

DRAFT

**Docket No. 519
The Towers, LLC
11 Chamberlain Road
East Windsor, Connecticut
Development and Management (D&M) Plan**

**Staff Report
May 16, 2025**

Notice

On August 1, 2024, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need (Certificate) to Cellco Partnership d/b/a Verizon Wireless (Cellco) (Certificate Holder) for the construction, maintenance, and operation of a 120-foot monopole wireless telecommunications facility at 11 Chamberlain Road, East Windsor, Connecticut.

On February 26, 2025, in compliance with Condition No. 15 of the Council's Decision and Order (D&O), Cellco requested to transfer the Certificate to The Towers LLC (Certificate Holder). The Council approved the transfer of Certificate on March 21, 2025.

As required in the Council's Decision and Order (D&O), the Certificate Holder submitted a Development and Management (D&M) Plan to the Council on March 31, 2025. 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.

The tower site is located in the northeast portion of a 10.9-acre parcel zoned manufacturing. The host parcel contains several buildings, an existing water tank and parking areas. Access to the site will be from a gravel drive extending from Chamberlain Road.

D&M Plan

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 and other entities, both public and private...”

In compliance with Condition 1 of the D&O, the D&M Plan includes plans and specifications for a 120-foot monopole sufficient to accommodate the antennas of Cellco 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;**

The Towers will construct a 120-foot monopole designed in accordance with the EIA/TIA Structural Standards for Steel Antenna Towers and Antenna Supporting Structures-Revision H. It is designed to

support four levels of platform-mounted antennas and municipal antennas. The tower foundation can support a 20-foot extension to accommodate future tower sharing.

The tower will be supported by a mat foundation placed at 4 feet below grade. Blasting will not be required. The Towers will retain an engineering firm to oversee the excavation and preparation of the foundation.

T-Mobile has expressed an interest in the installation of antennas and associated equipment at the facility. This would require T-Mobile to submit a request for tower sharing to the Council in the future. The Town has also expressed interest to collocate at the facility.

Cellco will install 9 panel antennas and 9 remote radio heads on a platform antenna mount at a centerline height of 115 feet above ground level (agl). The 84-foot, 94-foot and 104-foot levels of the tower will be available for future collocation by other tenants.

The tower will be located within a square shaped, 50-foot by 50-foot compound 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 vehicle access gate.

Cellco will install two equipment cabinets, an ice-bridge canopy and a 50-kilowatt diesel fueled emergency backup generator with a 283 gallon fuel tank on an approximate 10-foot by 20-foot concrete pad within the compound.

Access to the tower/compound would be from the proposed 20-foot wide, 260-foot long gravel access drive extending from Chamberlain Road.

Electrical and telecommunications utilities will extend underground from the compound H-frame/utility board along the access road to a proposed utility pole on Chamberlain Road. The meter board, located outside the compound fence, will be protected by bollards.

b) Construction plans for site clearing, grading, water drainage and stormwater control, site stabilization measures during construction; and erosion and sedimentation (E&S) controls consistent with the applicable *Connecticut Guidelines for Soil Erosion and Sediment Control*;

Development of the site requires the clearing of an approximate 0.16-acre area. Approximately 18 trees greater than 8-inches diameter at breast height, including dead trees, would be removed; 10 trees within the lease area and 8 trees within the access drive. Approximately 1,212 cubic yards of excavation will be required to develop the site.

Erosion and sedimentation (E&S) barriers such as anti-tracking pads, silt fences, berms, filter socks, and sediment traps will be installed along the northern and western perimeter of the compound, access drive and vehicle turnaround and will comply with the applicable *Connecticut Guidelines for Soil Erosion and Sediment (E&S) Control*. Silt fences shall be in place before disturbed areas are created. Disturbed areas will be inspected regularly and stabilized through temporary and permanent seeding and mulching. E&S controls will be inspected and repaired as needed.

The site and access drive slope westerly and southerly, respectively. Post-construction, stormwater will be diverted across the compound to the northwest using a riprap swale to a riprap infiltration basin. Post-construction stormwater will also be diverted across the access drive to the west using a riprap swale, splash pads with energy dissipater and cross swales, to a storm drain with outlet control structure to a riprap infiltration basin.

c) Wetland, Vernal Pool, and Aquifer Protection Plan;

The nearest wetland (Wetland 1) is located 232 feet northwest of the construction area limit of disturbance (LOD) for the facility site. The site is also within the Hunt Wellfield Aquifer Protection Area.

The Towers will implement a Wetland, Vernal Pool and Aquifer Protection Plan that includes contractor education, an independent environmental compliance monitor to conduct site searches and to ensure E&S measures are properly installed and maintained, filling of ruts to prevent decoy pools, a fuel storage and prevention plan, and the storage of vehicles/materials a minimum of 100 feet from wetlands. In addition, vernal pool protection measures will be implemented throughout construction with additional focus between the periods of peak amphibian activity (from March 1 – May 15 and from July 15 – September 15).

E&S controls (silt fence and filter sox) will be installed surrounding the area of disturbance on all downgrade slopes.

d) Eastern pearlshell protection measures

The Towers will implement eastern pearlshell protective measures which include contractor education, routine inspections, work area isolation, reporting, in order to prevent impacts to nearby wetlands that could degrade water quality and affect eastern pearlshell habitat located offsite.

e) Final Federal Aviation Administration determination;

By letter dated January 8, 2025, the Federal Aviation Administration (FAA) issued a Determination of No Hazard to Air Navigation for the proposed tower. The proposed monopole tower would require notice to the FAA within 5 days after construction reaches its greatest height.

f) Construction schedule including hours and days of the week for construction activities;

Construction hours will be from 7:30 a.m. to 5:30 p.m., Monday through Saturday.

Construction is anticipated to begin immediately upon D&M Plan approval and would occur over a 6 to 8 week period, followed by 2 weeks of radio frequency testing and system integration.

Condition No. 4 of the D&O requires the following:

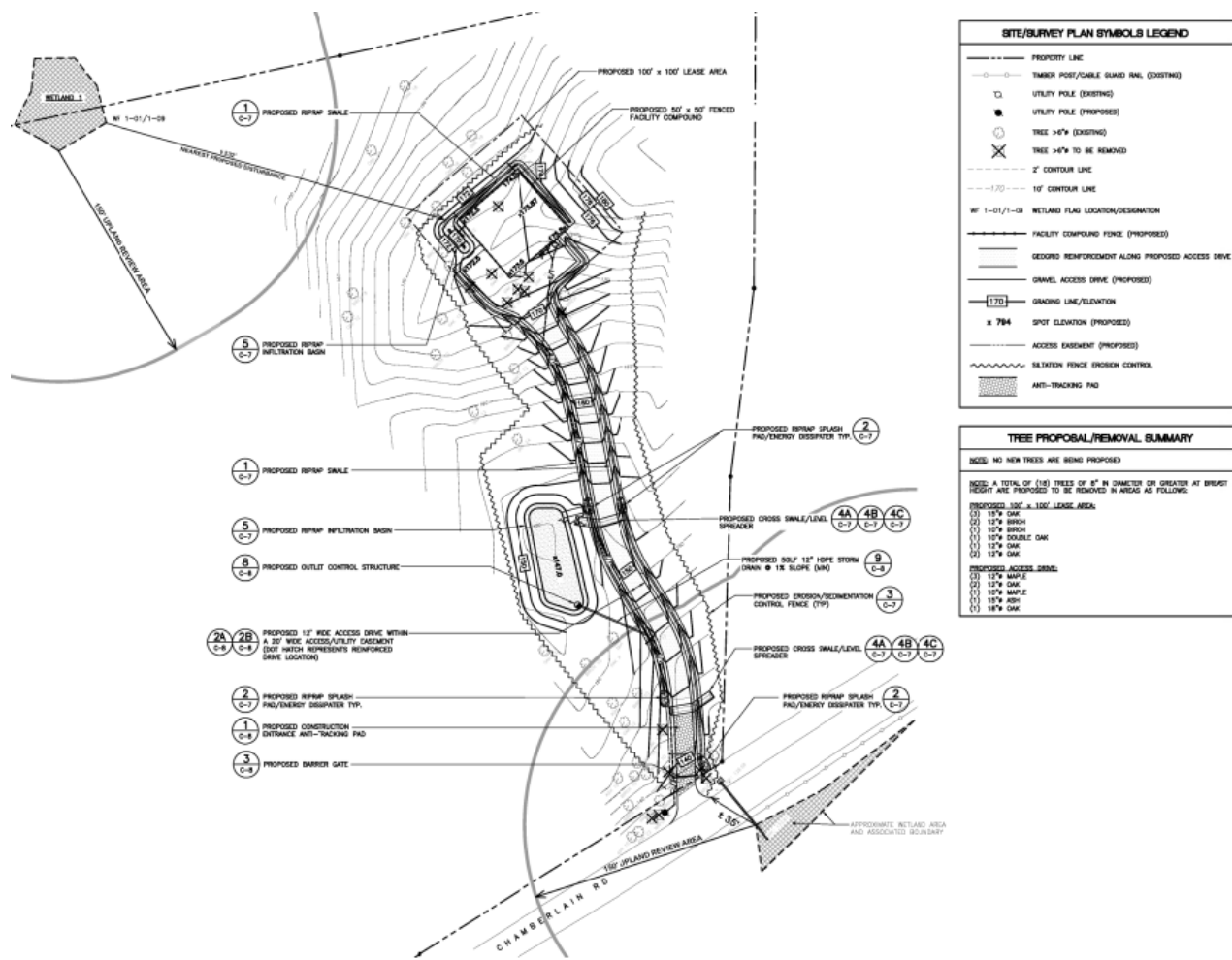
“Prior to the commencement of operation, the Certificate Holder shall provide the Council with a rigorous cumulative far-field radio frequency analysis for the facility that accounts for all entities on the tower, a 6-foot tall person at ground level and the actual antenna pattern for antennas on the facility with a cumulative percent maximum permissible exposure at or below 100 percent, consistent with FCC, Office of Engineering and Technology, Bulletin No. 65, August 1997....”

In accordance with Condition No. 4, Cellco shall provide its final calculated cumulative far-field worst-case modeling of radio frequency power density for all entities on the tower prior to commencement of operation.

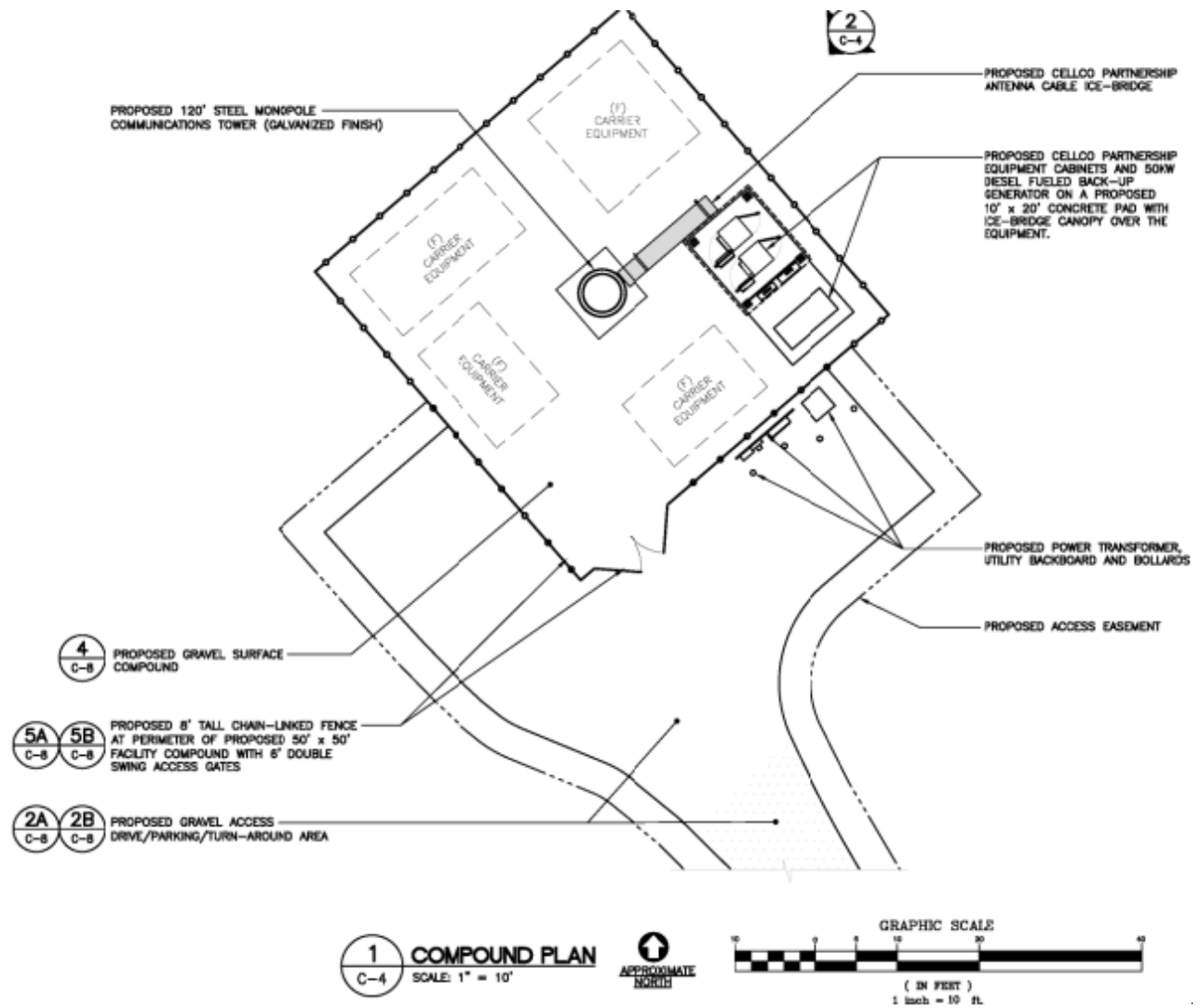
Conclusion

The D&M Plan is consistent with the Council’s D&O for Docket No. 519.

Construction Site Plan



Compound Plan



Tower Elevation

