



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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www.ct.gov/csc

CERTIFIED MAIL RETURN RECEIPT REQUESTED

June 15, 2015

John R. Morissette
Manager, Transmission Siting & Permitting
Eversource Energy
P.O. Box 270
Hartford, CT 06141-0270

RE: **PETITION NO. 1156** – Eversource Energy petition for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed replacement of an existing 120-foot tall telecommunications facility with a new 150-foot telecommunications facility located at property owned by Eversource Energy used as a service center and maintenance yard, 2 Tindall Avenue, Norwalk, Connecticut.

Dear Mr. Morissette:

At a public meeting held on June 11, 2015, the Connecticut Siting Council (Council) considered and ruled that the above-referenced proposal would not have a substantial adverse environmental effect, and pursuant to Connecticut General Statutes § 16-50k, would not require a Certificate of Environmental Compatibility and Public Need with the following conditions:

- Unless otherwise approved by the Council, if the facility authorized herein is not fully constructed within three years from the date of the mailing of the Council's decision, this decision shall be void, and the facility owner/operator shall dismantle the facility and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made. The time between the filing and resolution of any appeals of the Council's decision shall not be counted in calculating this deadline. Authority to monitor and modify this schedule, as necessary, is delegated to the Executive Director. The facility owner/operator shall provide written notice to the Executive Director of any schedule changes as soon as is practicable;
- Any request for extension of the time period to fully construct the facility shall be filed with the Council not later than 60 days prior to the expiration date of this decision and shall be served on all parties and intervenors, if applicable, and the City of Norwalk;
- Unless otherwise approved by the Council, the existing tower shall be removed within 180 days of the installation and operation of the new lattice tower;
- The Council shall be notified in writing when the existing tower is removed and the new tower is operational;
- The final structural design drawings of the tower and foundation shall be submitted prior to construction;
- Any nonfunctioning antenna and associated antenna mounting equipment on this facility owned and operated by the Petitioner shall be removed within 60 days of the date the antenna ceased to function;

- The facility owner/operator shall remit timely payments associated with annual assessments and invoices submitted by the Council for expenses attributable to the facility under Conn. Gen. Stat. §16-50v;
- This Declaratory Ruling may be transferred, provided the facility owner/operator/transferor is current with payments to the Council for annual assessments and invoices under Conn. Gen. Stat. §16-50v and the transferee provides written confirmation that the transferee agrees to comply with the terms, limitations and conditions contained in the Declaratory Ruling, including timely payments to the Council for annual assessments and invoices under Conn. Gen. Stat. §16-50v; and
- If the facility owner/operator is a wholly owned subsidiary of a corporation or other entity and is sold/transferred to another corporation or other entity, the Council shall be notified of such sale and/or transfer and of any change in contact information for the individual or representative responsible for management and operations of the facility within 30 days of the sale and/or transfer.

This decision is under the exclusive jurisdiction of the Council and is not applicable to any other modification or construction. All work is to be implemented as specified in the petition dated April 23, 2015.

Enclosed for your information is a copy of the staff report on this project.

Very truly yours,



Robert Stein
Chairman

RS/MP/lm

Enclosure: Staff Report dated June 11, 2015

c: The Honorable Harry W. Rilling, Mayor, City of Norwalk
Michael Greene, Director of Planning and Zoning, City of Norwalk



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Petition No. 1156

Eversource

Tower Replacement

2 Tindall Avenue, Norwalk

Staff Report

June 11, 2015

On April 28, 2015, the Connecticut Siting Council (Council) received a petition (Petition) from The Connecticut Light and Power Company d/b/a Eversource Energy (Eversource) for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed replacement of an existing telecommunications facility located in the City of Norwalk.

This Petition was field reviewed by Council member Dr. Barbara Bell and Michael Perrone of the Council staff on June 3, 2015. The following Eversource representatives also attended the field review: John Morissette, Project Manager, Transmission Siting; and Steven Florio, IT Telcom Engineer; and Michael Libertine, Director of Siting & Permitting, All-Points Technology Corporation (representing Eversource).

Eversource currently owns and operates a 120-foot self-supporting lattice tower at 2 Tindall Avenue, Norwalk. This subject property is owned by Eversource and is currently used as a service center and maintenance yard. The existing tower (constructed in roughly the late 1960s) is currently used to operate two Eversource radio communications antennas.

Eversource is in the process of consolidating its service centers throughout the State of Connecticut, which requires the reconfiguration of its communications system. In Norwalk, this reconfiguration includes relocating five existing Eversource antennas currently located on the roof of the building at the NRG Norwalk Harbor Generating Station, a facility that is now closed. These antennas are all currently located at 150-foot above ground level (agl). In addition, two Yankee Gas Service Company (i.e. part of Eversource Energy) antennas located at 9 Harbor Avenue, Norwalk would be relocated. Eversource's existing tower is not structurally capable of handling the new configuration. It is also not practical to reinforce the existing tower.

Thus, to accommodate this reconfiguration, Eversource seeks to remove the existing 120-foot self-supporting lattice tower and replace it with a new 150-foot self-supporting lattice tower approximately 325 feet to the east and on the same subject property. The proposed tower would be re-located to the eastern portion of the subject property to reduce the visual impact on the abutting property owned by the Clocktower Condominiums. The new location would also not disrupt the maintenance yard which can be quite active during a storm outage event. Furthermore, the existing tower has to remain until the new tower is installed and operational in order to maintain continuity of service.

Eversource would swap out its existing antennas and install new antennas and coaxial cables on the new tower to meet its needs for radio communications with field crews, paging services for local employees, and load management. Omni antennas would be installed at antenna centerline locations of 159-foot, 156-foot, 144-foot, 139-foot, 130-foot, 129-foot, 123-foot, and 121-foot levels of the tower to meet Eversource's

needs. The total height with appurtenances (or height to the top of the highest proposed antenna) would be 170 feet agl.

The proposed replacement tower would also serve as a microwave hub in the future to provide backhaul for a number of remote locations for Eversource. Accordingly, the preliminary microwave hub design is for a total of two six-foot diameter microwave dishes to be installed on the tower in the future. Eversource would file a Notice of Exempt Modification with the details of the microwave dish installation in the future.

To the north of the subject property is the State of Connecticut Metro-North Railroad (MNRR) right-of-way (ROW), and commercial properties are located on the opposite side of the tracks. The land use west of the subject property is commercial. Areas south and east of the subject property are residential.

The tower would be located within an irregular shaped compound in the northeast corner of the subject property adjacent to the MNRR ROW. In the unlikely event of a tower failure, the tower is designed to collapse upon itself and maintain the setback radius on the subject property and away from the abutting MNRR line.

The tower would be designed to accommodate up to four additional carriers. Eversource consulted with the City of Norwalk (City) regarding possible co-location of emergency services antennas on the proposed tower; however, the City does not plan to co-locate at this time. Eversource also offered space on the tower to MNRR. MNRR has not expressed an interest in co-locating at this time. The Council provided notice to the wireless telecommunications carriers to see if any are interested in co-locating at this time. On June 3, 2015, T-Mobile Northeast LLC indicated that it would not seek to co-locate on the facility in the foreseeable future. On June 4, 2015, Cellco Partnership d/b/a Verizon Wireless (Cellco) indicated that, while it does not have a lease in place with Eversource at this time, it is interested in co-locating on the tower. A preliminary analysis shows that the 110-foot level of the tower would be suitable for Cellco. No other wireless carriers have expressed an interest in co-locating at this time.

A Professional Engineer duly licensed in the State of Connecticut has certified that the proposed replacement tower would be structurally adequate to support the proposed loading. The maximum worst-case power density would be 19.5 percent of the applicable limit. This takes into account all of the proposed omni antennas.

The tower compound would have a seven-foot tall chain link fence without barbed wire. The chain link size would be the same or comparable to the existing fence on the subject property. Smaller anti-climb mesh and/or barbed wire would not be necessary for the tower compound because the subject property perimeter is already securely fenced. No new access would be necessary because the site is paved and has existing access already. Electric, telephone, and gas utilities would be trenched underground from the southern corner of the subject property to the fenced compound. The tower would have a 100-kW natural gas-fueled backup generator. The backup generator is sized to accommodate the needs of all future carriers as well as Eversource's needs. A natural gas-fueled generator is pipeline supplied, so it has virtually unlimited possible run time in an emergency.

The tower would be visible from about 91 acres within a two-mile radius. This is generally consistent with the existing site conditions associated with the existing tower. The majority of the views of the tower would occur from the areas within the immediate vicinity of the subject property, extending about 0.25 miles to the south and east and up to nearly 0.5 miles to the north and west. The new tower would be 30 feet taller than the existing tower and considerably more bulky, because it needs to support greater loading. The increase in the visual impact will be mitigated, however, by the commercial/industrial character of the area surrounding the tower site and the railroad ROW, especially along the approaches to the site from Main Street (north-south) and New Canaan Ave. (east-west).

No school or commercial child day care facilities are located within 250 feet of the subject property. The nearest school (Tracey Elementary School) is located at 20 Camp Street approximately 0.4 miles to the east. The nearest commercial child day care facility (Carousel Preschool Day Nursery) is located at 20 France Street, approximately 0.6 miles to the east. Neither of these locations would have views of the proposed facility. The only historic site on the National Register of Historic Places within a 0.5-mile radius is the Loth Joseph Company Building at 25 Grand Street. However, the new tower location would increase the distance from this property.

The site is paved and offers no significant wildlife habitat. The site is also just outside of the limits of the shaded area of the DEEP natural diversity database. The nearest Important Bird Area is Cove Island Park in Stamford, approximately six miles to the southwest. Further, the design of the tower would comply with the United States Fish and Wildlife Guidelines for Minimizing Impacts to Migratory Birds. The tower would not be lit or marked. No notice to the Federal Aviation administration would be required.

Notice was provided to the City of Norwalk and abutting property owners on or about the time of filing with the Council. No comments have been received.

Construction would begin as soon as possible and would be less than eight months in duration. Disassembly and removal of the existing tower would be completed as soon as practical following the completion of installation of all antenna systems on the replacement tower.

Staff recommends approval with the following conditions:

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Existing Tower Location



Proposed Tower Location



Photo-simulation of Proposed Tower



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
16	NEW CANAAN WAY	SOUTHEAST	+/- 0.11 MILE	YEAR ROUND

Site with Existing and Proposed Tower Locations

