

**Docket No. 501**  
**New Cingular Wireless PCS, LLC**  
**106 Sharon Road, Salisbury**  
**Development and Management Plan**  
**Draft Staff Report**  
**April 1, 2022**

On August 27, 2021, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to New Cingular Wireless PCS, LLC (AT&T) for the construction, maintenance, and operation of a 94-foot wireless telecommunications facility at 106 Sharon Road in Salisbury, Connecticut. As required in the Council's Decision and Order (D&O), AT&T submitted a Development and Management (D&M) Plan to the Council on March 2, 2022. Pursuant to Regulations of Connecticut State Agencies (RCSA) §16-50j-75(e), copies of the D&M Plan were also submitted to the service list, as well as the property owner, and the Town of Salisbury for comment. The Council has not received any comments regarding the D&M Plan to date.

The tower site is located in the southern portion of an 11.52-acre parcel zoned Rural Residence 1 (RR-1) and located at 106 Sharon Road. The host parcel is developed with the Wake Robin Inn's main building and a garage.

Condition No. 1 of the D&O requires the following:

“The tower shall be constructed as a monopole at a height of 94 feet above ground level (agl) to provide the proposed wireless services, sufficient to accommodate the antennas of New Cingular Wireless PCS, LLC d/b/a AT&T, and other entities, both public and private. ...”

In compliance with Condition 1 of the D&O, AT&T's D&M Plan includes plans for a 94-foot monopole sufficient to accommodate the antennas of AT&T and other entities, public and private.

Condition No. 2 of the D&O requires the following information to be included in the D&M Plan:

- a) final site plan(s) for development of the facility that employ the governing standard in the State of Connecticut for tower design in accordance with the currently adopted International Building Code and include specifications for the tower, tower foundation, antennas and equipment compound including, but not limited to, fence design, ground equipment, access road, utility installation and emergency backup power;**

AT&T will construct a 94-foot monopole designed in accordance with the EIA/TIA Structural Standards for Steel Antenna Towers and Antenna Supporting Structures - Revision G. The monopole will be designed to support three levels of platform-mounted antennas. The tower also has the potential for a 20-foot extension to accommodate future tower sharing.

The nearest property boundary is approximately 140 feet to the south. The tower setback radius remains within the boundaries of the subject property.

AT&T will install 6 panel antennas and 9 remote radio heads on T-arm antenna mounts at a centerline height of 90 feet agl. The top of AT&T's antennas will extend to 94 feet agl.

AT&T will construct an approximately 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 eight-foot high chain link fence with a 12-foot wide gate. AT&T will install one approximately 6-foot 8-inch long by 6-foot 8-inch wide by 11 feet high walk-in equipment cabinet on a concrete pad in the southern portion of the compound.

An electric meter will be attached to a utility board installed within the southwestern portion of the compound. A pad-mounted transformer, protected by bollards, will be installed directly west of the compound.

Access to the compound will be via an existing paved driveway and an existing gravel access way off of Sharon Road. The existing access will be extended via an approximately 12-foot wide by 231-foot long gravel driveway to reach the compound. Utilities would extend underground to the site from Sharon Road following the access route. The extended access is designed with a drainage swale to control stormwater runoff.

**b) geotechnical study results and plans for any ledge removal;**

AT&T provided geotechnical study results for the tower site. AT&T expects that any ledge encountered on the slope near ground level equipment and for the tower foundation excavation can be removed by mechanical means. If blasting is deemed necessary to remove rock or ledge for the installation of the access drive, tower foundation or utility route, AT&T will perform a pre-blasting survey, secure a blasting permit and monitor such blasting process in accordance with all applicable local, state and federal requirements.

**c) plans for the tower and tower-mounted equipment to have a brown finish;**

The monopole and all appurtenances will be painted a brown color. Specifically, AT&T selected Sherwin Williams French Roast Color Code: SW6069.

**d) propane-fueled backup generator and fuel tank specifications;**

AT&T includes its generator and fuel tank specifications in the D&M Plan. Specifically, AT&T will install a 15-kilowatt propane-fueled emergency backup generator on a concrete pad with a canopy in the southeastern portion of the compound and a 500-gallon propane tank on a concrete pad with a canopy in the eastern portion of the compound.

**e) construction plans for site clearing, grading, water drainage and stormwater control, and erosion and sedimentation controls consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended; and**

Approximately 29 trees six inches diameter or greater will be removed to develop the site. The nearest wetland is located about 120 feet east-southeast of the fenced compound.

The total area of disturbance required to develop the site is approximately 0.52-acre. Erosion and sedimentation controls will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*. Erosion and sedimentation controls will be installed along the southern, eastern and western sides of the compound. AT&T would establish a staging area on an existing gravel parking area along the existing gravel access way. The staging area is within the 100 foot buffer of the wetland and will be surrounded by erosion controls on the northern, western and southern sides to be protective of the wetland. Grading is required to the south of the equipment compound and access drive turnaround, as well as to the west where the access drive enters the

compound area. The total net cut for project will be about 269 cubic yards of material. Net excavated material would be removed from the site.

**f) construction schedule including hours and days of the week for construction activities.**

All construction would take place during the Wake Robin Inn's off-season (November 1-April 30). Construction hours will be from 8:00 a.m. to 5:00 p.m., Monday through Friday. Construction of the facility will take approximately 7 to 8 weeks.

Condition No. 3 of the D&O requires the following:

"Prior to the commencement of operation, the Certificate Holder shall provide the Council worst-case modeling of the electromagnetic radio frequency power density of all proposed entities' antennas at the closest point of uncontrolled access to the tower base, consistent with Federal Communications Commission, Office of Engineering and Technology, Bulletin No. 65, August 1997..."

In accordance with Condition 3, AT&T shall provide its final worst-case modeling of radio frequency power density prior to commencement of operation.

**Conclusion**

The D&M Plan is consistent with the Council's D&O for Docket No. 501.

If approved, staff recommends the following condition:

1. Submission of a blasting permit, if applicable, prepared in accordance with applicable regulations prior to commencement of blasting operations.