DRAFT

Docket No. 494
Cellco Partnership d/b/a Verizon Wireless
Chestnut Hill Road
Wolcott, Connecticut
Development and Management Plan
Staff Report
May 20, 2022

On May 24, 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 120-foot wireless telecommunications facility at Parcel No. 104-1-5B, south of Chestnut Hill Road in Wolcott, Connecticut. As required in the Council's Decision and Order (D&O), Cellco submitted a Development and Management (D&M) Plan to the Council on March 24, 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 for comment. The Council has not received any comments regarding the D&M Plan to date.

On April 18, 2022, the Council issued interrogatories to Cellco. On May 2, 2022, Cellco submitted responses to Council interrogatories. On May 4, 2022, pursuant to RCSA §16-50j-75(d), Cellco consented to the Council's request for an extension of the deadline for a decision on the D&M Plan to May 30, 2022.

The tower site is located in the eastern-central portion of a 10.17-acre parcel zoned Industrial District south of Chestnut Hill Road. The host parcel is undeveloped with remnants of an old well/building foundation located in the northeastern corner of the property.

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

"The tower shall be constructed as a monopole at a height of 120 feet above ground level to provide the proposed wireless services, sufficient to accommodate the antennas of Cellco Partnership d/b/a Verizon Wireless, New Cingular Wireless PCS, LLC and other entities, both public and private."

In compliance with Condition No. 1 of the D&O, Cellco's D&M Plan includes plans for a 120-foot monopole sufficient to accommodate the antennas of Cellco, 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, fencing with associated security measures, radio and battery backup equipment, access road, utility installation, and emergency backup generators with fuel tanks;

Cellco will construct a 120-foot monopole at the approved site location, 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.

Cellco will install 9 panel antennas and 6 remote radio heads on a low-profile platform mount at a centerline height of 116 feet agl. The top of Cellco's antennas will extend to 119 feet agl.

AT&T will install 6 panel antennas and 12 remote radio heads on a low-profile platform mount at a centerline height of 105 feet agl.

Cellco will construct an approximately 50-foot by 50-foot equipment compound at the site within a 75-foot by 75-foot lease area. The compound will be enclosed by a six-foot high chain link fence with three strands of barbed wire on top and a 15-foot double-swing gate.

Cellco will install four cabinets on a 15-foot by 12-foot concrete pad (with an approximately 10-foot tall steel canopy on top) in the northwestern portion of the compound. Cellco will also install a 50-kW propane-fueled emergency backup generator on the same concrete pad. Cellco will install a 500-gallon propane tank in the southwestern portion of the compound.

AT&T will install four cabinets on a 10-foot by 10-foot concrete pad in the southeastern portion of the compound. AT&T's emergency backup generator installation and fuel tank configuration is not specified in the D&M Plan.

An electric meter bank will be attached to a utility H-frame installed within the northwestern portion of the compound. A pad-mounted transformer, protected by bollards, will be installed directly northwest of the compound.

Access to the compound will be via a new 12-foot wide curved gravel drive extending south from Chestnut Hill Road for a distance of about 850 feet. Utilities will extend underground to the site from Chestnut Hill Road following the access route.

b) the tower shall be designed with a yield point to ensure that the tower setback radius remains within the boundaries of the subject property;

The nearest property boundary is approximately 106 feet to the east-southeast. The tower is designed with a yield point to ensure that the tower setback radius remains within the boundaries of the subject property. This yield point design also takes into account a maximum tower height of 140 feet should the tower be extended in the future.

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

Approximately 1.1 acre of tree clearing will be required to develop the site. Cellco will apply for a DEEP Stormwater Permit.

The nearest wetland (Wetland 1) is located about 99 feet east-northeast of the fenced compound. The access drive will cross Wetland 1. See Subsection (e) below.

Landscaping is not planned around the compound because there is existing vegetation to remain around all sides.

Erosion and sedimentation controls will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control.* E&S controls include, but are not limited to, the following: filter socks around the compound area; silt fence around the temporary soil stockpile area north of the compound area; riprap lined swale with check dams along the eastern side of a portion of the access drive (between the compound and wetland); silt fence along the eastern and western portion of the access drive where the wetland crossing is located; and erosion control blankets on all slopes of at least 3:1.

d) plans to screen and/or minimize tree removal between the access drive and existing well/building foundation to the east;

Cellco will plant approximately 40-each 6-foot tall Norway spruce trees in a double-offset row to provide screening immediately to the east of the access drive, i.e. between the access drive and the well/building foundation.

e) plans for the access drive wetland crossing;

The D&M Plan contains the access drive wetland crossing plans which include the installation of three 24-inch diameter high density polyethylene (HDPE) culverts. Exposed wetland soils resulting from the wetland crossing will be seeded with a New England Wet Seed Mix (or equivalent). Side slopes will be seeded with a New England Conservation/Wildlife Seed Mix (or equivalent).

Permanent impacts to Wetland 1 will be approximately 2,797 square feet. The project is eligible under the U.S. Army Corps of Engineers Connecticut General Permit Program as a self-verification notification form process.

f) final wetland and vernal pool protection plan that includes, but is not limited to, a spill prevention plan; and

The D&M Plan includes the Final Wetland and Vernal Pool Protection Plan which includes, but is not limited to, contractor education; erosion and sedimentation controls; petroleum storage and spill prevention plan; herbicide and pesticide restrictions; and reporting requirements.

g) proposed hours and days of the week for construction activities.

Construction hours will be from 7:00 a.m. to 7:00 p.m., Monday through Saturday. Construction of the facility will take approximately 12 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, Cellco and AT&T shall provide 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. 494.

If approved, staff recommends the following condition:

1. Submission of AT&T's final emergency backup generator and fuel tank configuration prior to the installation of its equipment.