

Docket No. 489
The First Taxing District Water Department of Norwalk
173 ½ West Rocks Road, Norwalk
Development and Management Plan
DRAFT Staff Report
November 12, 2021

On November 23, 2020, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need (Certificate) to The First Taxing District Water Department of Norwalk (FTD) for the construction, maintenance, and operation of a 130-foot wireless telecommunications facility located at 173 ½ West Rocks Road, Norwalk, Connecticut. As required in the Council's Decision and Order (D&O), FTD submitted a Development and Management (D&M) Plan to the Council, the City of Norwalk and parties and intervenors on October 1, 2021.

On October 7, 2021, the Council issued interrogatories to FTD. On October 20, 2021, FTD submitted responses to the Council's interrogatories. On October 28, 2021, FTD submitted its revised landscaping plan.

The site is located on a 1.90-acre parcel owned by FTD and used for water company purposes. Land uses south and east of the subject property are residential. An Eversource transmission line corridor is located directly to the north and west of the subject property, and the Merritt Parkway (Route 15) is located farther to the north and west on the opposite side of the Eversource transmission corridor.

FTD currently maintains an existing 115-foot tall 100,000-gallon water tank in the northeast portion of the subject property that supports the antennas of New Cingular Wireless PCS, LLC (AT&T), Cellco Partnership d/b/a Verizon Wireless (Cellco), T-Mobile Northeast, LLC (T-Mobile), and Sprint Spectrum (Sprint) (collectively, the "Wireless Carriers"). FTD received Norwalk Zoning Commission approval to install a new 116-foot tall 500,000-gallon replacement water tank in the central portion of the subject property, and FTD will remove the existing water tank.

Consistent with the Council's D&O, FTD will construct a 130-foot monopole to accommodate the Wireless Carriers, and it will be designed in accordance with the EIA/TIA standard "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures- Revision H". The tower will be located approximately 100 feet west-southwest of the planned replacement water tank. The tower can support four levels of antennas and the potential for a 20-foot extension to accommodate additional future tower sharing. AT&T will install six panel antennas, 12 remote radio heads (RRHs) and three surge arresters on T-arm mounts at a centerline height of 126 feet above ground level. Cellco will install nine panel antennas and six RRHs on T-arm mounts at a centerline height of 116 feet agl. T-Mobile and Sprint will share one level on the tower and install nine panel antennas and six RRHs on T-arm mounts at a centerline height of 106 feet agl¹.

The nearest property boundary is approximately 49 feet to the northwest. In accordance with D&O Condition 2(b), the tower is designed with a yield point or hinge point at approximately 110 feet above ground level to ensure that the tower setback radius remains within the boundaries of the subject property.

FTD will construct a 3,518 square foot irregularly shaped equipment compound at the site. The compound will be enclosed by a 6-foot high black vinyl-coated chain link fence with a 12-foot wide double-swing gate on the northeastern side of the compound. Black vinyl privacy slats will be installed along the southern

¹ The 96-foot level of tower was originally proposed to be occupied by Sprint; this location on the tower will now be available for a future carrier co-location.

side of the compound fence for screening for the residential properties to the south. Cellco will install two equipment cabinets on a 20-foot by 10-foot concrete pad within the compound. AT&T will install one approximately 6-foot 8-inch square by 9-foot 5-inch high walk-in equipment cabinet on a 20-foot by 10-foot concrete pad within the compound. T-Mobile/Sprint will install two equipment cabinets on a 20-foot by 10-foot concrete pad within the compound. The equipment pads for Cellco and T-Mobile/Sprint will have 10-foot high canopies on top. AT&T's equipment pad will have a 12-foot high canopy to accommodate its taller walk-in equipment cabinet.

Access to the site from West Rocks Road will be provided over a portion of an access drive serving the new FTD water tank and will continue over a new approximately 350-foot long gravel driveway extension to reach the tower compound.

Utilities will be installed underground from Pole #9701 on West Rocks Road and will run generally parallel to and directly north of the access drive route to reach the compound area.

Emergency power will be provided to Cellco's equipment by both a battery cabinet and a 30-kW propane-fueled backup generator on its 20-foot by 10-foot concrete pad within the compound. AT&T will install a 20-kW propane-fueled generator on its 20-foot by 10-foot concrete pad within the compound. T-Mobile/Sprint will utilize battery backup only. Two 500-gallon propane fuel tanks (one for Cellco and one for AT&T) will be installed on a 17-foot 4-inch by 12-foot concrete pad within the compound, and it will have a 10-foot high canopy on top.

Fourteen trees will be removed to develop the tower site. There are no wetlands or watercourses within the construction limits of the new access drive or compound.

In accordance Condition 2(e) of the Council's D&O, FTD will implement an Aquifer Protection Plan (APP) to be protective of the DEEP-designated Kellogg-Deering Aquifer Protection Area. The APP will include, but not be limited to, the following: protective measures/precautions; monitoring and notification plans in accordance with DEEP recommendations; proper installation and monitoring of erosion and sedimentation controls; a petroleum/hazardous materials storage and spill prevention plan; herbicide/pesticide best management practices; proper treatment of stormwater runoff; and notification and reporting to FTD and the Council.

The tower and all tower-mounted equipment will be painted Sherwin Williams SW 4069 Emerald Ice color. This will match the top portion of the new water tank and comply with a recommendation of the State Historic Preservation Office. Twelve Norway spruce trees approximately seven to eight feet in height will be planted along the southern and eastern side of the compound.

Construction activities will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*.

Construction hours will be 7 AM to 8 PM on Monday through Friday and 8 AM to 8 PM on Saturday.

Consistent with the Council's D&O, the cumulative worst-case radio frequency power density level at the base of the tower will be 26.6 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. 489.