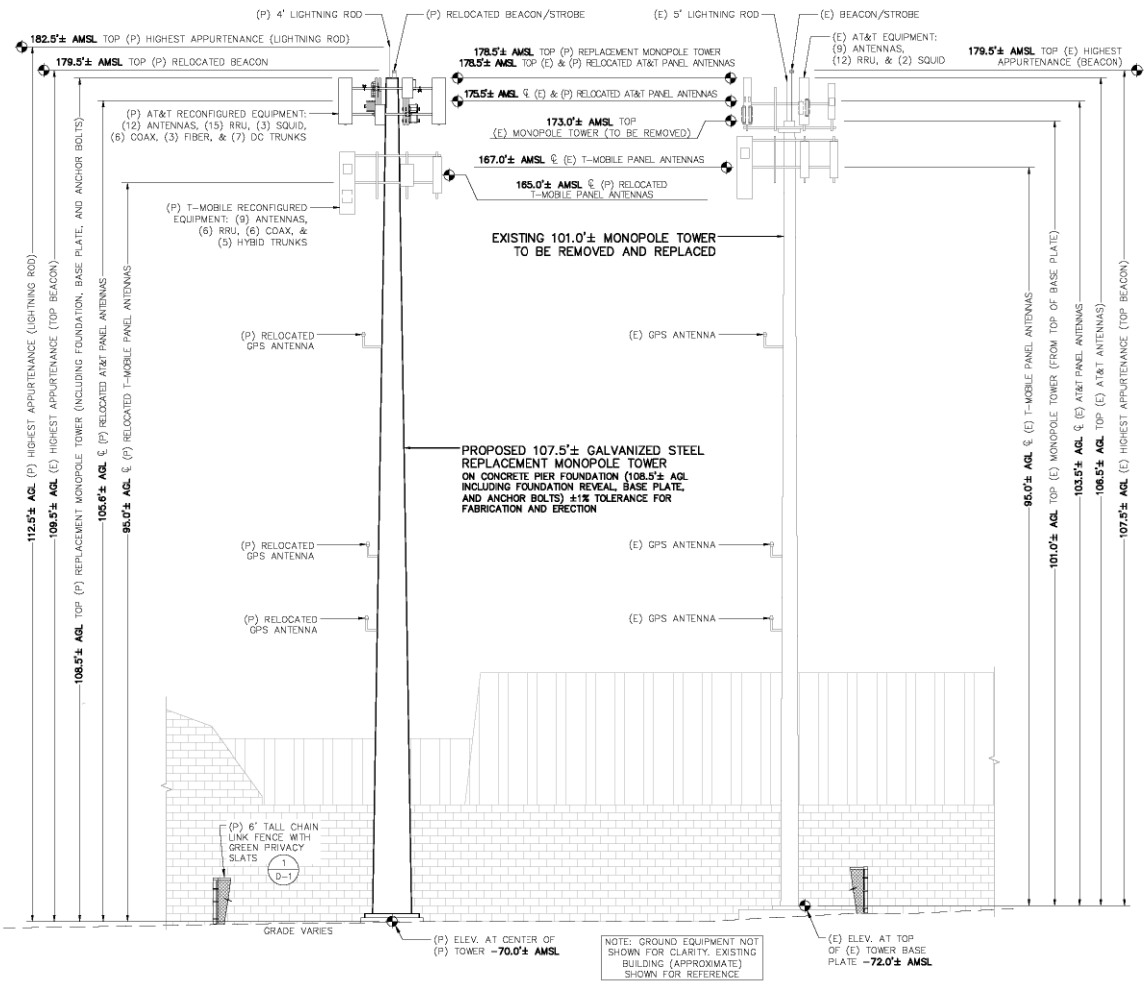
APPLICANT:
EVEREST
HIP COMMUNICATIONS I, LLC
TWO ALLEGHENY CENTER
NOVA TOWER 2, SUITE 1002
PITTSBURGH, PA 15212

STAMP:

DATE: 06/14/2022
DRAWN: JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 20-010

SHEET TITLE:
COMPOUND PLAN

A-3



EAST ELEVATION

1 A-4

SCALE (22x34): 1"=8' HORIZONTAL
1"=8' VERTICAL
SCALE (11x17): 1"=16' HORIZONTAL
1"=16' VERTICAL

ProTerra DESIGN GROUP, LLC
4 Bay Road
Building A, Suite 201
Hadley, MA 01035
Ph:(413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	01/24/22	ISSUED FOR REVIEW
B	02/10/22	ISSUED FOR REVIEW
0	02/24/22	ISSUED FOR PERMITTING
1	03/16/22	ISSUED FOR PERMITTING
2	05/05/22	ISSUED FOR PERMITTING
3	05/31/22	ISSUED FOR PERMITTING
4	06/14/22	ISSUED FOR PERMITTING

TITLE:
SITE NAME: WETHERSFIELD CO
SITE NUMBER: 636512
ADDRESS: 75 WELLS ROAD
WETHERSFIELD, CT 06109

APPLICANT:
HIP COMMUNICATIONS I, LLC
TWO ALLEGHENY CENTER
MOA TOWER 2, SUITE 1002
PITTSBURGH, PA 15212

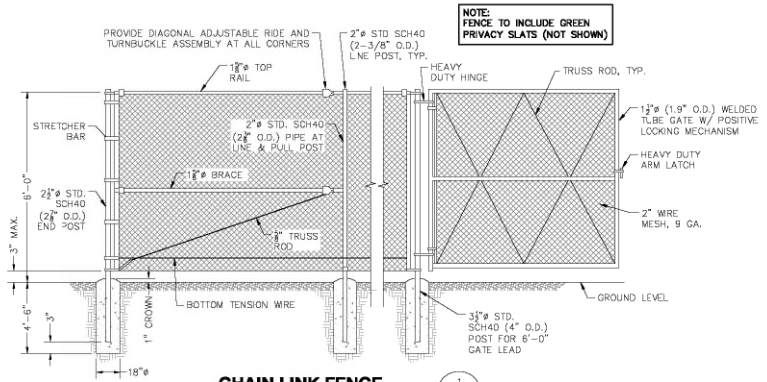
EVEREST INFRASTRUCTURE PARTNERS

STAMP:

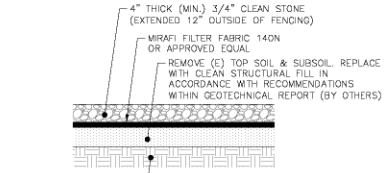
DATE: 06/14/2022
DRAWN: JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 20-010

SHEET TITLE:
TOWER ELEVATION

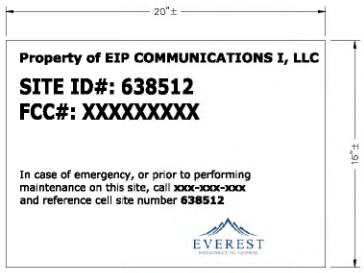
A-4



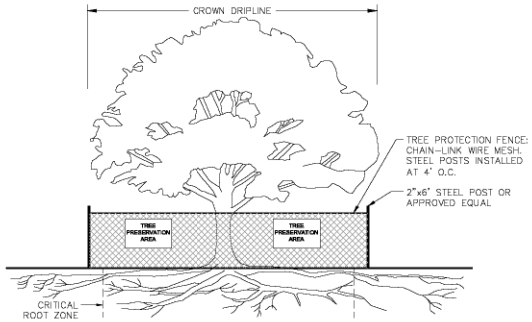
CHAIN LINK FENCE
SCALE: NONE
1 / D-1



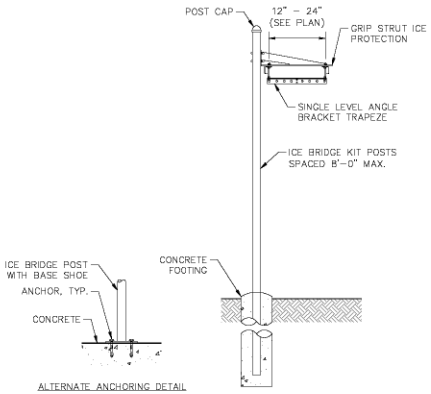
COMPOUND SURFACE
SCALE: NONE
2 / D-1



EMERGENCY CONTACT SIGN
SCALE: NONE
3 / D-1



TREE FENCING PROTECTION
SCALE: NONE
4 / D-1



ICE BRIDGE
SCALE: NONE
5 / D-1

ProTerra
DESIGN GROUP, LLC
4 Bay Road
Building A, Suite 201
Hadley, MA 01035
Ph:(413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	01/24/22	ISSUED FOR REVIEW
B	02/10/22	ISSUED FOR REVIEW
C	02/24/22	ISSUED FOR PERMITTING
1	03/16/22	ISSUED FOR PERMITTING
2	05/05/22	ISSUED FOR PERMITTING
3	05/31/22	ISSUED FOR PERMITTING
4	06/14/22	ISSUED FOR PERMITTING

TITLE:
SITE NAME: WETHERSFIELD CO
SITE NUMBER: 638512
ADDRESS: 75 WELLS ROAD
WETHERSFIELD, CT 06109

APPLICANT:
EIP COMMUNICATIONS I, LLC
TWO ALLEGHENY CENTER
MOA TOWER 2, SUITE 1002
PITTSBURGH, PA 15212
EVEREST

STAMP:

DATE: 06/14/2022
DRAWN: JEB
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 20-010

SHEET TITLE:
DETAILS

D-1

N

GRID

AERIAL PHOTO

SCALE: 1"=800'

ProTerra DESIGN GROUP, LLC

4 Bay Road, Bldg. A
Suite 200
Hadley, MA 01035

Ph: (413)320-4918

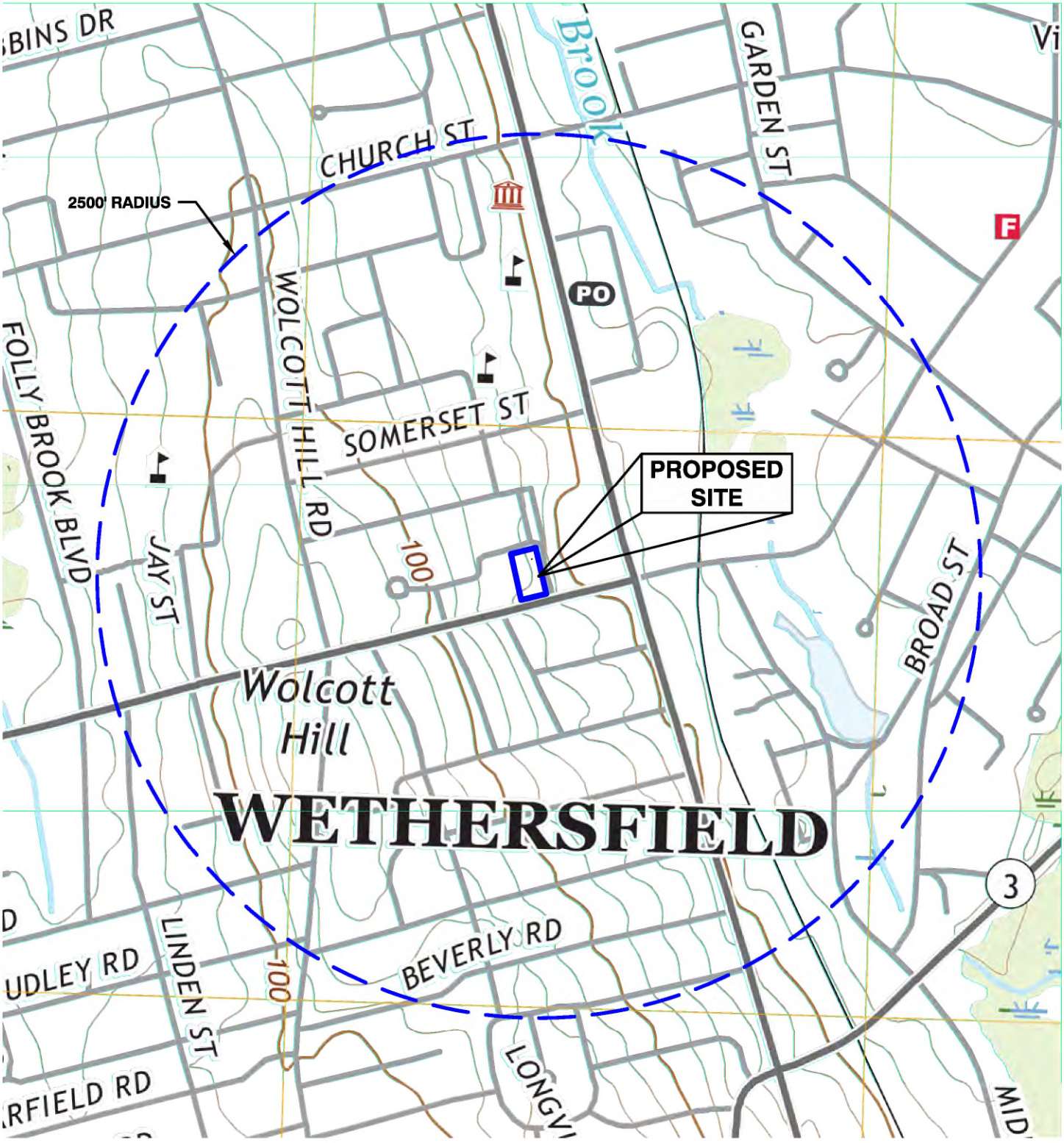
LOCATION PLANS

SITE NAME: WETHERSFIELD CO
SITE NUMBER: 638512
ADDRESS: 75 WELLS ROAD
WETHERSFIELD, CT 06109

EVEREST
INFRASTRUCTURE PARTNERS

EIP COMMUNICATIONS I, LLC
TWO ALLEGHENY CENTER
NOVA TOWER 2, SUITE 1002
PITTSBURGH, PA 15212

DATE: 06/13/22
REVISION: 1
JOB NO.:20-010
SHEET: M-1



N

GRID

AERIAL PHOTO

SCALE: 1"=800'

ProTerra DESIGN GROUP, LLC

4 Bay Road, Bldg. A
Suite 200
Hadley, MA 01035

Ph: (413)320-4918

LOCATION PLANS

SITE NAME: WETHERSFIELD CO
SITE NUMBER: 638512
ADDRESS: 75 WELLS ROAD
WETHERSFIELD, CT 06109

EVEREST
INFRASTRUCTURE PARTNERS

EIP COMMUNICATIONS I, LLC
TWO ALLEGHENY CENTER
NOVA TOWER 2, SUITE 1002
PITTSBURGH, PA 15212

DATE: 06/13/22
REVISION: 1
JOB NO.:20-010
SHEET: M-2

ATTACHMENT 2

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
Phone: (603) 223-2541 Fax: (603) 223-0104
http://www.fws.gov/newengland

In Reply Refer To:
Project Code: 2022-0015985
Project Name: 638512/Wethersfield CO

March 04, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

Please review this letter each time you request an Official Species List, we will continue to update it with additional information and links to websites may change.

About Official Species Lists

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Federal and non-Federal project proponents have responsibilities under the Act to consider effects on listed species.

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested by returning to an existing project's page in IPaC.

Endangered Species Act Project Review

Please visit the "**New England Field Office Endangered Species Project Review and Consultation**" website for step-by-step instructions on how to consider effects on listed

species and prepare and submit a project review package if necessary:

https://www.fws.gov/newengland/endangeredspecies/project-review/index.html

NOTE Please do not use the **Consultation Package Builder** tool in IPaC except in specific situations following coordination with our office. Please follow the project review guidance on our website instead and reference your **Project Code** in all correspondence.

Additional Info About Section 7 of the Act
Under section 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to determine whether projects may affect threatened and endangered species and/or designated critical habitat. If a Federal agency, or its non-Federal representative, determines that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Federal agency also may need to consider proposed species and proposed critical habitat in the consultation. 50 CFR 402.14(c)(1) specifies the information required for consultation under the Act regardless of the format of the evaluation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

In addition to consultation requirements under Section 7(a)(2) of the ESA, please note that under sections 7(a)(1) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species. Please contact NEFO if you would like more information.

Candidate species that appear on the enclosed species list have no current protections under the ESA. The species' occurrence on an official species list does not convey a requirement to consider impacts to this species as you would a proposed, threatened, or endangered species. The ESA does not provide for interagency consultations on candidate species under section 7, however, the Service recommends that all project proponents incorporate measures into projects to benefit candidate species and their habitats wherever possible.

Migratory Birds

In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see:

https://www.fws.gov/birds/policies-and-regulations.php

Please feel free to contact us at **newengland@fws.gov** with your **Project Code** in the subject line if you need more information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Attachment(s): Official Species List

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New England Ecological Services Field Office
70 Commercial Street, Suite 300
Concord, NH 03301-5094
(603) 223-2541

Project Summary

Project Code: 2022-0015985
Event Code: None
Project Name: 638512/Wethersfield CO
Project Type: Maintenance/Modification of Communication Tower
Project Description: Removing an existing monopole and replacing it with a new 108.5-foot monopole with an overall height of 112.5 feet including all appurtenances. Support equipment will also be modified and expanded to the south to make a 30-foot by 70-foot lease area requiring the removal of several trees.

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.705677449999996,-72.66324832698217,14z

Counties: Hartford County, Connecticut

Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Insects

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

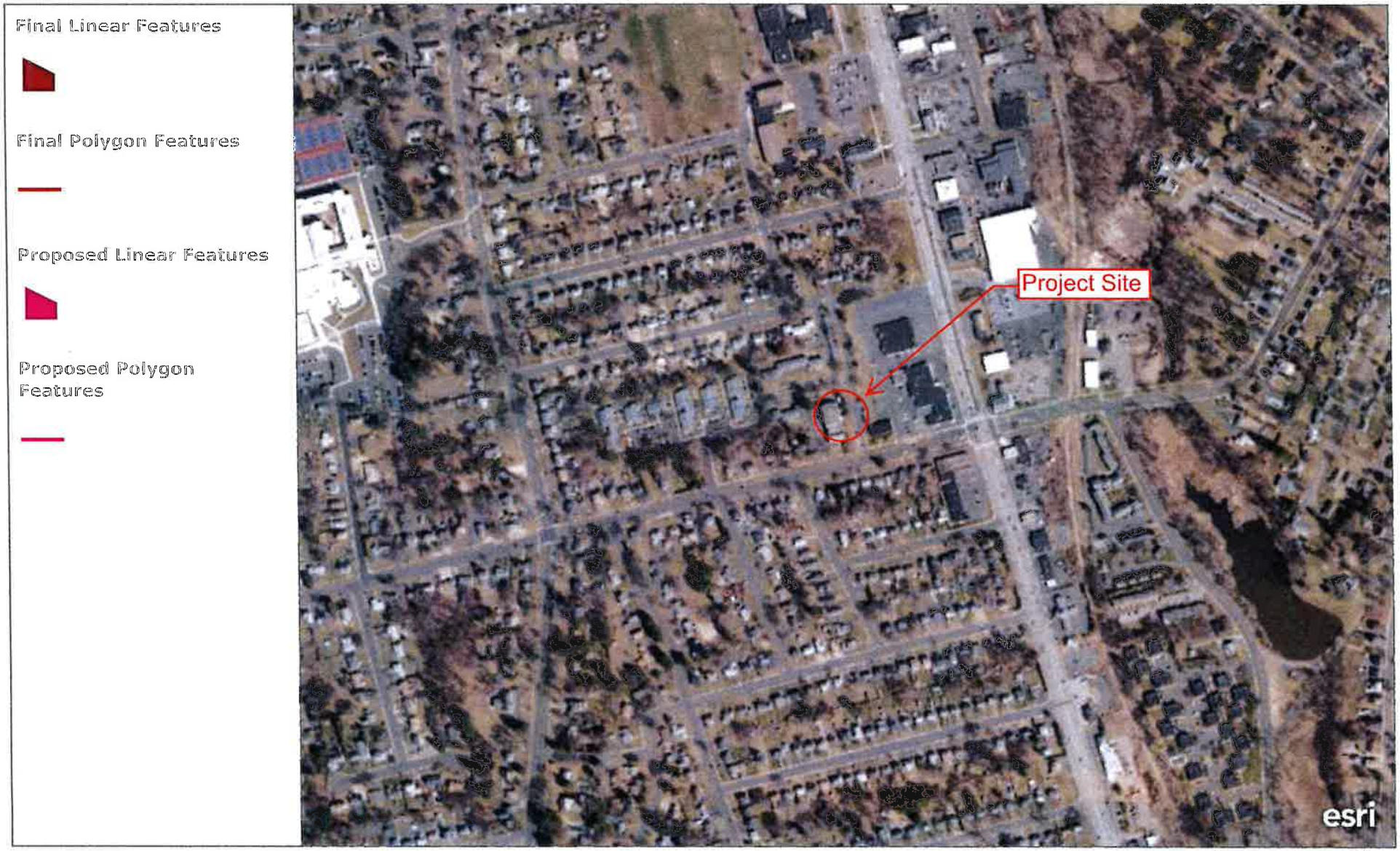
IPaC User Contact Information

Agency: EBI Consulting
Name: Patricia Rees
Address: 21 B Street
City: Burlington
State: MA
Zip: 01803
Email prees@ebiconsulting.com
Phone: 4802835201

Lead Agency Contact Information

Lead Agency: Federal Communications Commission

Critical Habitat for Threatened & Endangered Species [USFWS]



A specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection.

U.S. Fish and Wildlife Service | State of Connecticut, Maxar

Natural Diversity Data Base Areas

WETHERSFIELD, CT

December 2021

State and Federal Listed Species

Critical Habitat

Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources . Exact locations of species have been buffered to produce the generalized locations.

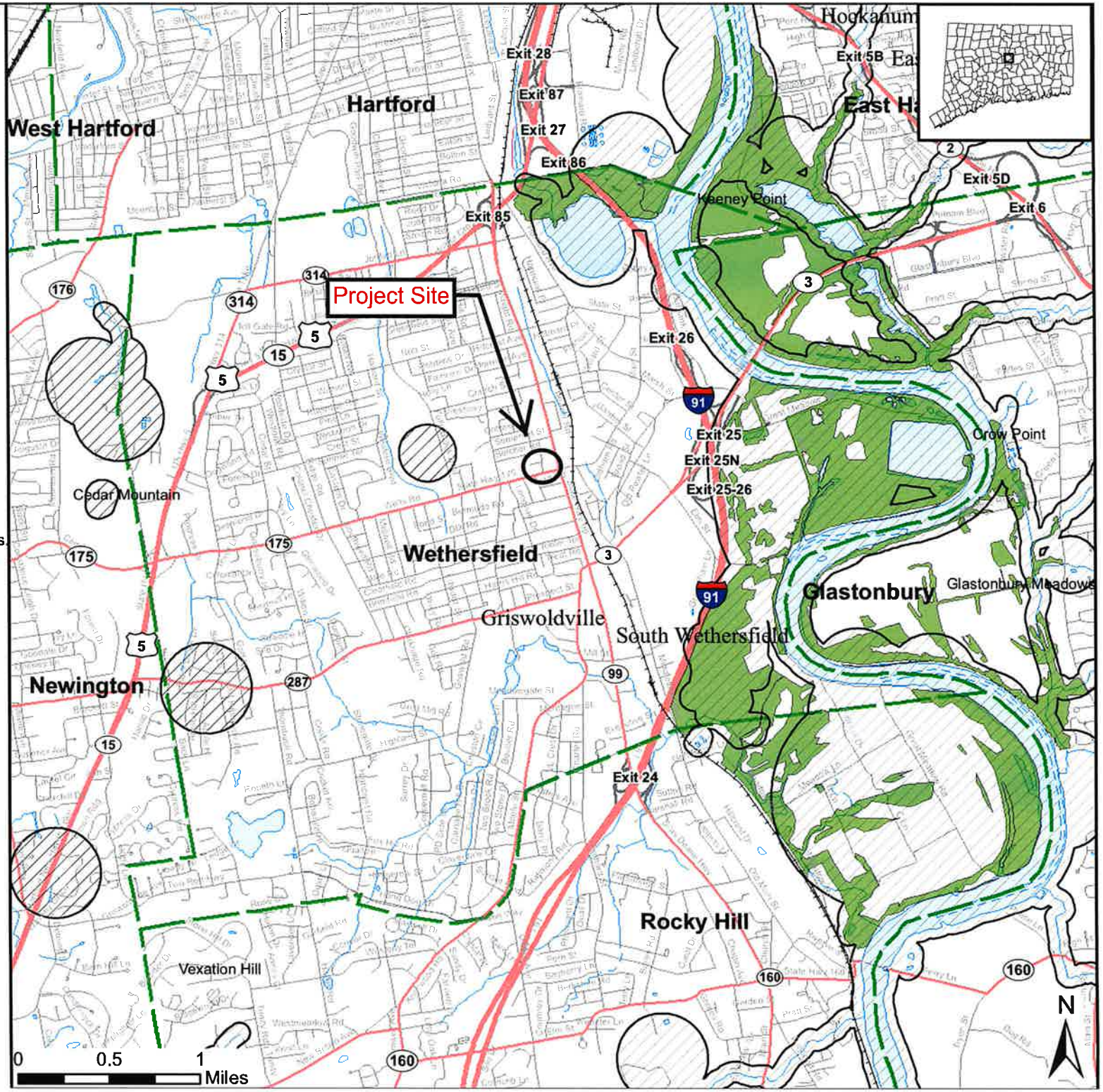
This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

www.ct.gov/deep/nddbrequest

Use the CTECO Interactive Map Viewers at http://cteco.uconn.edu to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011

Connecticut Department of Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division



Connecticut
Department of Economic and Community Development
State Historic Preservation Office

June 1, 2022

Ms. Jennifer Davis
EBI Consulting
21 B Street
Burlington, MA 01803

Subject: Archaeological Sensitivity Assessment
Proposed Wireless Telecommunications Facility
75 Wells Road
Wethersfield, CT
Verizon Wireless
ENV-22-0790

Dear Ms. Davis:

The State Historic Preservation Office (SHPO) has reviewed the Archaeological Sensitivity Assessment prepared by EBI Consulting (EBI), dated March 29, 2022, as part of the larger submittal for a proposed telecommunications facility. The proposed activities are subject to review by this office pursuant to the National Historic Preservation Act and in accordance with Federal Communications Commission regulations. SHPO understands that the proposed undertaking includes the installation of a 112.5 foot tall monopole, mounted with three telecommunications carrier antennas, mounted at heights of 67 feet, 97 feet, and 105.5 feet above ground level (AGL), respectively. The monopole is to replace an existing 107.5 foot tall monopole, within an existing compound. A new ice bridge will be constructed to reach carrier utilities. Access is to be through an existing paved access drive, originating from Wells Road.

Four previously identified archaeological sites are located within 1 mile of the project area; however, they will not be impacted by the proposed undertaking. One property listed on the National Register of Historic Places, the Old Wethersfield Historic District (NR# 70000719), is located approximately 0.18 miles from the project area; however, as the installation is replacing an existing telecommunications facility of similar height, with the same number of appurtenances, it will not adversely impact the resources.

The assessment survey consisted of review of historic maps and aerials, current photographs, and review of soil maps. Following review of materials, it was determined that the majority of the project area was substantially disturbed during development of the project parcel in the early 20th century, with construction of the extant building, and again in the late 20th century, with the construction of the existing telecommunications facility.

As a result of the information submitted, SHPO concurs with the findings of the report that additional archeological investigations of the project area are not warranted. The proposed undertaking will have no adverse effect to sites listed on or eligible for listing on the National Register of Historic Places, with the following conditions:

1. The antennas, mounts, monopole, and associated equipment will be designed, painted to match adjacent materials, and installed to be as non-visible as possible, and

2. if not in use for six consecutive months, the antennas, mounts, compound, and all other equipment shall be removed by the telecommunications facility owner. This removal shall occur within 90 days of the end of such six-month period.

The State Historic Preservation Office appreciates the opportunity to review and comment upon this project. These comments are provided in accordance with the Connecticut Environmental Policy Act and Section 106 of the National Historic Preservation Act. For further information please contact Marena Wisniewski, Environmental Reviewer, at (860) 500-2357 or marena.wisniewski@ct.gov.

Sincerely,

Jonathan Kinney
State Historic Preservation Officer

National Flood Hazard Layer FIRMette

FEMA

72°40'7"W 41°42'34"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/4/2022 at 4:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ATTACHMENT 3

3566

BUILDING PERMIT APPLICATION #8737

Town of Wethersfield - Building Permit Application Screen Number #1

75 Wells Rd 75 WELLS ROAD

Seq. Num. [ ] Appl. Num. [8737] Appl. Date [10-16-98]

Owner [Snet Tel Co] Addr [227 Church St]

City [New Haven] State [Ct] Zip [06510] Phone [203 771 4699]

Est. Cost [$ 30.000-] Fee [$ 460-] Occupancy Fee [$]

Lot Number [ ] Side of Street [ ] Zone [ ]

Builder [Architectural Bldg Systems Inc] Address [203 Locust St]

City [Hsld] State [Ct] Zip [06114] Phone [860 244-2491]

Architect [ ] Address [ ]

City [ ] State [ ] Zip [ ] Phone [ ]

Front Overall [ ] Deep Overall [ ] Net Area [ ]

Occ. Load [ ] Live Load [ ] Num. of Fam. [ ] Num. Story [ ]

Construction Type [ ] Num. Rooms 1 [ ] Num. Rooms 2 [ ]

Size of Lot [ ] Dist. from Street [ ] Dist. from Side [ ]

Purpose [Remove Existing Ant Tower
& Replace as Per Plan]

Use Group [ ] [ ]

Planner	Engineering		Fire Marshal	Wetland & Encroachment
[ ] Approved	[x] Approved	Sewer [ ]	[ ] Approved	[x] Approved
[ ] Not Approved	[ ] Not Approved		[ ] Not Approved	[ ] Not Approved

Remarks [ ]

[ ]

[ ]

Inspection:	Date:	Initials:	OK:
Foot	[ ]	[ ]	[ ]
Frame	[ ]	[ ]	[ ]
Insulation	[ ]	[ ]	[ ]
Final	[ ]	[ ]	[ ]

Distance From:

East [ ] West [ ] South [ ] North [ ]

Dist Nearest Building [ ] Roof [ ]

Foundation Thickness [ ] Signed [ ]

Registration Number [ ] Phone [ ]

ATTACHMENT 4

Photographic Simulation Package

Proposed Wireless Telecommunications Facility:

638512 Wethersfield CO
75 Wells Road
Wethersfield, CT 06109

- Site photographs taken 3/11/22
- Simulations revised 5/12/22

Package prepared by:

Virtual Site Simulations, LLC
24 Salt Pond Road
Suite C3
South Kingstown, Rhode Island 02879

www.VirtualSiteSimulations.com
www.ThinkVSSFirst.com

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

Photolog

Wireless Telecommunications Facility:

638512 Wethersfield CO

75 Wells Road

Wethersfield, CT 06109

Legend:

- Facility Location
- 750 Ft Radius
- Photo location - Year Round Visibility
- Photo location- Obscured Visibility
- Photo location - NOT visible

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

Existing

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Lindbergh Dr	41.70502	-72.66412	335.43 Feet	South-West	41	Year Round

Site: 638512 Wethersfield CO

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

Simulation

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Lindbergh Dr	41.70502	-72.66412	335.43 Feet	South-West	41	Year Round

Site: 638512 Wethersfield CO

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

Existing

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Wells Rd	41.70552	-72.66188	398.49 Feet	East	281	Year Round

Site: 638512 Wethersfield CO

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

Simulation

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Wells Rd	41.70552	-72.66188	398.49 Feet	East	281	Year Round

Site: 638512 Wethersfield CO

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

Existing

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	Deane Hwy & Job Lot	41.70674	-72.66189	0.1 Miles	North-East	226	Year Round

Site: 638512 Wethersfield CO

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

Simulation

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	Deane Hwy & Job Lot	41.70674	-72.66189	0.1 Miles	North-East	226	Year Round

Site: 638512 Wethersfield CO

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

Existing

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	Belcher Rd	41.70696	-72.6649	0.12 Miles	North-West	136	Year Round

Site: 638512 Wethersfield CO

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

Simulation

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	Belcher Rd	41.70696	-72.6649	0.12 Miles	North-West	136	Year Round

Site: 638512 Wethersfield CO

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

Viewshed Mapping Package

Proposed Wireless Telecommunications Facility:

638512 Wethersfield CO
75 Wells Road
Wethersfield, CT 06109

- Proposed new 108.5 ft AGL antenna structure
- Viewshed map completed 5/11/22

Package prepared by:

Virtual Site Simulations, LLC
24 Salt Pond Road
Suite C3
South Kingstown, Rhode Island 02879

www.VirtualSiteSimulations.com
www.ThinkVSSFirst.com

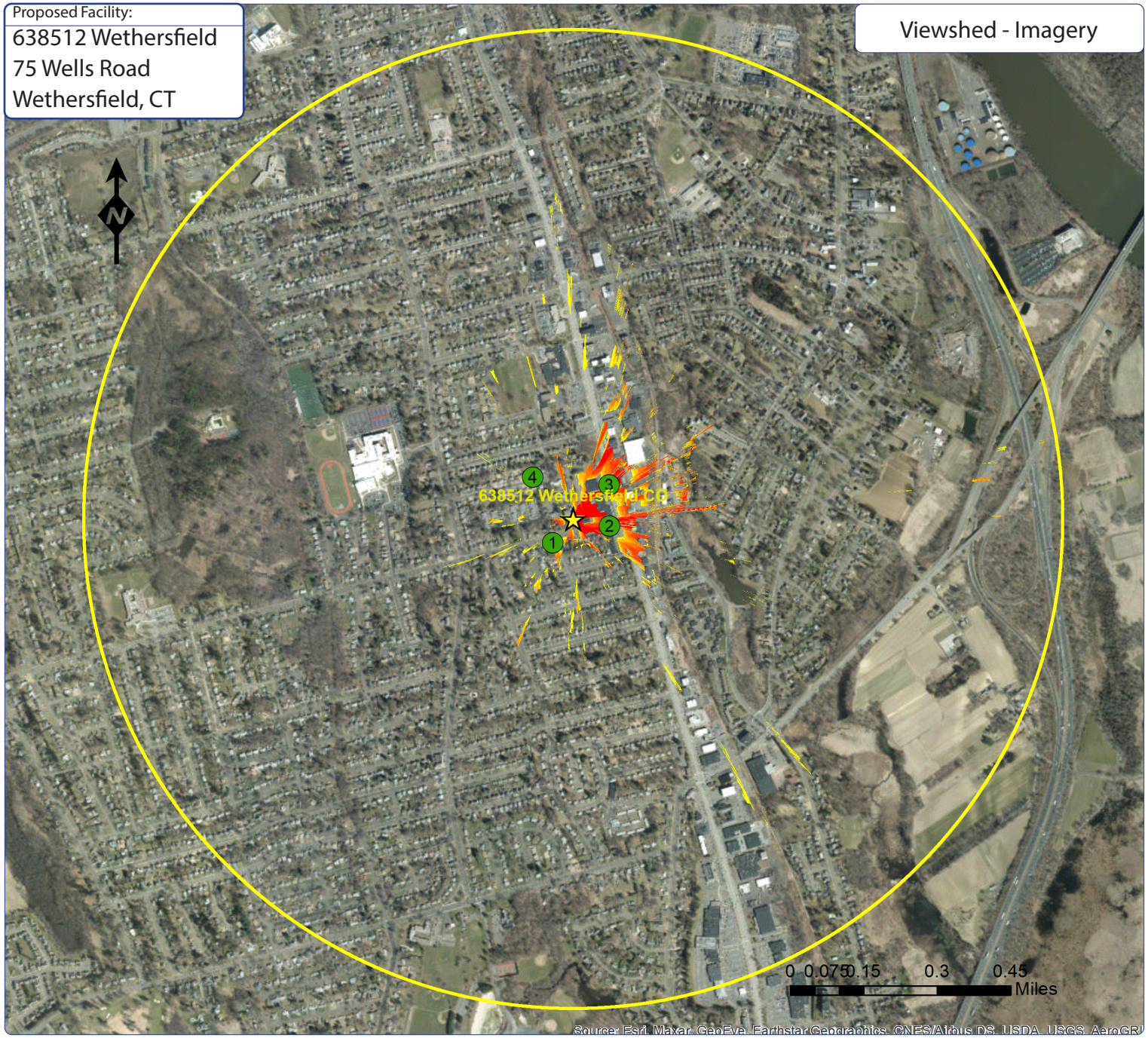
Viewshed analysis maps and representations contained herein depict where proposed facility may potentially be visible based on the best data available and site conditions at the time data was collected. This study does not claim to depict all locations from where the facility may be potentially visible.

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

Proposed Facility:
638512 Wethersfield
75 Wells Road
Wethersfield, CT

Viewshed - Imagery

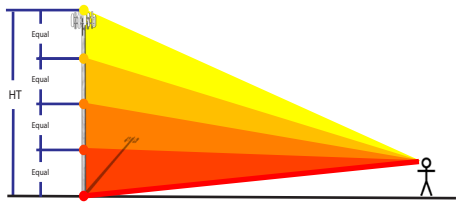


VSS-IVS- Interactive Viewshed Analysis output maps contained herein depict where proposed facility may potentially be visible based on the best and newest data publicly available at the time the data was collected. VSS does not claim to depict all locations from where the facility may potentially be visible and calulated output should be confirmed via site testing as needed.

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

IVSview® Color Legend



Facility Location 1 Mile Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	0.31%	6.3
	Top 50%	0.18%	3.7
	Top 75%	0.17%	3.5
	Top 100%	0.18%	3.6
	Base	0.17%	3.3
	TOTAL	1.01%	20.3 Acres

Statistics:

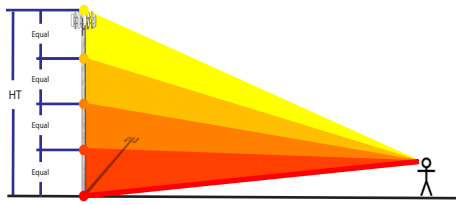
PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 108.5
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%)= 1.01%

Notes:
- map compiled by VSS, LLC on :
- Tower location(lat/long NAD 83): 41.705719 -72.663319
- Data Sources noted on documentation page attached

Proposed Facility:
638512 Wethersfield
75 Wells Road
Wethersfield, CT

Viewshed - Imagery

IVSview® Color Legend



Facility Location 1000 Ft Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	0.31%	6.3
	Top 50%	0.18%	3.7
	Top 75%	0.17%	3.5
	Top 100%	0.18%	3.6
	Base	0.17%	3.3
	TOTAL	1.01%	20.3 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1000 Feet
TRANSMITTER_HEIGHT (Ft-AGL)= 108.5
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%)= 1.01%

Notes:
- map compiled by VSS, LLC on :
- Tower location(lat/long NAD 83): 41.705719 -72.663319
- Data Sources noted on documentation page attached

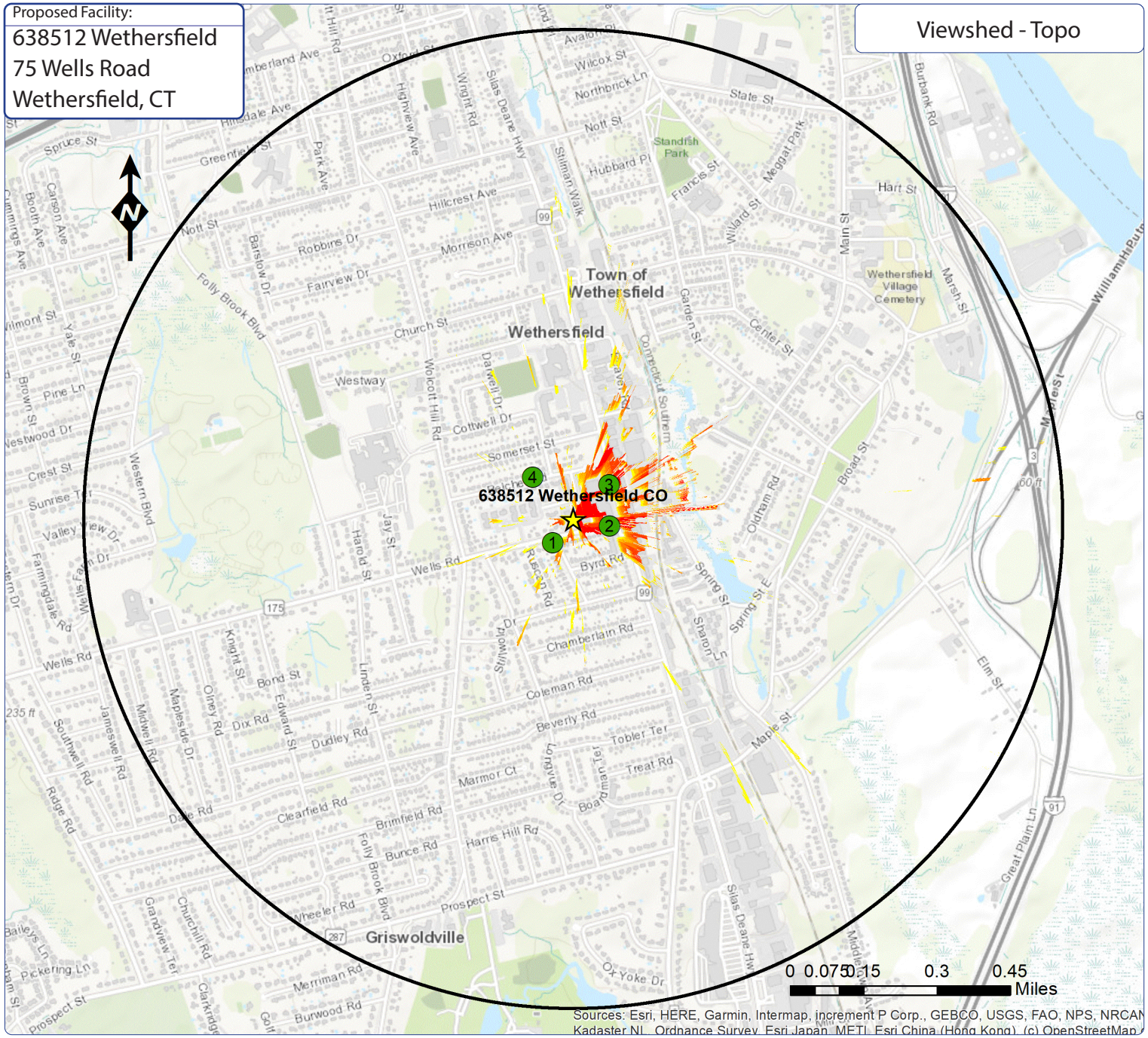
VSS-IVS- Interactive Viewshed Analysis output maps contained herein depict where proposed facility may potentially be visible based on the best and newest data publicly available at the time the data was collected. VSS does not claim to depict all locations from where the facility may potentially be visible and calulated output should be confirmed via site testing as needed.

VSS
Your Visual Data Partner

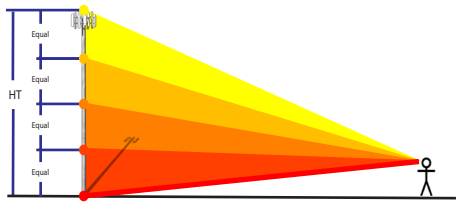
EVEREST
INFRASTRUCTURE PARTNERS

Proposed Facility:
638512 Wethersfield
75 Wells Road
Wethersfield, CT

Viewshed - Topo



IVSview® Color Legend



Facility Location 1 Mile Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	0.31%	6.3
	Top 50%	0.18%	3.7
	Top 75%	0.17%	3.5
	Top 100%	0.18%	3.6
	Base	0.17%	3.3
	TOTAL	1.01%	20.3 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 108.5
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%)= 1.01%

Notes:
- map compiled by VSS, LLC on :
- Tower location(lat/long NAD 83): 41.705719 -72.663319
- Data Sources noted on documentation page attached

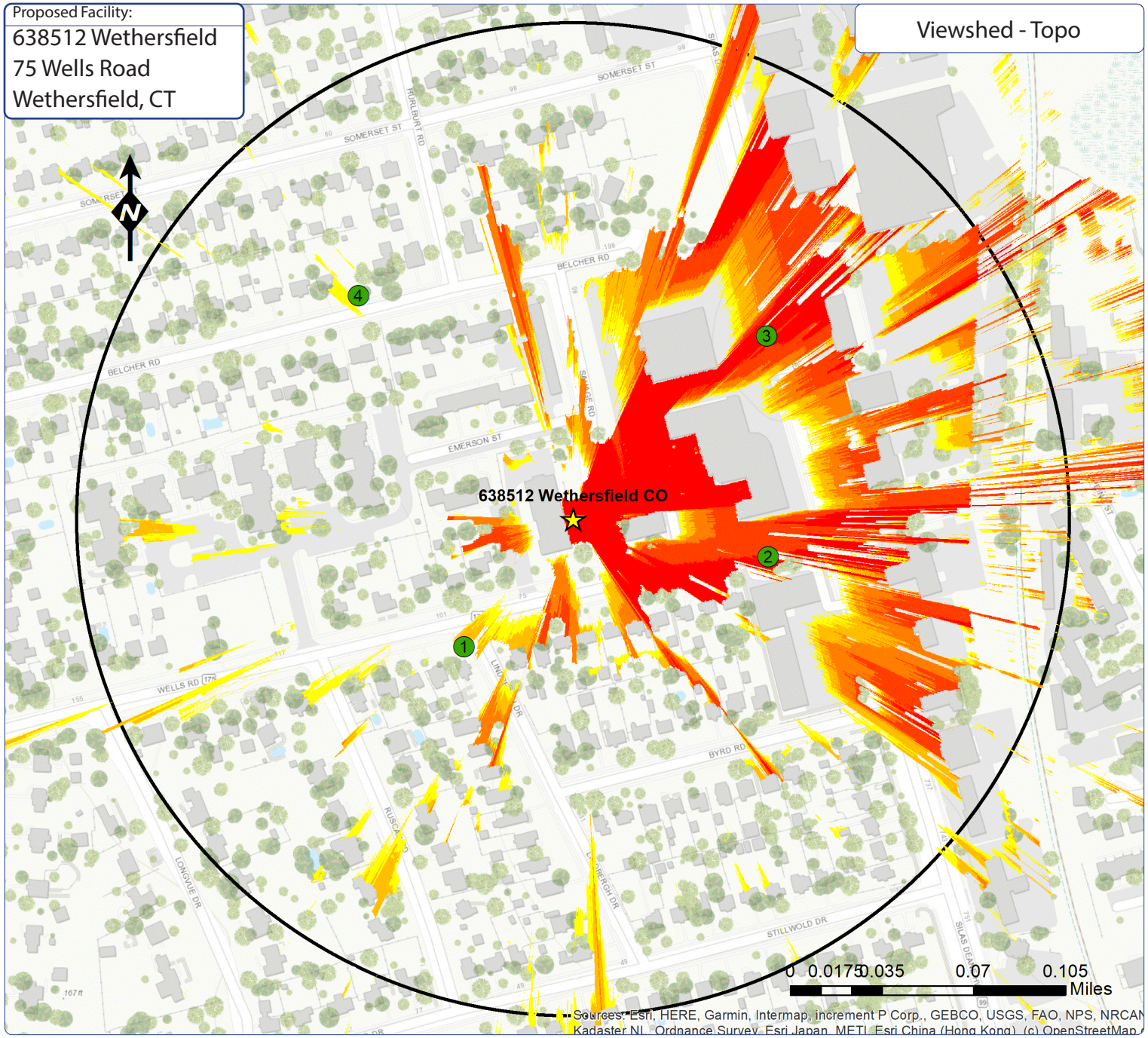
VSS-IVS- Interactive Viewshed Analysis output maps contained herein depict where proposed facility may potentially be visible based on the best and newest data publicly available at the time the data was collected. VSS does not claim to depict all locations from where the facility may potentially be visible and calulated output should be confirmed via site testing as needed.

VSS
Your Visual Data Partner

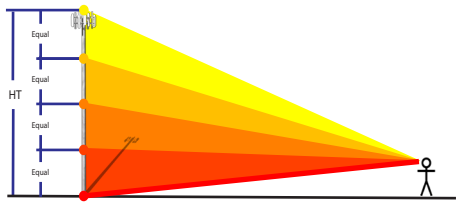
EVEREST
INFRASTRUCTURE PARTNERS

Proposed Facility:
638512 Wethersfield
75 Wells Road
Wethersfield, CT

Viewshed - Topo



IVSview® Color Legend



Facility Location 1000 Ft Radius

X Photo location -Balloon visible - Year Round Visibility
X Photo location -Balloon visible - Obstructed Visibility
X Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	0.31%	6.3
	Top 50%	0.18%	3.7
	Top 75%	0.17%	3.5
	Top 100%	0.18%	3.6
	Base	0.17%	3.3
	TOTAL	1.01%	20.3 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1000 Feet
TRANSMITTER_HEIGHT (Ft-AGL)= 108.5
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%)= 1.01%

Notes:
- map compiled by VSS, LLC on :
- Tower location(lat/long NAD 83): 41.705719 -72.663319
- Data Sources noted on documentation page attached

VSS-IVS- Interactive Viewshed Analysis output maps contained herein depict where proposed facility may potentially be visible based on the best and newest data publicly available at the time the data was collected. VSS does not claim to depict all locations from where the facility may potentially be visible and calulated output should be confirmed via site testing as needed.

VSS
Your Visual Data Partner

EVEREST
INFRASTRUCTURE PARTNERS

ATTACHMENT 5

DONALD L. HAES, JR., CHP

Radiation Safety Specialist

PO Box 198, Hampstead, NH 03841 617-680-6262 Email: donald_haes_chp@comcast.net

May 5, 2022

RE: Installation of a Proposed Personal Wireless Services Facility Consisting of a Replacement Monopole to be Located at 75 Wells Road, Wethersfield, CT.

PURPOSE

I have reviewed the information pertinent to the proposed installation. To determine regulatory compliance, theoretical calculations of maximal radio-frequency (RF) fields have been prepared. The physical conditions are that the existing 101-foot monopole located at 75 Wells Road, Wethersfield, CT is proposed to be replaced by a similar 108.5-foot monopole. The existing Personal Wireless Services (PWS) providers AT&T and T-Mobile will maintain their existing antenna elevations on the replacement monopole.

This report considers the contributions of all of the proposed PWS equipment operating at their FCC-licensed capacities. The calculated values of RF fields are presented as a percent of current Maximum Permissible Exposures (%MPE) as adopted by the Federal Communications Commission (FCC).[i,ii]

SUMMARY

Theoretical RF field calculations data indicate the summation of the proposed PWS maximum RF contributions would be within the established RF exposure guidelines (See Figure 4) for the proposed replacement monopole and existing and proposed PWS providers' equipment. This includes all publicly accessible areas, and the neighborhood in general. The results support compliance with the pertinent sections of the FCC's guidelines for RF exposure.

The number and duration of calls passing through PWS facilities cannot be accurately predicted. Thus, in order to estimate the highest RF fields possible from operation of these installations, the maximal amount of usage was considered. Even in this so-called "worst-case," the resultant increase in RF field levels would be far below established levels considered safe.

Based on the results of the theoretical RF field calculations, it is my expert opinion that the proposed PWS facility would comply with all regulatory guidelines for RF exposure.

Note: The analyses, conclusions and professional opinions are based upon the precise parameters and conditions of this particular site; **Replacement monopole located at 75 Wells Road, Wethersfield, CT**. Utilization of these analyses, conclusions, and professional opinions for any personal wireless services installation, existing or proposed, other than the aforementioned has not been sanctioned by the author, and therefore should not be accepted as evidence of regulatory compliance.

EXPOSURE LIMITS AND GUIDELINES

RF exposure guidelines enforced by the FCC were established by the Institute of Electrical and Electronics Engineers (IEEE)[iii] and the National Council on Radiation Protection and Measurement (NCRP).[iv] The RF exposure guidelines are listed for RF workers and members of the public. The applicable FCC RF exposure guidelines for the public are listed in Table 1 and depicted in Figure 1. All listed values are intended to be averaged over any contiguous 30-minute period. NOTE: The values for the public assume 24 hours/day exposure, seven days a week. Also note the values for "workers" are five times the values for members of the public, albeit averaged over six minutes.

Table 1: Maximum Permissible Exposure (MPE) Values in Public Areas

Frequency Bands	Electric Fields	Magnetic Fields	Equivalent Power Density
300 - 1500 MHz	--	--	$f/1500$ mW/cm^2
1500 - 100,000	--	--	1.0 mW/cm^2

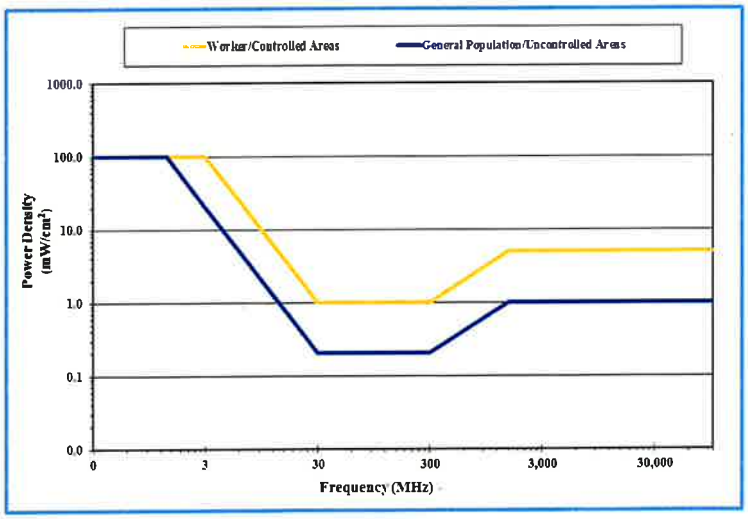


Figure 1: FCC Limits for Maximum Permissible Exposure (MPE)

NOTE: FCC 5% Rule – When the exposure limits are exceeded in an accessible area due to the emissions from multiple fixed RF sources, actions necessary to bring the area into compliance are the shared responsibility of all licensees whose RF sources produce, at the area in question, levels that exceed 5% of the applicable exposure limit proportional to power. (Federal Register / Vol. 85, No. 63 / Wednesday, April 1, 2020 / Rules and Regulations 18145)

INTRODUCTORY INFORMATION: MAKING SENSE OF THE "G"S

There are many references to the so-called "generation" of wireless technologies in use. Each new "generation" of wireless technologies has colloquially been designated a numbered "G."[1] The latest "G" to come out, the fifth generation of wireless technologies or so called "5G", has attracted extensive research interest, both inside and outside the scientific community. According to the 3rd generation partnership project,[2] 5G networks should support three major families of applications: (1) Enhanced mobile broadband; (2) Machine type communications, and (3) Ultra-reliable and low-latency communications. These situations require much more "connectivity" than the latest fourth generation (aka "4G" or "Long Term Evolution (LTE)") networks can handle. Thus, new networks must be able to handle this high system throughput, in addition to supporting existing older technologies still in use. This is being accomplished through additional spectrum assignments both higher and lower than currently assigned frequencies used by PWS facilities, including frequencies once used by analog television stations.

Nonetheless, frequencies assigned by the FCC for 5G use are all within the bands currently under regulatory oversight, including setting safe limits of exposure to RF energy for both workers, and members of the public. Just recently (4/2020) the FCC has reaffirmed the efficacy of their regulatory exposure limits to RF energy; including those for 5G. On another note, the premiere journal on matters associated with radiation safety (The Health Physics Journal) has released an article on 5G: IEEE Committee on Man and Radiation—COMAR Technical Information Statement: Health and Safety Issues Concerning Exposure of the General Public to Electromagnetic Energy from 5G Wireless Communications Networks; Bushberg, J.T.; Chou, C-K.; Foster, K.R.; Kavet, R.; Maxson, D.P.; Tell, R.A.; Ziskin, M.C.

From an RF safety standpoint, there is nothing peculiar about the fifth generation of wireless technologies that would set it apart from any of the other advancements of technologies; including the first two generations (first analog then digital communications), the third generation (the first to be referred to a numbered-series as "3G"), and the currently deployed fourth generations (LTE). Recently published studies in peer-reviewed journals[v] have shown typical exposures to RF energy from operating 5G systems to be well-within the exposure limits.

The FCC currently has categories of devices operating in the Citizens Broadband Radio Service (CBRS) 3.5 GHz band. Category A refers to a lower power base station, while B and C refer to CBSDs that must be deployed outdoors and have increasingly higher maximum power limits.

---

[1] PWS "Generations": **1G**: Analog voice; **2G**: Digital voice; **3G**: Mobile data; **4G**: LTE and mobile Internet; **5G**: Mobile networks interconnect people, control machines, objects, and devices with multi-Gbps peak rates and ultra-low latency.

[2] SOURCE: (https://www.3gpp.org/about-3gpp) The 3rd Generation Partnership Project (3GPP) unites [Seven] telecommunications standard development organizations (ARIB, ATIS, CCSA, ETSI, TSDSI, TTA, TTC), known as "Organizational Partners" and provides their members with a stable environment to produce the Reports and Specifications that define 3GPP technologies.

THEORETICAL RF FIELD CALCULATIONS - GROUND LEVELS
METHODOLOGY FOR OMNI-DIRECTIONAL AND DIRECTIONAL ANTENNA

These calculations are based on what are called "worst-case" estimates. That is, the estimates assume 100% use of all transmitters simultaneously. Additionally, the calculations make the assumption that the surrounding area is a flat plane. The resultant values are thus conservative in that they over predict actual resultant power densities.

The calculations are based on the following information (See Table 2 data):

1. **Antenna Height**: centerline, above ground level (AGL).
2. **Antenna Vertical Energy Patterns**; the source of the negative gain (G) values); see Appendix A data sheets. Antennas are designed to focus the RF signal, resulting in "patterns" of signal loss and gain. Antenna energy patterns display the loss of signal strength relative to the direction of propagation due to elevation angle changes. The gain is expressed in this document as "G^E".

   Note: "G" is a unitless factor usually expressed in decibels (dB); where $G = 10^{(dB/10)}$
   For example: for an antenna *gain* of 3 dB, the net factor (G) = $10^{(3/10)} = 2$
   For an antenna *loss* of -3 dB, the net factor (G) = $10^{(-3/10)} = 0.5$
3. **Effective Radiated Power (ERP)**; see APPENDIX B data sheets.

To determine the magnitude of the RF field, the power density (S) from an isotropic RF source is calculated, making use of the power density formula as outlined in FCC's OET Bulletin 65, Edition 97-01: [vi]

$$S = \frac{P \cdot G}{4 \cdot \pi \cdot R^2}$$

Where:
- $P \rightarrow$ Power to antenna (watts)
- $G \rightarrow$ Gain of antenna
- $R \rightarrow$ Distance (range) from antenna source to point of intersection with the ground (feet)
- $R^2 = (\text{Height})^2 + (\text{Horizontal distance})^2$

Since: $P \cdot G$ = EIRP (Effective Isotropic Radiated Power) for broadcast antennas, the equation can be presented in the following form:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2}$$

In the situation of off-axis power density calculations, apply the negative elevation gain (G^E) value from the vertical energy patterns with the following formula:

$$S = \frac{EIRP \cdot G^E}{4 \cdot \pi \cdot R^2}$$

Ground reflections may add in-phase with the direct wave, and essentially double the electric field intensity. Because power density is proportional to the *square* of the electric field, the power density may quadruple, that is, increase by a factor of four (4). Since ERP is routinely used, it is necessary to convert ERP into EIRP by multiplying by the factor of 1.64 (the gain of a half-wave dipole relative to an isotropic radiator). Therefore, downrange power density estimates can be calculated by using the formula:

$$S = \frac{4 \cdot (ERP \cdot 1.64) \cdot G^E}{4 \cdot \pi \cdot R^2} = \frac{ERP \cdot 1.64 \cdot G^E}{\pi \cdot R^2} = \frac{0.522 \cdot ERP \cdot G^E}{R^2}$$

To calculate the % MPE, use the formula:

$$\%\ MPE = \frac{S}{MPE} \cdot 100$$

The results of the calculations for the potential RF emissions resulting from the summation of ALL the proposed PWS antennas are depicted in Figure 4 as plotted against linear distance from the base of the replacement monopole. Note that the values have been calculated for a height of 6' AGL in accordance with regulatory rationale. The curve is variable due to the application of the vertical energy patterns.

OBSERVATIONS IN CONSIDERATION WITH FCC RULES §1.1307(B) & §1.1310

Will it be physically possible to stand next to or touch any omnidirectional antenna?
NO; access to the replacement monopole will be restricted, and the site will adhere to RF safety guidelines regarding the PWS antennas, including appropriate signage.

METHODOLOGY FOR BEAMFORMING ANTENNA

If the RF exposure were to be evaluated using the previous formula, the results of the calculations would severely over-estimate resulting values. This is because while 3G and 4G networks use traditional antennas, 5G networks use "beamforming" antennas. When transmitting, beamforming is the ability to direct radio energy through the radio channel toward a specific receiver. The total antenna gain is the product of the array gain and the sub-array gain, as shown in section C of Figure 2.[vii] The total number of elements determines the maximum gain, and the sub-array partitioning allows steering of high gain beams over the range of angles. Moreover, the sub-array energy pattern determines the envelope of the narrow beams (the dashed shape in section C of Figure 2).

However, the total time-averaged power delivered to the antenna include tolerances and the Time Division Duplex (TDD) cellular network downlink duty cycle. The envelope of antenna gains for all traffic beams was obtained from far-field measurements provided by the manufacturer (Ericsson). Such envelope patterns were used for the proposed frequency, 39 GHz, within Band 260. There are different available coverage shapes of the beam envelope pattern depending on deployment scenarios (Hotspot 2, Hotspot 4, Hotspot 5, Macro 3, Macro 3 (7.5 deg tilt), Macro 9, Macro 10, and Macro 11 for Configuration Mode 2). Maximum gain values, corresponding to the envelope patterns, were used in the equation to estimate power density for each sector shape. The maximum gain value of the antenna considering all possible scan directions and sector shapes was found to be 29.0 dBi.

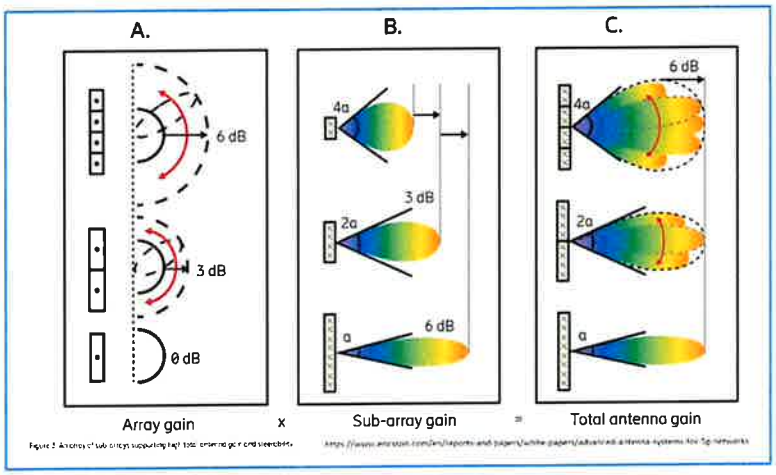


Figure 2: Sub-array energy pattern for the envelope of the narrow beams (The dashed shape in section C)

Picture courtesy Ericsson white paper, GFMC-18:000530. November 2018

ANTENNA / TRANSMITTER INVENTORY

Table 2: Transmitter and Antenna Data and Supporting Parameters for Proposed PWS Facility Including a Replacement Monopole Located at 75 Wells Road, Wethersfield, CT						
Remote Radio Head Unit (See Appendix B)			**Antenna (See Appendix A for Energy Patterns)**			
Manufacturer / Model	Frequency in MHz† (FCC Band Assignment)	Output Power ‡ (Watts)	Manufacturer / Model	Gain (dBd)	ERP (Watts)	Centerline Height (AGL)
Proposed **AT&T** Configuration: Sector **A** @ 20 °, Sector **B** @ 148 °, Sector **C** @ 228 °, Azimuth						
Ericsson/ 4449	824-849 MHz (B5/B12)	4 X 40	CCI/DMP65R-BU6DA	12.45	2,813	105.6'
Ericsson/ RRUS-32	1850-1910 MHz (B2)	4 X 30		15.95	4,723	
	1710-1780 MHz (B66A)	4 X 30		15.85	4,615	
Ericsson/ RRUS-32	2300-2315 MHz (B30)	4 X 30	CCI/TPA65R-BU6DA-K	15.95	4,723	105.6'
Ericsson/ 4478	788-798 MHz (B14)	4 X 40		11.85	2,450	
Ericsson/ AIR6449	3450-3550 MHz (B77D)	1 X 320	Ericsson/ AIR6449	23.50	71,639	107.2'
Ericsson/ AIR6419	3450-3550 MHz (B77G)	1 X 320	Ericsson/ AIR6419	23.50	71,639	103.6'
Proposed **T-MOBILE** Configuration: Sector **A** @ 20 °, Sector **B** @ 150 °, Sector **C** @ 255 °, Azimuth						
Ericsson/ 4449	663-698 MHz (B71)	4 X 40	RFS/APXVARR24_43-U-NA20	14.15	4,160	95'
Ericsson/ 4460	1903-1995 MHz (B25)	4 X 40		14.25	4,257	
	2100-2200 MHz (B66)	4 X 40		14.19	4,199	
Ericsson/ AIR 32	2100 MHz (B77D)	4 X 45	Ericsson/AIR 32	15.85	6,923	95'
Ericsson/ AIR6419	3450-3550 MHz (B71G)	1 X 320	Ericsson/ AIR6419	23.50	71,639	95'

Table Notes

† Transmitter (Tx) Frequency: Central transmit frequency used to account for multiple channels.

‡ Maximum rated output power (per channel) times the number of channels in use.

RESULTS OF THEORETICAL RF FIELD CALCULATIONS

Figure 3: Existing Monopole Located at 75 Wells Road, Wethersfield, CT
Picture courtesy Google Maps © 2022 and may not represent current conditions

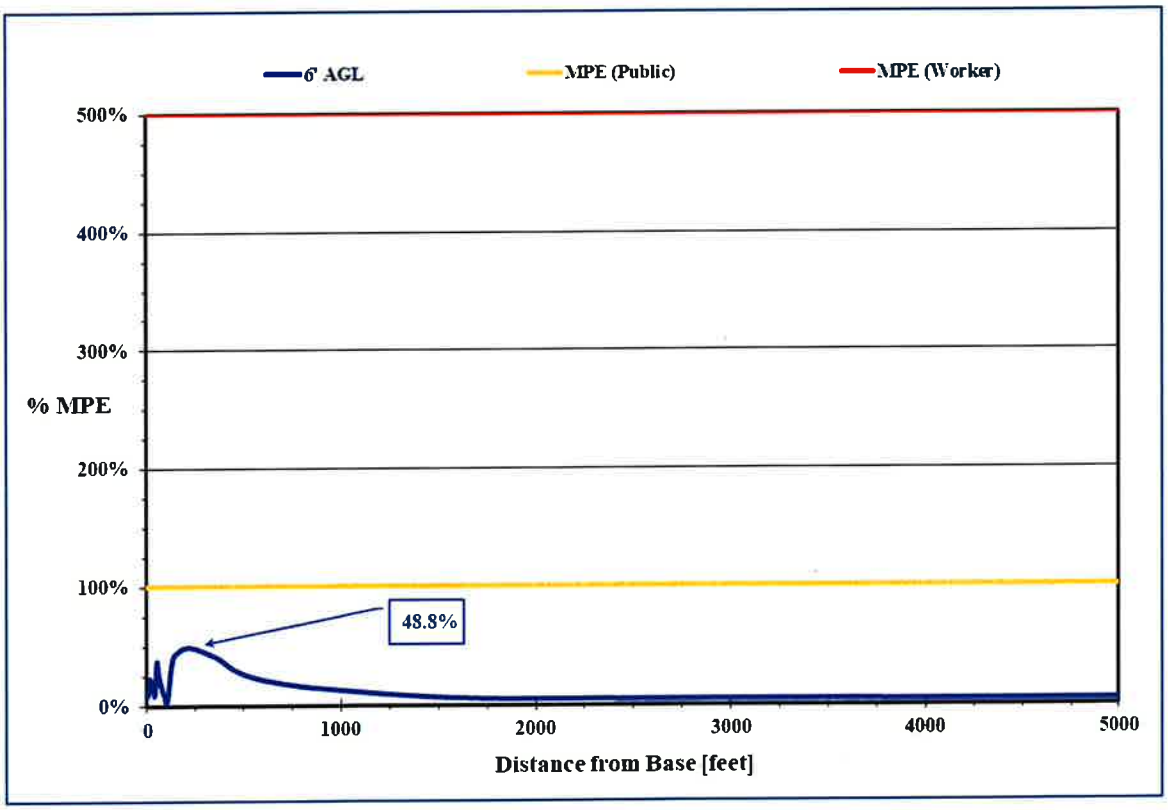


Figure 4: Theoretical Cumulative Maximum Percent MPE - vs. – Distance (Proposed Maximum RF Contributions)

CONCLUSION

Theoretical RF field calculations data indicate the summation of the proposed PWS maximum RF contributions would be within the established RF exposure guidelines (See Figure 4) for the proposed replacement monopole and existing and proposed PWS providers' equipment. This includes all publicly accessible areas, and the neighborhood in general. The results support compliance with the pertinent sections of the FCC's guidelines for RF exposure.

The number and duration of calls passing through PWS facilities cannot be accurately predicted. Thus, in order to estimate the highest RF fields possible from operation of these installations, the maximal amount of usage was considered. Even in this so-called "worst-case," the resultant increase in RF field levels would be far below established levels considered safe.

Based on the results of the theoretical RF field calculations, it is my expert opinion that the proposed PWS facility would comply with all regulatory guidelines for RF exposure.

Feel free to contact me if you have any questions.

Sincerely,

Donald L. Haes, Jr.
Certified Health Physicist

Note: The analyses, conclusions and professional opinions are based upon the precise parameters and conditions of this particular site; **Replacement monopole located at 75 Wells Road, Wethersfield, CT**. Utilization of these analyses, conclusions, and professional opinions for any personal wireless services installation, existing or proposed, other than the aforementioned has not been sanctioned by the author, and therefore should not be accepted as evidence of regulatory compliance.

DONALD L. HAES, JR., CHP
Radiation Safety Specialist
PO Box 198, Hampstead, NH 03841 617-680-6262 Email: donald_haes_chp@comcast.net

STATEMENT OF CERTIFICATION

1. I certify to the best of my knowledge and belief, the statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are personal, unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.

4. My compensation is not contingent upon the reporting of a predetermined energy level or direction in energy level that favors the cause of the client, the amount of energy level estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

5. This assignment was not based on a requested minimum environmental energy level or specific power density.

6. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

7. The consultant has accepted this assessment assignment having the knowledge and experience necessary to complete the assignment competently.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *American Board of Health Physics* (ABHP) statements of standards of professional responsibility for Certified Health Physicists.

Date: May 5, 2022

Donald L. Haes, Jr.
Certified Health Physicist

DONALD L. HAES, JR., CHP

Radiation Safety Specialist

PO Box 198, Hampstead, NH 03841 617-680-6262 Email: donald_haes_chp@comcast.net

SUMMARY OF QUALIFICATIONS

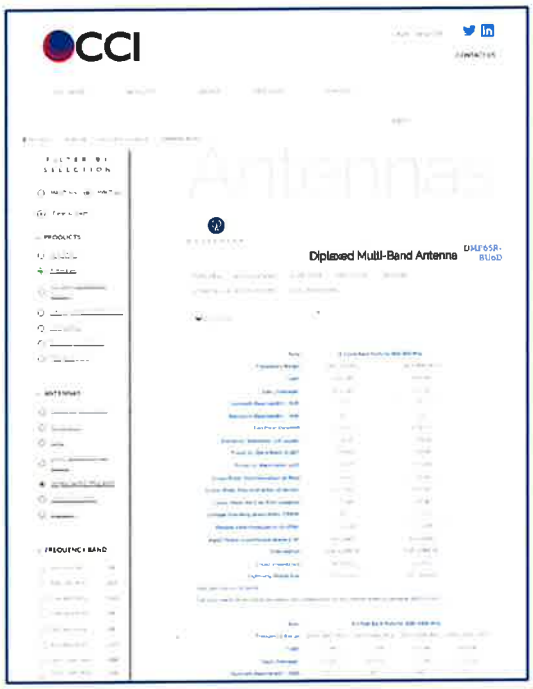
- **Academic Training -**
  - Graduated from Chelmsford High School, Chelmsford, MA; June 1973.
  - Completed Naval Nuclear Naval Nuclear Power School, 6-12/1976.
  - Completed Naval Nuclear Reactor Plant Mechanical Operator and Engineering Laboratory Technician (ELT) schools and qualifications, Prototype Training Unit, Knolls Atomic Power Laboratory, Windsor, Connecticut, 1-9/1977.
  - Graduated Magna Cum Laude from University of Lowell with a Bachelor of Science Degree in *Radiological Health Physics*; 5/1987.
  - Graduated from University of Lowell with a Master of Science Degree in *Radiological Sciences and Protection*; 5/1988.

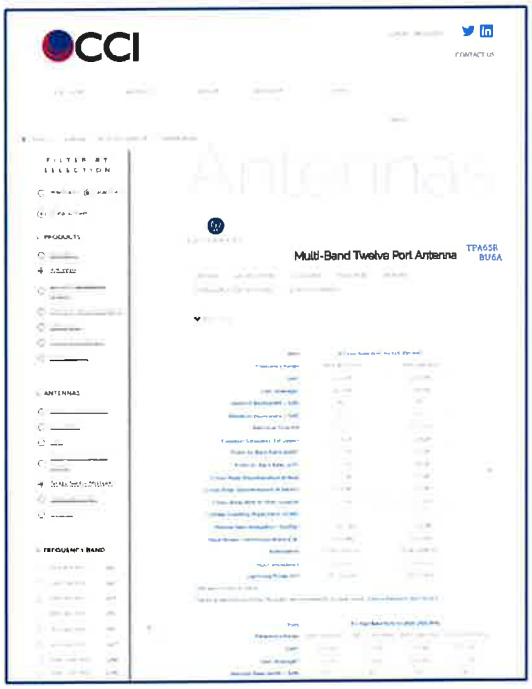
- **Certification -**
  - Board Certified by the American Board of Health Physics 1994; renewed 1998, 2002, 2006, 2010, 2014, 2018, and 2022. Expiration 12/31/2022.
  - Board Certified by the Board of Laser Safety 2008; renewed 2011, 2014, 2017, 2020. Expiration 12/31/2023.

- **Employment History -**
  - Consulting Health Physicist; Ionizing/Nonionizing Radiation, 1988 - present.
  - Radiation, RF and Laser Safety Officer; BAE Systems, 2005–2018 (retired).
  - Assistant Radiation Safety Officer; MIT, 1988 – 2005 (retired).
  - Radiopharmaceutical Production Supervisor - DuPont/NEN, 1981 – 1988 (retired).
  - United States Navy; Nuclear Power Qualifications, 1975 – 1981 (Honorably Discharged).

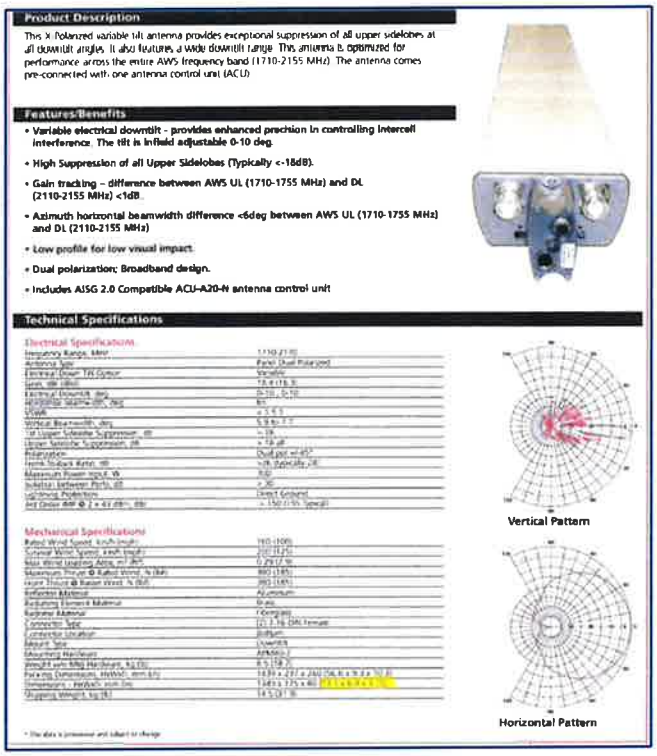
- **Professional Societies -**
  - Health Physics Society [HPS].
  - American Academy of Health Physics [AAHP]
  - Institute of Electrical and Electronics Engineers [IEEE];
  - International Committee on Electromagnetic Safety [ICES] (ANSI C95 series).
  - Laser Institute of America [LIA].
  - Board of Laser Safety [BLS].
  - American National Standards Institute Accredited Standards Committee [ASC Z136].
  - Committee on Man and Radiation [COMAR].

APPENDIX A
PROPOSED ANTENNA SPECIFICATIONS AND ENERGY PATTERNS
AT&T





APPENDIX A
PROPOSED ANTENNA SPECIFICATIONS AND ENERGY PATTERNS
T-MOBILE



Product Description

This X-Polarized variable tilt antenna provides exceptional suppression of all upper sidelobes at all downtilt angles. It also features a wide downtilt range. This antenna is optimized for performance across the entire AWS frequency band (1710-2155 MHz). The antenna comes pre-connected with one antenna control unit (ACU).

Features/Benefits

- Variable electrical downtilt - provides enhanced precision in controlling intercell interference. The tilt is infield adjustable 0-10 deg.
- High Suppression of all Upper Sidelobes (Typically <-18dB).
- Gain tracking – difference between AWS UL (1710-1755 MHz) and DL (2110-2155 MHz) <1dB.
- Azimuth horizontal beamwidth difference <6deg between AWS UL (1710-1755 MHz) and DL (2110-2155 MHz)
- Low profile for low visual impact.
- Dual polarization; Broadband design.
- Includes AISG 2.0 Compatible ACU-A20-N antenna control unit

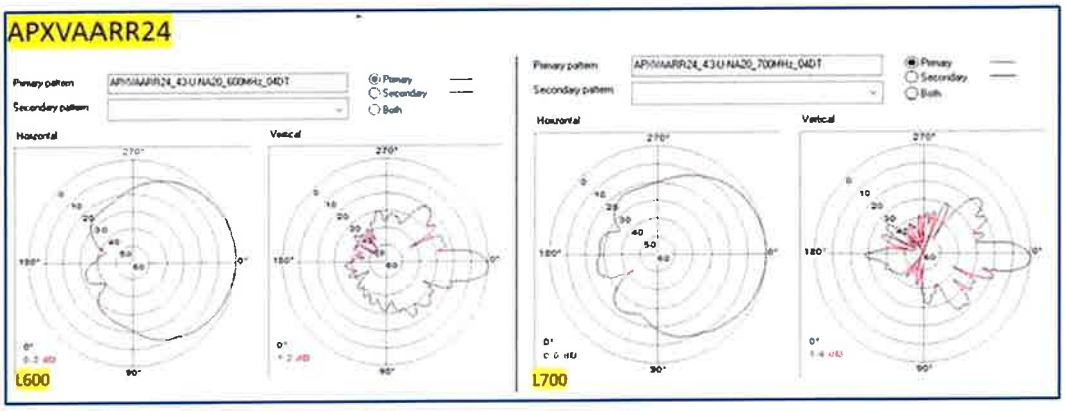
Technical Specifications

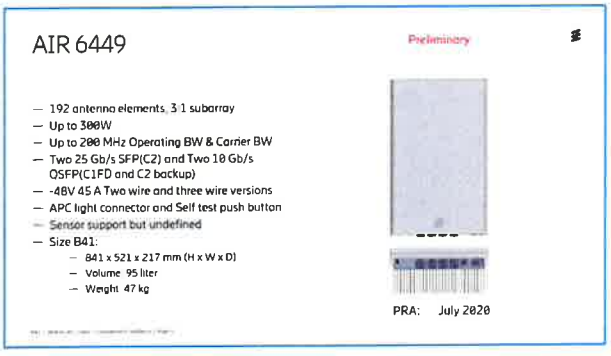
Electrical Specifications

Mechanical Specifications

Vertical Pattern

Horizontal Pattern

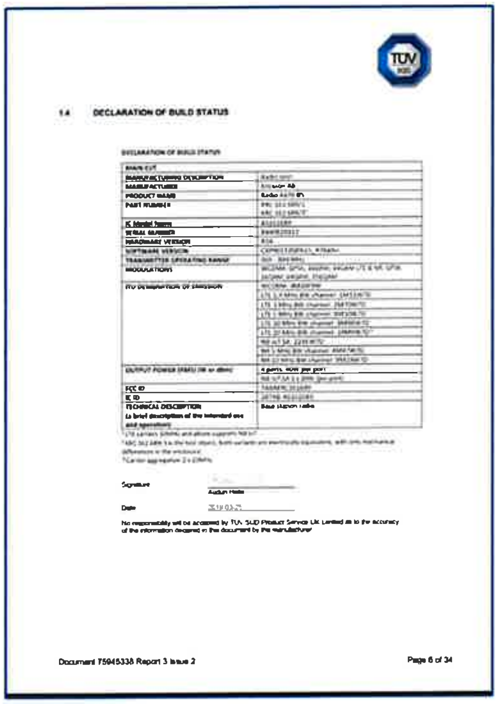




APPENDIX B

<u>PROPOSED</u> REMOTE RADIO HEAD UNIT (RRHU) SPECIFICATIONS

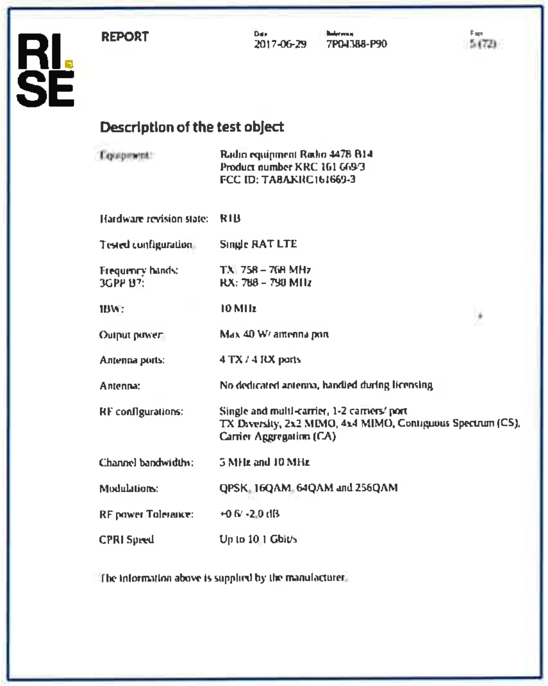
AT&T



1.4 DECLARATION OF BUILD STATUS

Document 75945338 Report 3 Issue 2

Page 6 of 34



REPORT

Date 2017-06-29 Reference 7P04388-P90 Page 5 (72)

Description of the test object

Equipment:	Radio equipment Radio 4478 B14 Product number KRC 161 669/3 FCC ID: TA8AKRC161669-3
Hardware revision state:	R1B
Tested configuration:	Single RAT LTE
Frequency bands: 3GPP B7:	TX: 758 – 768 MHz RX: 788 – 798 MHz
IBW:	10 MHz
Output power:	Max 40 W/ antenna port
Antenna ports:	4 TX / 4 RX ports
Antenna:	No dedicated antenna, handled during licensing
RF configurations:	Single and multi-carrier, 1-2 carriers/ port TX Diversity, 2x2 MIMO, 4x4 MIMO, Contiguous Spectrum (CS), Carrier Aggregation (CA)
Channel bandwidths:	5 MHz and 10 MHz
Modulations:	QPSK, 16QAM, 64QAM and 256QAM
RF power Tolerance:	+0.6/ -2.0 dB
CPRI Speed	Up to 10.1 Gbit/s

The information above is supplied by the manufacturer.

Model RRUS 32A B66A

Serial Number D165140661

Antenna Ports 4 TX/RX Ports

FDD 400MHz

Frequency TX (DL) LTE 2110 – 2180 MHz

TX (DL) WCDMA 2110 – 2155 MHz

RX (UL) WCDMA 1710 – 1755 MHz

Nominal O/P per Antenna Port Single Carrier 1 x 30 W (44.77 dBm)

Multi Carrier 2 x 15 W (41.76 dBm)

Multi Carrier 3 x 10 W (40 dBm)

Multi Carrier 4 x 7.5 W (38.75 dBm)

Accuracy (Nominal) +/- 0.1 PPM

Nominal Voltage -48 VDC @ 20A

RAT LTE SC, MC

WCDMA SC, MC

Multi RAT (W + L) MC

Modulation LTE QPSK, 16 QAM, 64 QAM

WCDMA QPSK, 16 QAM, 64 QAM

Channel Bandwidth LTE 5, 10, 15, 20 MHz

WCDMA 4.2 to 5 MHz

Maximum Combined OBW per Port 70 MHz

Digital Interface CPRI 2.5 Gbps / 5 Gbps / 10 Gbps (Data 1, Data 2)

Channel Raster 100 kHz for LTE, 200 kHz for WCDMA

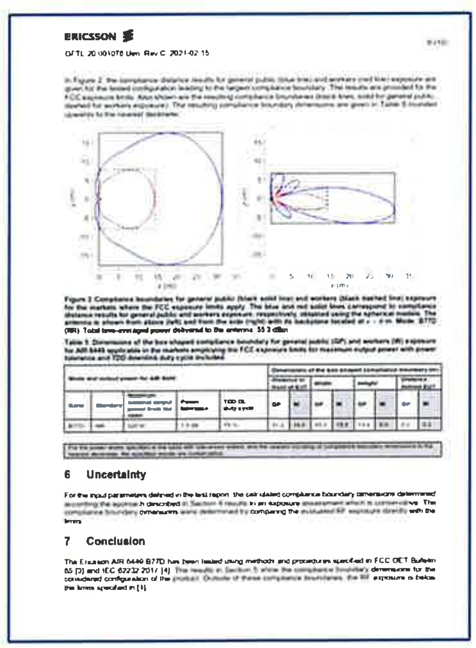
Multi-carrier: Single Antenna, Tx Diversity, MIMO closed loop (4x2 MIMO and 4 way receiver diversity for LTE)

Operating Temperature -40 to 55°C

Total Power based on IBW 4 x 30W

Supported Carrier Configurations LTE BW(MHz) = 5, 10, 15 (1-4), BW= 20 (1-3)

MSR Maximum Carrier Configurations 70 MHz

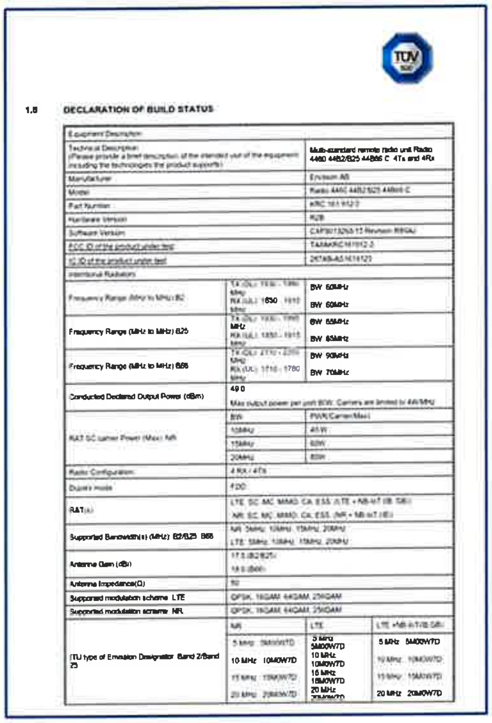


ERICSSON

6 Uncertainty

7 Conclusion

APPENDIX B
PROPOSED REMOTE RADIO HEAD UNIT (RRHU) SPECIFICATIONS
T-MOBILE



1.8 DECLARATION OF BUILD STATUS

Equipment Description		
Technical Description (Please provide a brief description of the intended use of the equipment including the technologies the product supports)	Multi-standard remote radio unit Radio 4460 44B2/B25 44B66 C 4Tx and 4Rx	
Manufacturer	Ericsson AB	
Model	[illegible]	
Part Number	[illegible]	
Hardware Version	[illegible]	
Software Version	[illegible]	
FCC ID of the product under test	[illegible]	
IC ID of the product under test	[illegible]	
Intentional Radiators		
Frequency Range (MHz to MHz) B2	TX (DL) [illegible] MHz RX (UL) 1850 - [illegible] MHz	BW 60MHz BW 60MHz
Frequency Range (MHz to MHz) B25	TX (DL) [illegible] MHz RX (UL) [illegible] MHz	BW 65MHz BW 65MHz
Frequency Range (MHz to MHz) B66	TX (DL) [illegible] MHz RX (UL) 1710 - 1780 MHz	BW 90MHz BW 70MHz
Conducted Declared Output Power (dBm)	49.0 [illegible]	
RAT SC carrier Power (Max) NR	BW	PWR/Carrier(Max)
	10MHz	40 W
	15MHz	[illegible]
	20MHz	[illegible]
Radio Configuration	4 RX / 4TX	
Duplex mode	FDD	
RAT(s)	LTE SC MC MIMO CA ESS [illegible] NR SC MC MIMO CA ESS [illegible]	
Supported Bandwidth(s) (MHz) B2/B25 B66	NR 5MHz 10MHz 15MHz 20MHz LTE 5MHz 10MHz 15MHz 20MHz	
Antenna Gain (dBi)	[illegible]	
Antenna Impedance(Ω)	50	
Supported modulation scheme LTE	QPSK, 16QAM, 64QAM, 256QAM	
Supported modulation scheme NR	QPSK, 16QAM, 64QAM, 256QAM	

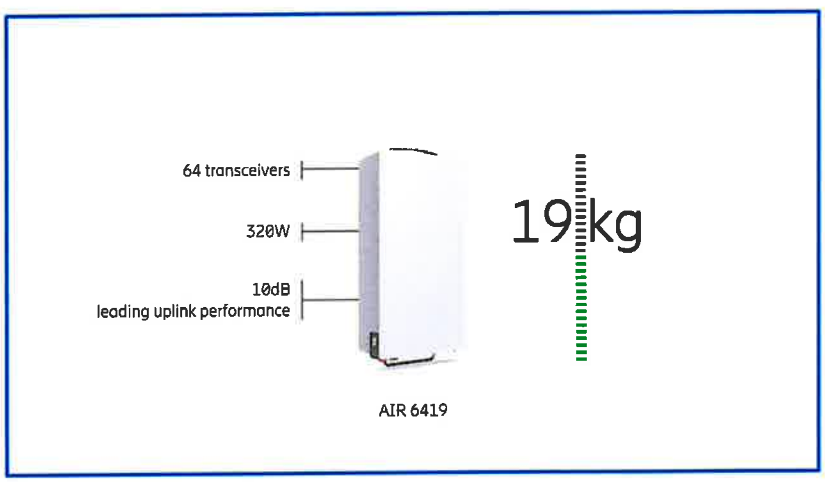
ITU type of Emission Designator Band 2/Band 25	NR	LTE	LTE +NB-IoT [illegible]
	5 MHz 5M00W7D	5 MHz 5M00W7D	5 MHz 5M00W7D
	10 MHz 10M0W7D	10 MHz 10M0W7D	10 MHz 10M0W7D
	15 MHz 15M0W7D	15 MHz 15M0W7D	15 MHz 15M0W7D
	20 MHz 20M0W7D	20 MHz 20M0W7D	20 MHz 20M0W7D

Nemko

Section 3. Equipment under test (EUT) details

3.1 Sample information

3.2 EUT information



REFERENCES

[i]. Federal Register, Federal Communications Commission Rules; *Radiofrequency radiation; environmental effects evaluation guidelines* Volume 1, No. 153, 41006-41199, August 7, 1996. (47 CFR Part 1; Federal Communications Commission).

[ii]. Telecommunications Act of 1996, 47 USC; Second Session of the 104th Congress of the United States of America, January 3, 1996.

[iii]. IEEE C95.1-1999: American National Standard, *Safety levels with respect to human exposure to radio frequency electromagnetic fields, from 3 kHz to 300 GHz* (Updated in 2020 as C95.1-2019/Cor 2-2020™ *Standard for Safety Levels with Respect to Human Exposure to Electric, Magnetic, and Electromagnetic Fields, 0 Hz to 300 GHz, Corrigenda 2*).

[iv]. National Council on Radiation Protection and Measurements (NCRP); *Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields*, NCRP Report 86, 1986.

[v]. Jamshed, Muhammad Ali (Institute of Communication Systems (ICS), Home of 5G Innovation entre (5GIC), University of Surrey, Guildford GU2 7XH, UK). *Electro-magnetic field exposure reduction/avoidance for the next generations of wireless communication systems.* IEEE Journal of Electromagnetics, RF, And Microwaves in Medicine and Biology, Vol. 4, No. 1, March 2020.

[vi]. OET Bulletin 65: Federal Communications Commission Office of Engineering and Technology, *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields*; Edition 97-01, August 1999.

[vii]. Advanced antenna systems for 5G networks; Ericsson white paper, GFMC-18:000530. November 2018. https://www.ericsson.com/4a8a87/assets/local/reports-papers/white-papers/10201407_wp_advanced_antenna_system_nov18_181115.pdf. Accessed 07/15/2020.

ATTACHMENT 6

Robinson+Cole

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts
and New York

June 15, 2022

Via Certificate of Mailing

Frederick Presley, Town Manager
Town of Wethersfield
505 Silas Deane Highway
Wethersfield, CT 06109

Re: **Petition for Declaratory Ruling Filed with the Connecticut Siting Council for the Replacement and Relocation of a Telecommunications Facility at 75 Wells Road, Wethersfield, Connecticut**

Dear Mr. Presley:

This firm represents EIP Communications I, LLC ("Everest"). Today, Everest filed a Petition for Declaratory Ruling ("Petition") with the Connecticut Siting Council ("Council") seeking approval for the replacement and relocation of a wireless telecommunications facility at 75 Wells Road in Wethersfield (the "Property").

Everest intends to remove the existing 101-foot tower and install a new 108.5-foot tower on the Property. The new tower will be located approximately 51 feet to the south of the existing tower and will continue to support AT&T and T-Mobile antennas and related equipment. Equipment associated with the AT&T and T-Mobile antennas will be located on the ground near the base of the tower or in the adjacent Frontier building. The new tower will also be available for shared use by other wireless carriers. A copy of the full Petition is attached for your review.

A copy of the full Petition is attached for your review. Landowners whose parcels are considered to abut the Property were also sent notice of this filing along with a copy of the Petition.

Please contact me if you have any questions regarding this proposal.

Sincerely,

Kenneth C. Baldwin

Attachment

Robinson+Cole

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts
and New York

June 15, 2022

Via Certificate of Mailing

Michael Rell, Mayor
Town of Wethersfield
505 Silas Deane Highway
Wethersfield, CT 06109

Re: **Petition for Declaratory Ruling Filed with the Connecticut Siting Council for the Replacement and Relocation of a Telecommunications Facility at 75 Wells Road, Wethersfield, Connecticut**

Dear Mayor Rell:

This firm represents EIP Communications I, LLC ("Everest"). Today, Everest filed a Petition for Declaratory Ruling ("Petition") with the Connecticut Siting Council ("Council") seeking approval for the replacement and relocation of a wireless telecommunications facility at 75 Wells Road in Wethersfield (the "Property").

Everest intends to remove the existing 101-foot tower and install a new 108.5-foot tower on the Property. The new tower will be located approximately 51 feet to the south of the existing tower and will continue to support AT&T and T-Mobile antennas and related equipment. Equipment associated with the AT&T and T-Mobile antennas will be located on the ground near the base of the tower or in the adjacent Frontier building. The new tower will also be available for shared use by other wireless carriers. A copy of the full Petition is attached for your review.

A copy of the full Petition is attached for your review. Landowners whose parcels are considered to abut the Property were also sent notice of this filing along with a copy of the Petition.

Please contact me if you have any questions regarding this proposal.

Sincerely,

Kenneth C. Baldwin

Attachment

Robinson+Cole

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts
and New York

June 15, 2022

Via Certificate of Mailing

Denise Bradley, Assistant Town Planner
Town of Wethersfield
505 Silas Deane Highway
Wethersfield, CT 06109

Re: **Petition for Declaratory Ruling Filed with the Connecticut Siting Council for the Replacement and Relocation of a Telecommunications Facility at 75 Wells Road, Wethersfield, Connecticut**

Dear Ms. Bradley:

This firm represents EIP Communications I, LLC ("Everest"). Today, Everest filed a Petition for Declaratory Ruling ("Petition") with the Connecticut Siting Council ("Council") seeking approval for the replacement and relocation of a wireless telecommunications facility at 75 Wells Road in Wethersfield (the "Property").

Everest intends to remove the existing 101-foot tower and install a new 108.5-foot tower on the Property. The new tower will be located approximately 51 feet to the south of the existing tower and will continue to support AT&T and T-Mobile antennas and related equipment. Equipment associated with the AT&T and T-Mobile antennas will be located on the ground near the base of the tower or in the adjacent Frontier building. The new tower will also be available for shared use by other wireless carriers. A copy of the full Petition is attached for your review.

A copy of the full Petition is attached for your review. Landowners whose parcels are considered to abut the Property were also sent notice of this filing along with a copy of the Petition.

Please contact me if you have any questions regarding this proposal.

Sincerely,

Kenneth C. Baldwin

Attachment

Robinson+Cole

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts
and New York

June 15, 2022

Via Certificate of Mailing

Southern NE Telephone Co.
c/o Frontier Communications
P.O. Box 2629
Addison, TX 75001

Re: **Petition for Declaratory Ruling Filed with the Connecticut Siting Council for the Replacement and Relocation of a Telecommunications Facility at 75 Wells Road, Wethersfield, Connecticut**

Dear Sir or Madam:

This firm represents EIP Communications I, LLC ("Everest"). Today, Everest filed a Petition for Declaratory Ruling ("Petition") with the Connecticut Siting Council ("Council") seeking approval for the replacement and relocation of a wireless telecommunications facility at 75 Wells Road in Wethersfield (the "Property").

Everest intends to remove the existing 101-foot tower and install a new 108.5-foot tower on the Property. The new tower will be located approximately 51 feet to the south of the existing tower and will continue to support AT&T and T-Mobile antennas and related equipment. Equipment associated with the AT&T and T-Mobile antennas will be located on the ground near the base of the tower or in the adjacent Frontier building. The new tower will also be available for shared use by other wireless carriers. A copy of the full Petition is attached for your review.

A copy of the full Petition is attached for your review. Landowners whose parcels are considered to abut the Property were also sent notice of this filing along with a copy of the Petition.

Please contact me if you have any questions regarding this proposal.

Sincerely,

Kenneth C. Baldwin

Attachment

ATTACHMENT 7

Robinson+Cole

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts
and New York

June 15, 2022

Via Certificate of Mailing

«Name_and_Address»

Re: **Petition for Declaratory Ruling Filed with the Connecticut Siting Council for the Replacement and Relocation of a Telecommunications Facility at 75 Wells Road, Wethersfield, Connecticut**

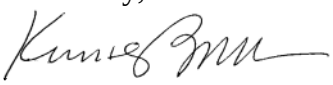
Dear «Salutation»:

This firm represents EIP Communications I, LLC ("Everest"). Today, Everest filed a Petition for Declaratory Ruling ("Petition") with the Connecticut Siting Council ("Council") seeking approval for the replacement and relocation of a wireless telecommunications facility at 75 Wells Road in Wethersfield (the "Property").

Everest intends to remove the existing 101-foot tower and install a new 108.5-foot tower on the Property. The new tower will be located approximately 51 feet to the south of the existing tower and will continue to support AT&T and T-Mobile antennas and related equipment. Equipment associated with the AT&T and T-Mobile antennas will be located on the ground near the base of the tower or in the adjacent Frontier building. The new tower will also be available for shared use by other wireless carriers. A copy of the full Petition is attached for your review.

This notice is being sent to you because you are listed on the Town Assessor's records as an owner of land that abuts the Property. If you have any questions regarding the Petition, the Council's process for reviewing the Petition or the details of the filing itself, please feel free to contact me at the number listed above. You may also contact the Council directly at 860-827-2935.

Sincerely,



Kenneth C. Baldwin

Attachment

EIP COMMUNICATIONS I, LLC

ABUTTING PROPERTY OWNERS
TO
75 WELLS ROAD
WETHERSFIELD, CONNECTICUT

	Property Address	Owner's and Mailing Address
1.	14-22 Emerson Street	Emerson Village 1 LLC & Emerson Village 2 LLC 18-33 41st Street Astoria, NY 11105
2.	89-97 Belcher Road	Emerson Village 1 LLC & Emerson Village 2 LLC 18-33 41st Street Astoria, NY 11105
3.	657 Silas Deane Highway	657 Silas Deane LLC 489 Franklin Avenue Hartford, CT 06114
4.	57-71 Wells Road	RAMAN LLC 60 Oakridge Unionville, CT 06085
5.	70 Wells Road	Henrique & Fatima De Almeida 70 Wells Road Wethersfield, CT 06109
6.	74 Wells Road	Chandar & Pushpa Wadhwa Mohita Nin Wadhwa-Coleman Rashma Wadhwa-Solberg 74 Wells Road Wethersfield, CT 06109
7.	78 Wells Road	Daria Sdrula 78 Wells Road Wethersfield, CT 06109
8.	82 Wells Road	Syed Ahad Hussein & Dariusz Gorecki 82 Wells Road Wethersfield, CT 06109