



Northeast Site Solutions
Victoria Masse
5 Melrose Dr, Farmington, CT 06032
victoria@northeastsitesolutions.com

May 28, 2024

Connecticut Siting Council
Ten Franklin Square
New Britain, CT 06501

RE: Petition No. 1618
Oil Mill Road, Waterford CT
T-Mobile Site # CT11256B_L600

Dear Attorney Bachman,

Please see the following responses to the interrogatories sent over on May 23, 2024:

1. Referencing Petition Attachment 3, Map Sheet C-0, please confirm the owner of the underlying property and provide proof of proper notice of this petition to the underlying property owner at 71 Oil Mill Road.
 - a. Hard copy of petition sent to 71 Oil Mill Road; receipt attached.
2. What is the acreage of the host parcel at 71 Oil Mill Road?
 - a. The host parcel of 71 Oil Mill Road is 22 Acres.
3. What is the zoning designation of the host parcel?
 - a. The zone for the parcel is RU120- Rural Residential District.
4. What is the current use of the host parcel at 71 Oil Mill Road?
 - a. Residential with an existing Eversource utility easement and ROW for lines and utility use.
5. How is the facility currently accessed?
 - a. The facility is accessed through a gate directly off of Oil Mill Road to the North of the tower/equipment location.

5 Melrose Drive, Farmington CT 06032

6. Would any ground equipment be modified as part of the proposed project?
 - a. Modification to the ground equipment consists of the removal of existing TMAs and installation of RRUs on the existing Unistrut frame.

7. Referencing Petition Attachment 3, Map Sheet C-4, Tower Elevation- Proposed, is the existing ground equipment at the base of electric transmission line structure 6063-B?
 - a. The ground equipment is located closer to the base of transmission structure 6063 than structure 6063B. Antennas are mounted on structure 6063B

8. What is the distance of the existing ground equipment to electric transmission line structure 6063?
 - a. The ground equipment is approximately 15-ft from transmission structure 6063. The ground equipment is approximately 50-ft from transmission structure 6063B.

9. Is the existing ground equipment enclosed with a fence? If not, what security measures are in place to deter unauthorized access to the equipment?
 - a. No fence was required per the original zoning approval. T-Mobile is not proposing any expansions to current ground space. All ground equipment cabinets are locked to prevent any unauthorized access and alarms are sent to the T-Mobile switch if any cabinets are accessed.

10. Was notice provided to the Federal Aviation Administration (FAA)? If yes, submit the filing information. If no, is notice to the FAA required?
 - a. No notice was provided to FAA. The tower is under 200-ft tall; therefore, no filing or notice will be required. An FAA screening will be performed to confirm once the petition is approved at the proposed height.

The original and 15 copies will be sent to your office.

Sincerely,

Victoria Masse
Mobile: 860-306-2326
Fax: 413-521-0558
Email: victoria@northeastsitesolutions.com

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE: :
: :
A PETITION FOR A DECLARATORY : PETITION NO. _____
RULING ON THE NEED TO OBTAIN A :
SITING COUNCIL CERTIFICATE FOR THE :
PROPOSED MODIFICATION OF AN :
EXISTING WIRELESS :
TELECOMMUNICATIONS FACILITY AT :
OIL MILL ROAD, WATERFORD, CT February 27, 2024

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.”), T-Mobile Northeast LLC (“T-Mobile”) 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.”) for the modification of an existing wireless telecommunications facility at Oil Mill Road, Waterford, Connecticut (the “Existing Facility”).

II. Existing Facility

The Existing Facility is located on an approximately 22-acre parcel, the parcel is owned by John W & Suzanne M Lane and the tower is owned by CL&P d/b/a Eversource Energy. The Facility consists of an 85-foot transmission tower. **Attachment 1** contains the owner’s authorization permitting T-Mobile to file this Petition. The Facility was originally approved for use by the Council on June 2, 2011, Petition No. 971 as documented in **Attachment 2**.

III. T-Mobile Facility

T-Mobile’s proposed modification to its facility is illustrated on the plans submitted as **Attachment 3**. T-Mobile proposes to extend the height of the existing transmission tower by 4-feet, to a total height of approximately 99-feet above ground level (AGL). No Generator or backup power is proposed at this time. Installation of T-Mobile’s facility will take approximately three (3) weeks to complete. Construction will take place during the pre-approved and required Eversource outage.

T-Mobile Planned Installation:

Install New:

- (3) RFS APXVAALL24 antenna @ 95ft RAD
- (3) Andrew ATSBT-TOP-MF-4G @ 95ft RAD
- (1) 12" 80x14' Pipe Mast
- (12) 7/8" Coax Line

Installation of T-Mobile's facility will cost approximately \$150,000. T-Mobile will fund this installation.

T-Mobile has confirmed that the Modified Facility is capable of supporting the additional antennas and other changes to the tower mounted equipment, as documented in the Structural Analysis Report annexed hereto as **Attachment 4**.

IV. The Proposed Modification Will Not Have A Substantial Adverse Environmental Effect

1. Physical Environmental Effects

The modification of T-Mobile's Facility will not involve a significant alteration to the physical and environmental characteristics of the Property.

2. Visual Effects

Given the overall height of the existing transmission tower is 85-feet AGL, T-Mobile's proposed extension of 14-feet with antenna mounted at the 95-foot RAD would have a minimal visual impact. The extended transmission tower will be disguised in the same manner as the existing transmission structure and will have a minimal visual impact when viewed from the public right-of-way or adjacent private properties.

3. FCC Compliance

Radio frequency ("RF") emissions resulting from T-Mobile's proposed modification of the Existing Facility will be well below the standards adopted by the Federal Communications Commission ("FCC"). Included in **Attachment 6** is a Radio Frequency Emissions Analysis Report prepared by Fox Hill Telecom. This report confirms that the modified facility will operate well within the RF emission standards established by the FCC.

V. Notice to the Municipality, Property Owner and Abutting Landowners

On March 1, 2024, a copy of this Petition was sent to Rob Brule, First Selectman and Jonathan Mullen, Planning Director for the Town of Waterford. A notice of T-Mobile's intent to file this Petition was also sent to the owners of land that may be considered to abut the Property or they are within 200-feet. Included in **Attachment 5** is a sample abutter's letter and the list of those abutting landowners who were sent notice. No responses have been received from the abutting properties.

VI. Conclusion

Based on the information provided above, the Petitioners respectfully requests that the Council issue a determination in the form of a declaratory ruling that the 14-foot extension of the existing transmission pole at the Property 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,

Victoria Masse
Northeast Site Solutions
Agent for T-Mobile
(860) 306- 2326
victoria@northeastsitesolutions.com


Attachments

Cc: Rob Brule, First Selectman
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

Jonathan Mullen, Planning Director
Planning & Development
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

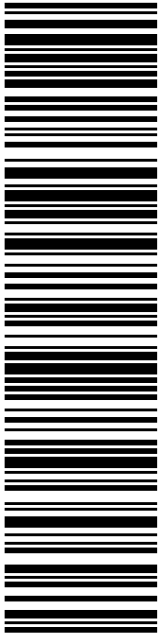
CL&P d/b/a Eversource Energy (Tower Owner)
PO BOX 270
Hartford, CT 06141

John W & Suzanne M Lane (Property Owner)
71 Oil Mill Road
Waterford CT



JOHN & SUZANNE LANE
71 OIL MILL RD
WATERFORD CT 06385-4028

USPS TRACKING #



9405 5036 9930 0689 6580 65

P

usps.com 9405 5036 9930 0689 6580 65 0098 5000 0020 6385
US POSTAGE
 Flat Rate Env
U.S. POSTAGE PAID
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05/23/2024 Mailed from 01606 986735820612446


PRIORITY MAIL®

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NORTHEAST SITE SOLUTIONS
46 HUNTINGTON AVE
WORCESTER MA 01606-3543

Expected Delivery Date: 05/25/24
Ref#: CT11256
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R002

Electronic Rate Approved #038555749



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2. Place your label so it does not wrap around the edge of the package.
3. Adhere your label to the package. A self-adhesive label is recommended. If tape or glue is used, DO NOT TAPE OVER BARCODE. Be sure all edges are secure.
4. To mail your package with PC Postage®, you may schedule a Package Pickup online, hand to your letter carrier, take to a Post Office™, or drop in a USPS collection box.
5. Mail your package on the "Ship Date" you selected when creating this label.

Click-N-Ship® Label Record

USPS TRACKING # :
9405 5036 9930 0689 6580 65

Trans. #: 602758283	Priority Mail® Postage: \$9.85
Print Date: 05/23/2024	Total: \$9.85
Ship Date: 05/23/2024	
Expected Delivery Date: 05/25/2024	

From: DEBORAH A CHASE Ref#: CT11256
 NORTHEAST SITE SOLUTIONS
 46 HUNTINGTON AVE
 WORCESTER MA 01606-3543

To: JOHN & SUZANNE LANE
 71 OIL MILL RD
 WATERFORD CT 06385-4028

* Retail Pricing Priority Mail rates apply. There is no fee for USPS Tracking® service on Priority Mail service with use of this electronic rate shipping label. Refunds for unused postage paid labels can be requested online 30 days from the print date.



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CT11256B-1600
petition



LINCOLN MALL
560 LINCOLN ST STE 8
WORCESTER, MA 01605-1925
(800)275-8777

05/24/2024 08:54 AM

Product	Qty	Unit Price	Price
Prepaid Mail	1		\$0.00
Waterford, CT 06385			
Weight: 0 lb 14.90 oz			
Acceptance Date:			
Fri 05/24/2024			
Tracking #:			
9405 5036 9930 0689 6580 65			

Grand Total: \$0.00

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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All sales final on stamps and postage.
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or call 1-800-410-7420.

UFN: 249632-1106
Receipt #: 840-50180078-2-5914364-1
Clerk: 17

71 OIL MILL ROAD

Location 71 OIL MILL ROAD

Mblu 88 / 5479 /

Acct# 00503300

Owner LANE JOHN W & M SUZANNE

Assessment \$274,570

Appraisal \$392,240

PID 5479

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$231,820	\$160,420	\$392,240

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$162,270	\$112,300	\$274,570

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner LANE JOHN W & M SUZANNE
Co-Owner

Sale Price \$0
Certificate
Book & Page 0233/0211
Sale Date 04/18/1977
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LANE JOHN W & M SUZANNE	\$0		0233/0211	00	04/18/1977

Building Information

Building 1 : Section 1

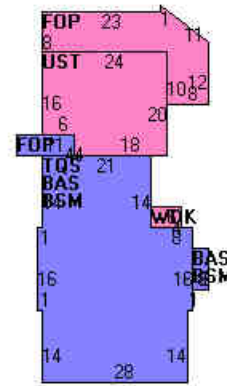
Year Built: 1875
Living Area: 2,065
Replacement Cost: \$282,247
Building Percent Good: 67

Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos/\00\01\44\57.jpg>)

Building Layout



(https://images.vgsi.com/photos/WaterfordCTPhotos/Sketches/5479_5479)

Building Attributes	
Field	Description
Style	Cape
Model	Residential
Grade:	C+
Stories	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Arch Shingles
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC %	0
Total Bedrooms:	4
Full Bthrms:	2
Half Baths:	0
Extra Fixtures	0
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	1
Fireplace(s)	1
Extra Opening(s)	0
Gas Fireplace(s)	0
% Attic Fin	0
LF Dormer	40
Foundation	Stone/Brick
Bsmt Gar(s)	0
Bsmt %	100
SF FBM	0.00
SF Rec Rm	0

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,190	1,190
TQS	Three Quarter Story	1,166	875
BSM	Basement	1,190	0
FOP	Open Porch	358	0
UST	Unfinished Utility Area	456	0
WDK	Deck	24	0
		4,384	2,065

Fin Bsmt Qual	
Bsmt Access	Hatchway

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code	101
Description	Res Dwelling
Zone	RU120
Neighborhood	300
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	22
Frontage	1000
Depth	0
Assessed Value	\$112,300
Appraised Value	\$160,420

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	Garage	FR	Frame	480.00 S.F.	\$6,240	1
PLT	Poultry House	FR	Frame	216.00 S.F.	\$1,620	1
FOP	Porch			49.00 S.F.	\$740	1
SHD1	Shed	FR	Frame	720.00 S.F.	\$5,400	1
SHD1	Shed	FR	Frame	372.00 S.F.	\$2,790	1
BRN2	1S Barn W/Loft	FR	Frame	1728.00 S.F.	\$25,920	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$231,820	\$160,420	\$392,240
2022	\$231,820	\$160,420	\$392,240

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$162,270	\$112,300	\$274,570
2022	\$162,270	\$112,300	\$274,570

71 OIL MILL ROAD

LANE JOHN W & M SUZANNE

Parcel ID: 503300 [View Details](#)

Lane's Grove
Christmas Tree Farm
Temporarily closed

