

DRAFT

**Docket No. 496
Tarpon Towers II, LLC
800 Prospect Hill Road, Windsor**

**Development and Management Plan
Staff Report
August 6, 2021**

On June 7, 2021, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Tarpon Towers II, LLC (Tarpon) for the construction, maintenance, and operation of a 135-foot wireless telecommunications facility at 800 Prospect Hill Road in Windsor, Connecticut. As required in the Council's Decision and Order (D&O), Tarpon submitted a Development and Management (D&M) Plan to the Council on July 8, 2021.

The site is located in the northern portion of a 5.7-acre property zoned industrial and developed with several buildings and associated parking areas. The tower site is located in a landscaped area adjacent to a building and parking lot.

Consistent with the Council's D&O, Tarpon will construct a 135-foot monopole designed in accordance with the EIA/TIA Structural Standards for Steel Antenna Towers and Antenna Supporting Structures-Revision H. The tower can support four levels of platform-mounted antennas, and municipal/emergency communication whip antennas.

The nearest property boundary is approximately 93 feet to the southeast. In accordance with D&O Condition 2(c), the tower is designed with a yield point at 34 feet to ensure that the tower setback radius remains within the boundaries of the subject property.

In accordance with D&O Condition No. 2(a), the D&M Plan contains a letter from T-Mobile Northeast LLC (T-Mobile) dated July 7, 2021 certifying that T-Mobile is committed to co-locating on the facility once Tarpon completes construction of the site. Specifically, T-Mobile will install 9 panel antennas and 6 remote radio heads on a V-frame antenna mount at a centerline height of 130 feet above ground level (agl). The top of T-Mobile's antennas will extend to 135 feet agl.

Tarpon will construct an approximately 48-foot by 48-foot equipment compound at the site within a 50-foot by 50-foot lease area. The compound will be enclosed by an eight-foot high chain link fence. T-Mobile will install a radio cabinet and battery cabinet on a 12-foot by 20-foot concrete pad within the compound. An H-frame will be installed on the pad to support additional cabinets/telco equipment. Electrical meter equipment and a transformer will be installed outside of the perimeter fence, protected by bollards.

Access to the compound will utilize an existing paved driveway on the property except for a 20-foot long, 12-foot wide gravel drive extending to the compound gate. Utilities would extend underground from the west side of the compound through a lawn area north of the existing driveway adjacent to the north property line to an existing utility pole on Prospect Hill Road.

Emergency power will be provided to T-Mobile's equipment from a 25-kilowatt diesel-fueled generator supplied by a 211-gallon double walled belly tank. The generator is situated to maintain a minimum 10-foot distance between adjacent building penetrations and mechanical intakes.

Three existing landscape trees will be removed to construct the compound area. There are no wetlands or watercourses within the facility construction limits. Due to existing buildings and vegetation along the property boundary that will screen the facility, no landscaping is proposed.

Erosion and sedimentation controls will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*. The compound area and trench location are mostly level. Erosion control barriers will be established around the compound construction area and along the trench for the underground utility conduits.

Construction hours will be from 7:30 a.m. to 7:30 p.m., Monday through Friday.

The cumulative worst-case radio frequency power density level for T-Mobile's antennas at the base of the tower will be 10.6 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit taking into account a 10 dB off-beam pattern loss to account for the relative gain below the antennas.

The D&M Plan is consistent with the Council's D&O for Docket No. 496.