

**Docket No. 491**  
**Cellco Partnership d/b/a Verizon Wireless**  
**110 Yantic Lane, Norwich**  
**Development and Management Plan**  
**DRAFT Staff Report**  
**November 12, 2021**

On March 1, 2021, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Cellco Partnership d/b/a Verizon Wireless (Cellco) for the construction, maintenance, and operation of a 110-foot wireless telecommunications facility at 110 Yantic Lane in Norwich, Connecticut. As required in the Council's Decision and Order (D&O), Cellco submitted a Development and Management (D&M) Plan to the Council and the City of Norwich (City), on or about September 8, 2021.

The site is located in the central portion of a largely undeveloped 115.0-acre parcel used as a residence and a salvage yard, and also hosts a 190-foot tall water tank owned by Norwich Public Utilities. Land use surrounding the parcel is predominately residential with large swaths of undeveloped parcels to the north and southeast. Route 2 is located to the east.

Consistent with the Council's D&O, Cellco will construct a 110-foot monopole, designed in accordance with the EIA/TIA standard "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures- Revision G". The tower can support four levels of antennas and municipal/emergency communication whip antennas and has the potential for a 20-foot extension to accommodate future tower sharing. Cellco will install 6 panel antennas and 6 remote radio heads on a low-profile platform antenna mount at a centerline height of 110 feet above ground level (agl). The top of Cellco's antennas will extend to 113 feet agl.

The nearest property boundary is approximately 434 feet to the northwest. Since the tower radius is within the boundaries of the host parcel, a tower designed yield point would not be necessary.

Cellco will construct a 50-foot by 50-foot equipment compound at the site within a 100-foot by 100-foot lease area. The compound will be enclosed by an 8-foot high chain link fence with anti-climb features. Cellco will install one equipment cabinet and a 25-kilowatt propane fueled emergency backup generator on an 18-foot by 10-foot concrete pad within the compound. A steel H-frame structure will be installed on the pad to support additional telco and utility cabinets. An electrical meter and a transformer will be installed outside of the perimeter fence, protected by bollards.

Access to the site will utilize an existing 20-foot wide gravel road extending 900 feet northeast from Philanne Drive and will continue over a new 25-foot long gravel driveway. Electric utilities would be installed underground and tap an existing service line east of the site within the access road. Telecommunications utilities would be installed underground from the compound and run parallel to existing utilities within the access road terminating at a utility pole/manhole on Philanne Drive, as determined by the local utility. In accordance with Condition No. 2 of the Council's D&O the second access road from Yantic Lane would not be used during construction.

Emergency backup power will be provided to Cellco's equipment by both a battery backup system and a 25-kilowatt propane-fueled generator with built-in oil/coolant spill containment features mounted on an 18-foot by 10-foot concrete pad. The generator would be supplied by a 1000-gallon propane tank mounted on an 18-foot by 5-foot concrete pad. The propane tank will be situated to maintain a 10-foot radial no spark zone.

Three mature trees will be removed to develop the site. Due to the surrounding wooded area no landscaping is proposed. There are two existing wetlands located on either side of a pre-existing buried culvert along the access road from Philanne Drive that could be impacted by construction activities. Cellco would install compost filter sock/straw wattles parallel to the wetland areas on each side of the access road and 10 feet beyond the wetland limits.

In compliance with Condition No. 3(b) of the Council's D&O Cellco would implement a Wetland Protection plan and employ Best Management Practices during construction. Some of these measures would include but are not limited to Contractor Education, Petroleum Materials Storage and Spill Prevention and installation of erosion and sedimentation control measures consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control. Cellco would also retain the services of a Wetland Scientist to act as an environmental monitor.

Construction hours will be 7 AM to 7 PM on Monday through Saturday as determined by the local municipality.

Consistent with the Council's D&O, the cumulative worst-case radio frequency power density level at the base of the tower will be 26.2 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. 491.