



STATE OF CONNECTICUT

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Post-Construction Report

Date: June 20, 2012

Re: **DOCKET NO. 384** – Phoenix Partnership, LLC application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and management of a telecommunications facility located at 50 Devine Street, North Haven, Connecticut.

In this docket, Phoenix Partnership proposed building a 120-foot monopole tower located in the southeasterly corner of a 6.037 acre parcel at 50 Devine Street in North Haven. The property is owned by 424 Chapel Street, LLC and is located north of Route 40, approximately 2,000 feet west of I-91, and 4,000 feet southeast of the Wilbur Cross Parkway. The property is occupied by an approximately 40,000 square foot, single story, steel warehouse building with associated asphalt driveways, and landscaped areas. Phoenix was the only party in this proceeding. Youghiogheny Communications Northeast, LLC (Pocket) was an intervenor. The Council approved a facility with a 120-foot monopole tower at the proposed site on February 25, 2010. The Development and Management Plan was approved on April 8, 2010.

I visited this site on June 19, 2012 with Elise Brysgel, the summer intern. At the time of my visit, all site work was complete. The tower was in place, and there were three antennas installed at the top of the monopole on T-arm mounts. These antennas belong to MetroPCS, which took over Pocket's assets when Pocket went out of business.

One of the issues of this proceeding was the facility's location within a 100-year flood plain. The Decision and Order included a condition requiring all ground equipment to be located above the elevation of the flood plain. MetroPCS's ground equipment is installed on a raised platform to keep it above the flood plain in accordance with the Council's condition.

The compound is located adjacent to a paved parking area so no access road was necessary. The site is very flat, and minimal grading was required. There were no erosion issues apparent. Several arborvitae had been planted along the westerly fence of the compound as shown in the D&M plan.

Visibility of this tower is minimal. The tower is visible from the elevated portion of Route 40 and from sections along Route 5, which runs north-south not far to the west of the site. However, most of the development in the vicinity is industrial/commercial. Furthermore, at 120 feet, the tower is approximately the same height as the towers of a transmission line that runs near the Devine Street property. Where the tower is visible, it appears lower on the horizon than the transmission line poles and the street utility poles.

Conditions observed at the site conformed to the approved D&M plans.

View of tower



View of compound



View of equipment platform



View of tower from Route 5, south of Route 40

