

# DRAFT

**Petition No. 1529  
American Tower Corporation  
77 Springbrook Road  
Old Saybrook, Connecticut**

**Staff Report  
September 9, 2022**

## **Introduction**

On July 12, 2022, the Connecticut Siting Council (Council) received a petition from American Tower Corporation (ATC) for a declaratory ruling pursuant to Connecticut General Statutes (CGS) §4-176 and §16-50k, for the proposed modification of an existing wireless telecommunications facility located at 77 Springbrook Road, Old Saybrook, Connecticut (Petition or Project). ATC proposes to install a shared-use emergency backup generator at the site.

Pursuant to Regulations of Connecticut State Agencies (RCSA) §16-50j-40 on or about July 11, 2022, ATC notified the abutting property owners and Town of Old Saybrook (Town) officials.

On July 13, 2022, the Council sent correspondence to the Town stating that the Council has received the Petition and invited the Town to contact the Council with any questions or comments by August 11, 2022. No comments were received.

The Council issued interrogatories to ATC on August 11, 2022. ATC submitted responses to the Council's interrogatories on August 12, 2022.

Pursuant to CGS §4-176(e) of the Uniform Administrative Procedure Act, an administrative agency is required to take an action on a petition for a declaratory ruling within 60 days of receipt. On August 18, 2022, pursuant to CGS §4-176(e), the Council voted to set the date by which to render a decision on the Petition as no later than January 8, 2023, which is the 180-day statutory deadline for a final decision under CGS §4-176(i).

## **Existing Facility**

The Town approved the original facility in 2008. The Council approved Verizon's, MetroPCS's (now T-Mobile) and DISH Wireless' shared use of the tower on April 10, 2008, February 19, 2009, and January 14, 2022, respectively.

The existing facility is owned by ATC and consists of a 175-foot monopole located on an approximately 0.46-acre shopping center business zoned parcel that is developed with a building. The host parcel and building are owned by Crossroads Communications of Old Saybrook, LLC and is used for a radio station.

The tower hosts Verizon antennas at the 173-foot level, T-Mobile antennas at the 162-foot level, and DISH Wireless antennas at the 140-foot level. The tower and associated ground equipment are located within a 904.2 square foot fenced compound/lease area. Verizon currently maintains an emergency backup generator for its equipment at the site. T-Mobile and DISH Wireless each maintain a battery backup power system for their equipment at the site.

### **Proposed Project**

ATC proposes to expand its existing compound by 554.2 square feet and install an 80-kW diesel-fueled emergency backup generator for shared use by multiple tower tenants on a six-foot by eight-foot concrete pad.<sup>1</sup> The generator would have a three-foot minimum safety clearance on all sides. An underground electrical connection would extend from the generator to a proposed transfer switch/circuit breaker that would be installed on a proposed H-frame.

The expanded compound would be surfaced with gravel and enclosed by a six-foot chain link fence to match the existing compound fence. An eight-foot wide access gate would be located on the southeastern side of the expanded compound.

The proposed generator has a self-contained, 300-gallon double walled fuel tank that could provide 48 hours of run time at full electrical load before re-fueling is required. It also has leak detection alarms and a locked intrusion cover.

Pursuant to RCSA §22a-174-3b, the generator would be managed to comply with DEEP's "permit by rule" criteria and is exempt from general air permit requirements.

The proposed emergency backup generator would operate weekly on a 10-minute run cycle for testing. Noise from the operation of the emergency backup generator is exempt from the State Noise Control Regulations.

Commercial Mobile Radio Service (CMRS) providers are licensed by and are under the jurisdiction and authority of the Federal Communications Commission (FCC). At present, no standards for backup power for CMRS providers have been promulgated by the FCC.

T-Mobile would utilize the generator immediately after installation. ATC anticipates other tower tenants would most likely decommission existing equipment and utilize the shared generator in the future.

Abutting land use is a mix of residential and commercial. The generator is proposed to be located approximately 50 feet from the northeastern property line. Verizon's existing emergency backup generator is approximately 30 feet from the eastern property line.

Construction would occur over a one-week period. Typical construction hours and workdays are as follows: Monday – Friday, 8:00 AM to 5:00 PM.

The estimated cost of the project is approximately \$50,000.

### **Environmental**

One tree would be removed. The installation is proposed to be located within a previously disturbed area immediately adjacent to the existing equipment compound. No wetlands are on the host parcel or adjacent to the proposed installation. Views of the existing compound from Springbrook Road are restricted by the building. No substantial adverse environmental or visual impact is expected from the proposed installation.

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<sup>1</sup> The Town approved a 4900 square foot lease area in 2008.

### **Conclusion**

If approved, staff recommends the following conditions:

1. Approval of any project changes be delegated to Council staff; and
2. The Council shall be notified in writing at least two weeks prior to the commencement of site construction activities.

Site Location



## Site Plan

