

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE: :
 :
 :
 A PETITION OF CELLCO PARTNERSHIP : PETITION NO. ____
 D/B/A VERIZON WIRELESS FOR A :
 :
 DECLARATORY RULING ON THE NEED TO :
 :
 OBTAIN A SITING COUNCIL CERTIFICATE :
 :
 FOR THE INSTALLATION OF A SMALL :
 :
 CELL TELECOMMUNICATIONS FACILITY :
 :
 AT 67 NEWTOWN ROAD, DANBURY, :
 :
 CONNECTICUT : JULY 22, 2015

PETITION FOR A DECLARATORY RULING:
INSTALLATION HAVING NO
SUBSTANTIAL ADVERSE ENVIRONMENTAL EFFECT

I. Introduction

Pursuant to Sections 16-50j-38 and 16-50j-39 of the Regulations of Connecticut State Agencies (“R.C.S.A.”), Cellco Partnership d/b/a Verizon Wireless (“Cellco”) hereby petitions the Connecticut Siting Council (the “Council”) for a declaratory ruling (“Petition”) that no Certificate of Environmental Compatibility and Public Need (“Certificate”) is required under Section 16-50k(a) of the Connecticut General Statutes (“C.G.S.”) to install a new “small cell” telecommunications facility on an existing commercial shopping center building at 67 Newtown Road in Danbury, Connecticut (the “Property”). The Property is owned by the Berkshire Shopping Center LLC. Cellco has designated this site as its “Danbury SC Facility”.

II. Factual Background

The Property is a 33.5-acre commercial retail center in Danbury’s General Commercial (CG-20) zone district. The Property is surrounded by other commercial and industrial uses along Newtown Road, Eagle Road and Plumtree Road. *See Attachment 1 – Site Vicinity and Site*

Schematic Maps (Aerial Photograph). Cellco is licensed to provide wireless telecommunications services in the 700 MHz, 850 MHz, 1900 MHz and 2100 MHz frequency ranges in Danbury and throughout the State of Connecticut. Initially, the proposed Danbury SC Facility will provide wireless service in Cellco's 1900 MHz and 2100 MHz frequency ranges only. The Danbury SC Facility will provide coverage to existing areas of unreliable service near the Property. More importantly, the Danbury SC Facility will provide capacity relief to Cellco's adjacent Germantown and Bethel North cell sites. The commercial and industrial uses and related traffic in the area surrounding the Property contributes to the existing capacity problems.

III. Proposed Small Cell Facility

The proposed Danbury SC Facility would consist of two small towers¹ attached to the inside of a parapet wall on the roof of the building above the Ashley Furniture Retail Store. Each tower would support a single panel-type antenna and remote radio head ("RRH"). Each panel antenna would extend approximately three (3) feet above the parapet of the building (approximately 32.4 feet above ground level). The RRHs would be installed behind the parapet wall. Equipment associated with the Danbury SC Facility will be located inside a small cabinet located on an 8' x 8' concrete pad at the southeasterly corner of the building. The cabinet and pad will be surrounded by a chain link fence with privacy slats. Power and telephone service to the Danbury SC Facility will extend from existing service inside the building. (See Cellco's Project Plans included in Attachment 2). Specifications for the small cell antennas (Commscope Model HBXX-6513DS-VTM) and RRH (Model ALU RRH2x60-AWS) are included in Attachment 3.

¹ "Tower" is defined as a structure, whether free-standing or attached to a building or another structure, that has a height greater than its diameter and that is high relative to its surroundings and is used to support antenna for sending or receiving radio signals. (See R.C.S.A. Section 16-50j-2a (23)).

IV. Discussion

A. The Proposed Facility Modifications Will Not Have A Substantial Adverse Environmental Effect

The Public Utility Environmental Standards Act (the “Act”), C.G.S. § 16-50g et seq., provides for the orderly and environmentally compatible development of telecommunications towers in the state to avoid “a significant impact on the environment and ecology of the State of Connecticut.” C.G.S. § 16-50g. To achieve these goals, the Act established the Council, and requires a Certificate of Environmental Compatibility and Public Need for the construction of cellular telecommunication towers “that may, as determined by the council, have a substantial adverse environmental effect”. C.G.S. § 16-50k(a).

1. Physical Environmental Effects

Cellco respectfully submits that the installation of two (2) small towers, each supporting a single small cell antenna and RRH and the installation of an equipment cabinet on the ground to the rear of the existing building, will not involve a significant alteration in the physical and environmental characteristics of the Property. No new ground disturbance of any kind is necessary or proposed as a part of the Danbury SC Facility installation. The proposed equipment cabinet will be located on a previously disturbed (paved) portion of the Property adjacent to the building.

2. Visual Effects

The installation of two (2) small cell towers each supporting a single antenna extending approximately three (3) feet above the parapet of the existing building’s roof at the Property would have minimal visual effects on the Property and the surrounding area. The equipment cabinet will be located to the rear of the building within a fenced enclosure. (*See Limited Visual Assessment and Photo-Simulations (“Visual Report”) included in Attachment 4*). As discussed

in the attached Visual Report, the visibility of Cellco's small cell antennas would be limited to nearby locations within the front parking lot at the retail center. Likewise, equipment to the rear of the building will be screened by a fence with privacy slats. As such, Cellco has determined that the small cell facility components would not be highly visible nor have a significant impact on aesthetics in the area.

3. FCC Compliance

Radio frequency ("RF") emissions from the proposed installation will be far below the standards adopted by the Federal Communications Commission ("FCC"). Included in Attachment 5 is a Calculated Radio Frequency Emissions Report which concludes that the highest composite percent of the FCC's Maximum Permissible Exposure (MPE) for the general population would be 12.14% of the FCC safety standard, at a distance of 121 feet from the antennas.

4. FAA Summary Report

Included in Attachment 6 is a Federal Airways & Airspace Summary Report verifying that the two new towers and antenna located on the roof of the building at the Property would not constitute an obstruction or hazard to air navigation and that notification to the FAA is not required.

B. Notice to the Municipality, Property Owner and Abutting Landowners

On July 22, 2015, a copy of this Petition was sent to Danbury's Mayor Mark Boughton and to Berkshire Shopping Center LLC, the owner of the Property. Included in Attachment 7 are copies of the letters sent to Mayor Boughton and Berkshire Shopping Center, LLC.

A copy of this Petition was also sent to the owners of land that abuts the Property. A sample abutter's letter, and the list of those abutting landowners who were sent copies of the

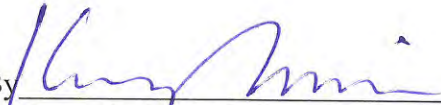
Petition are included in Attachment 8.

V. Conclusion

Based on the information provided above, Cellco respectfully requests that the Council issue a determination in the form of a declaratory ruling that the installation of two (2) small towers supporting small cell antennas and RRHs on the roof of the building and a small equipment cabinet on the ground to the rear of the building will not have a substantial adverse environmental effect and does not require the issuance of a Certificate of Environmental Compatibility and Public Need pursuant to § 16-50k of the General Statutes.

Respectfully submitted,

CELLCO PARTNERSHIP d/b/a VERIZON
WIRELESS

By 

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597
(860) 275-8200
Its Attorneys

ATTACHMENT 1

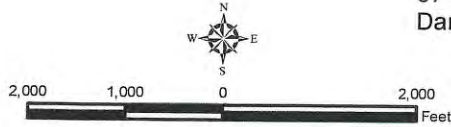


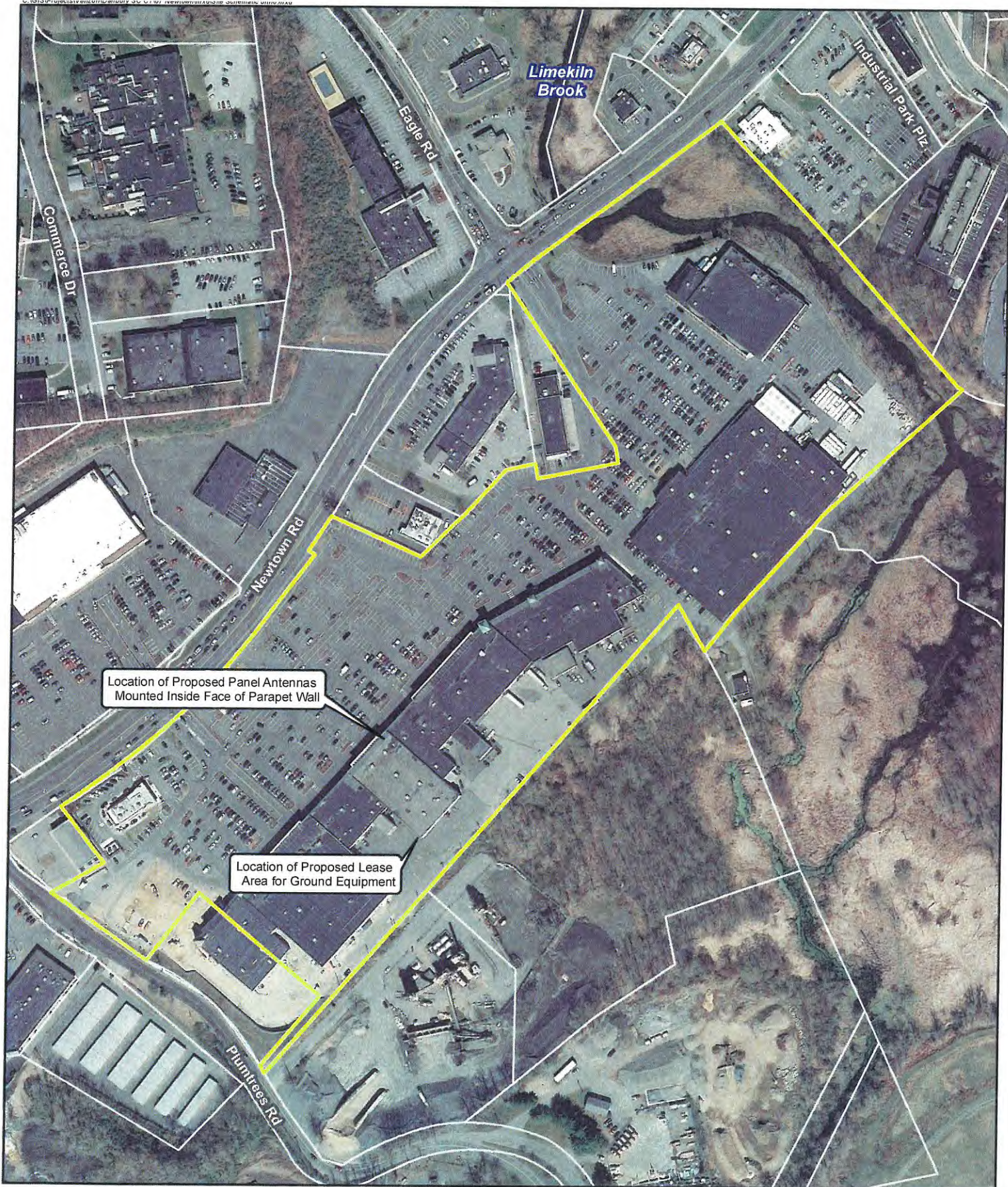
- Legend**
- ✕ Proposed Verizon Wireless Small Cell Facility
 - ✕ Surrounding Verizon Wireless Facilities
 - Municipal Boundary

Site Vicinity Map

Proposed Small Cell Installation
 Danbury SC CT
 67 Newtown Road
 Danbury, Connecticut

Base Map Source: 2012 Aerial Photograph (CTECO)
 Map Scale: 1 inch = 2,000 feet
 Map Date: January 2015





Location of Proposed Panel Antennas Mounted Inside Face of Parapet Wall

Location of Proposed Lease Area for Ground Equipment

Legend

- Approximate Subject Property
- Approximate Parcel Boundary (CTDEEP GIS)

Site Schematic

Proposed Small Cell Installation
 Danbury SC CT
 67 Newtown Road
 Danbury, Connecticut

Map Notes:
 Base Map Source: 2012 Aerial Photograph (CTECO)
 Map Scale: 1 inch = 275 feet
 Map Date: January 2015



ATTACHMENT 2

Cellco Partnership

d.b.a. **verizon** wireless
WIRELESS COMMUNICATIONS FACILITY

DANBURY SC
 67 NEWTOWN ROAD
 DANBURY, CT 06810

SITE DIRECTIONS

FROM: EAST RIVER DRIVE
 89 EAST RIVER DRIVE
 DANBURY, CONNECTICUT

TO: 67 NEWTOWN ROAD
 DANBURY, CONNECTICUT

1. HEAD SOUTHWEST ON E RIVER DR TOWARD DANBURY ST
 0.4 MI
 0.4 FT

2. TURN LEFT TO STAY ON E RIVER DR
 0.1 MI
 0.1 FT

3. MERGE ONTO 184 VA RAMP ON LEFT TOWARD HARTFORD
 0.3 MI
 0.3 FT

4. MERGE ONTO NEWTOWN ROAD VA EXIT 8 TOWARD BETHEL

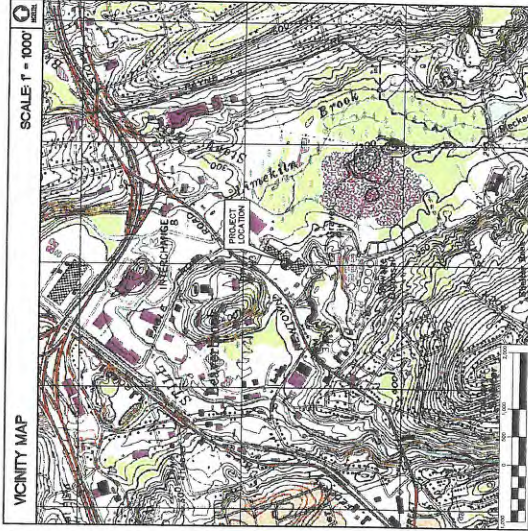
GENERAL NOTES

1. PROPOSED ANTENNA LOCATIONS AND HEIGHTS PROVIDED BY CELCO PARTNERSHIP.

SITE INFORMATION

THE SCOPE OF WORK SHALL INCLUDE:

1. THE INSTALLATION OF A PROPOSED CELCO PARTNERSHIP EQUIPMENT CABINET LOCATED AT GRADE (SEE SCHEDULED APPENDIX TO THE EXISTING SUBJECT BUILDING).
2. ANTENNAS SHALL BE INSTALLED ON THE EXISTING ANTENNA MOUNTING STRUCTURE. ANTENNAS SHALL BE PROPOSED TO BE MOUNTED TO THE REAR FACE OF THE BUILDING PARAPET WALL AT A CENTERLINE ELEVATION OF 431.2' ASL.
3. POWER AND TELCO UTILITIES SHALL BE ROUTED FROM DEMARCS LOCATED WITHIN OR ADJACENT TO THE SUBJECT BUILDING TO THE PROPOSED EQUIPMENT CABINET. FINAL UTILITY DEMARC LOCATIONS AND ROUTING TO BE DETERMINED BY THE BUILDING OWNER AND LOCAL UTILITY COMPANY REQUIREMENTS AND WILL BE COORDINATED WITH THE BUILDING OWNER AND LOCAL UTILITY COMPANY REQUIREMENTS.
4. THE PROPOSED WIRELESS FACILITY INSTALLATION WILL BE DESIGNED IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDING CODE AS MODIFIED BY THE 2009 CONNECTICUT SUPPLEMENT.



PROJECT SUMMARY

SITE NAME: DANBURY SC
SITE ADDRESS: 67 NEWTOWN ROAD
 DANBURY, CT 06810
PROPERTY OWNER: JAMES SESSIONS
 35 DEMARTOWN ROAD, SUITE 2
 DANBURY, CT 06810
APPLICANT: CELCO PARTNERSHIP
 67 EAST RIVER DRIVE
 DANBURY, CT 06810
VERTICAL SITE ACQUISITION PERSON: JAMES SESSIONS
 (357) 234-8078
LEGAL/REGULATORY COUNSEL: CELCO PARTNERSHIP
 ROBINSON & COLE LLP
 (860) 297-8445

SITE COORDINATES:
 LATITUDE 41°-24'-23.58"
 LONGITUDE 73°-27'-10.12"
 GROUND ELEVATION: 310.23' A.M.S.L.
 COORDINATES AND GROUND ELEVATION REFERENCED TO THE 1983 DATUM
 FOR WIRELESS FACILITY INSTALLATION PREPARED FOR WIRELESS FACILITY INSTALLATION BY CELCO PARTNERSHIP ASSOCIATES L.L.C. DATED JANUARY 20, 2015.

SHEET INDEX

SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	2
C-1	ANTENNA MP	2
C-2	PLANS, ELEVATION AND ANTENNA MOUNTING CONFIGURATION	2

REV.	DATE	BY	DESCRIPTION
2	07/20/15	HAR DMD	ISSUED FOR SC - AIRTRNS IMP AGED
1	03/09/15	HAR DFC	ISSUED FOR SC - CLIENT REVIEW
0	03/06/15	HAR DFC	ISSUED FOR SC - CLIENT REVIEW

Cellco Partnership
 d.b.a. Verizon Wireless

Contract # 150007
 CENTER
 1202 888 Street
 62.2 mi. Airport Road
 Bristol, 06035

www.Cellco.com

CELLCO PARTNERSHIP
 WIRELESS COMMUNICATIONS FACILITY
 DANBURY SC
 67 NEWTOWN ROAD
 DANBURY, CT 06810

DATE: 03/09/15
 SCALE: AS NOTED
 JOB NO.: 1500000

TITLE SHEET

T-1

Sheet No. 1 of 3

REV.	DATE	BY	CHK'D BY	DESCRIPTION
1	02/05/15	DMD	CPC	ISSUED FOR CSD - CLIENT REVIEW
2	07/27/15	DMD	CPC	ISSUED FOR CSD - ADDRESS MAP ADDED

PERSONAL FINANCIAL SVCS.

Calico Partnership d/b/a Verizon Wireless

CENTEK
 1200 48th Street
 Danbury, CT 06810
 (203) 752-8888
 www.centek.com

d/b/a Verizon Wireless

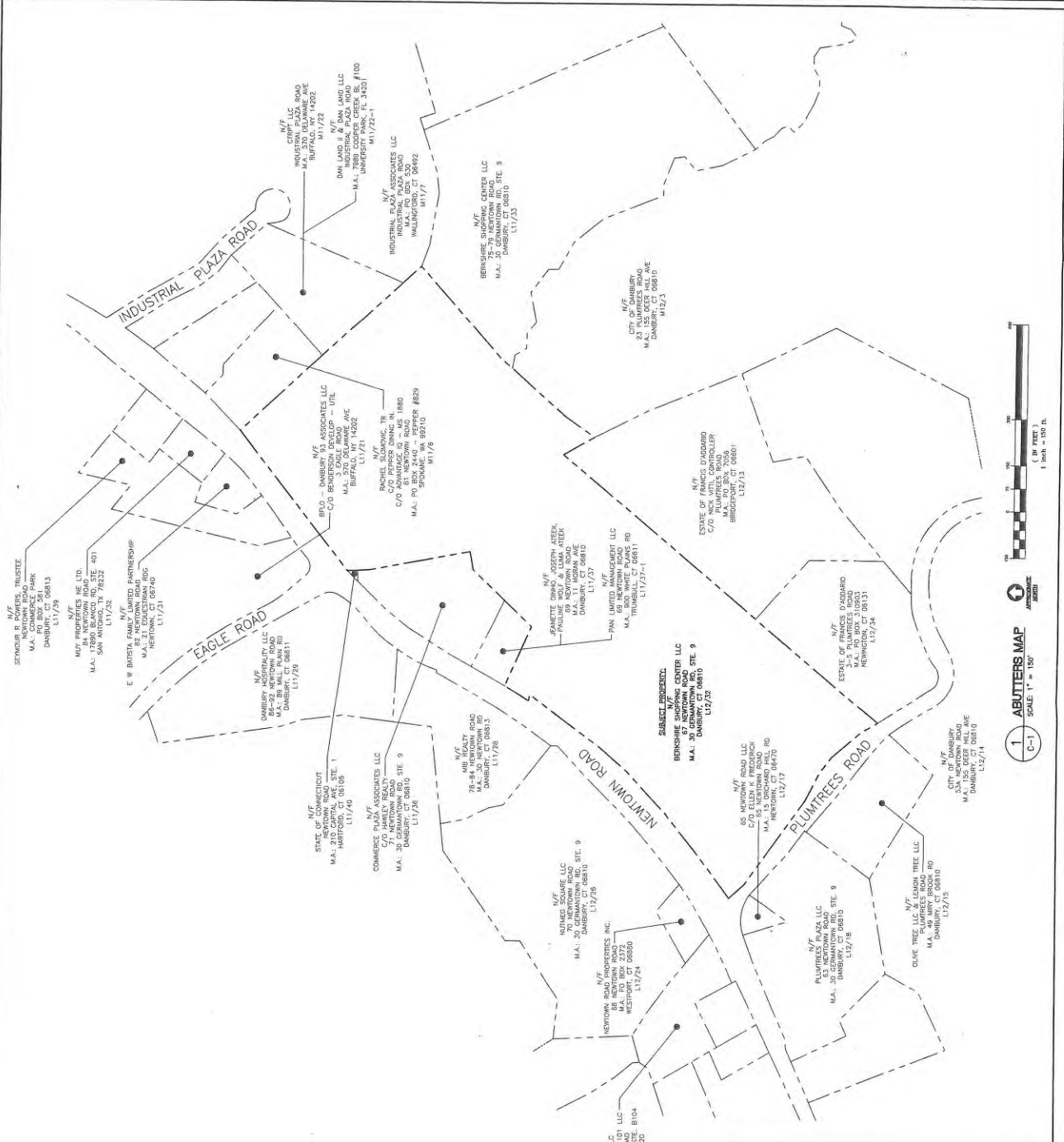
Calico Partnership d/b/a Verizon Wireless
 67 DANBURY ROAD
 DANBURY, CT 06810

DATE: 01/09/15
 SCALE: AS NOTED
 JOB NO.: 15040000

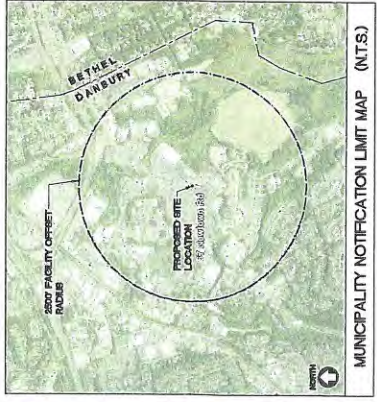
ABUTTERS MAP

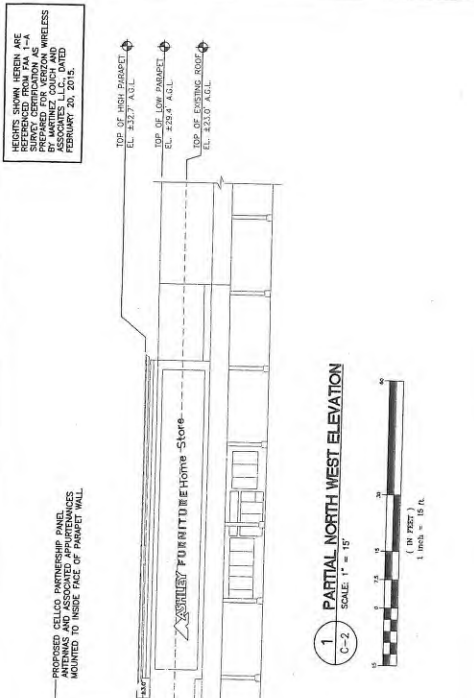
C-1

Sheet No. 2 of 3

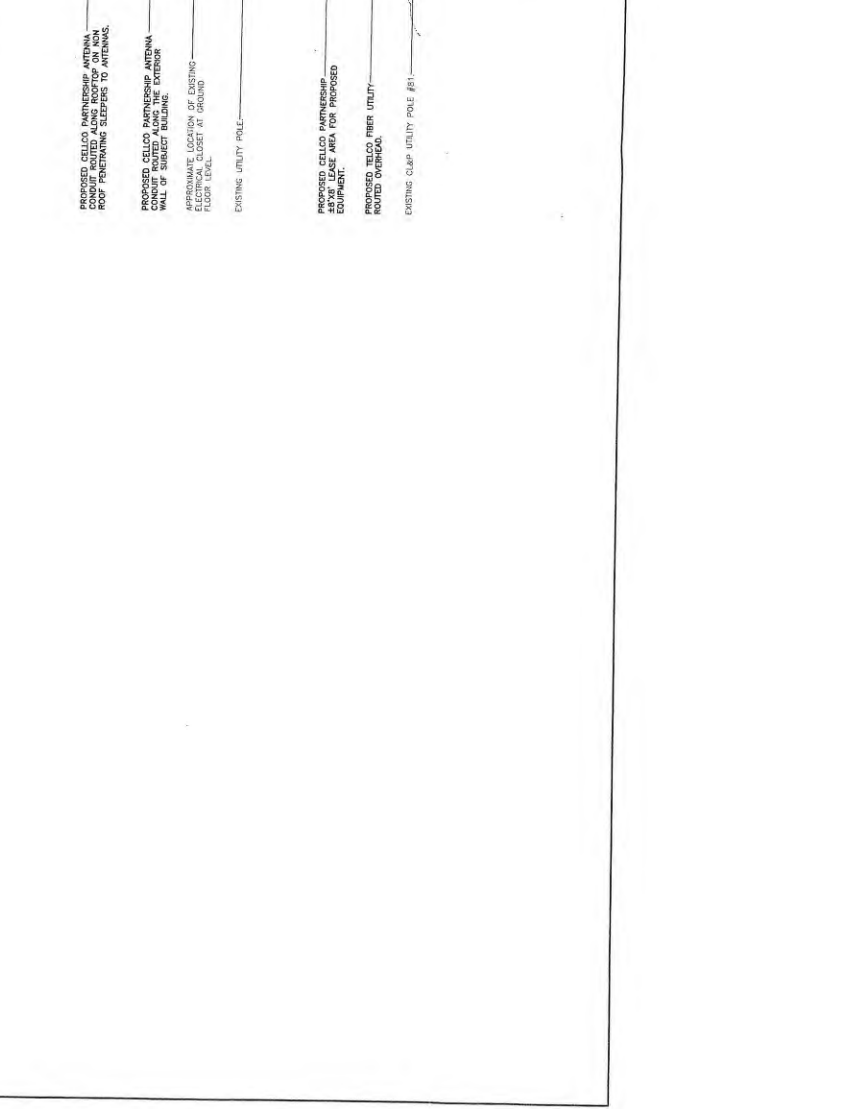
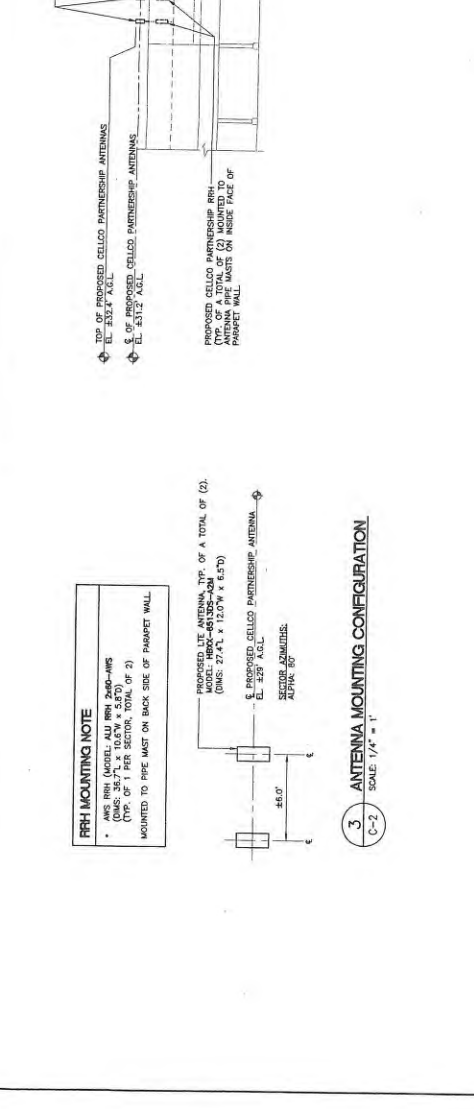
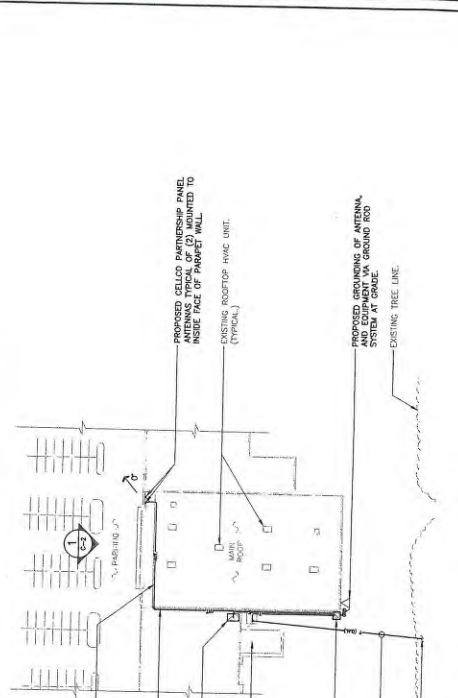


1 ABUTTERS MAP
 SCALE: 1" = 100'





NOTES:
 1. THE PROPOSED CELCO PARTNERSHIP ANTENNA INSTALLATION TO CONSIST OF A TOTAL OF (2) ANTENNAS, ASSOCIATED CABLES AND POWER/TELECOM INSTALLATION.
 2. POWER & TELECOM UTILITIES SHALL BE ROUTED FROM EXISTING SERVICES WITHIN IS SUBJECT BUILDING. FINAL UTILITY DEPARTS LOCATIONS AND ROUTING TO BE DETERMINED BY BUILDING OWNER AND LOCAL UTILITY COMPANY REQUIREMENTS.
 3. CELCO PARTNERSHIP ROOFTOP ACCESS BY EXTERIOR ONLY. NO INTERIOR ROOFTOP ACCESS WILL BE ALLOWED/UTILIZED.



ATTACHMENT 3



HBXX-6513DS-VTM

Andrew® Quad Port Teletilt® Antenna, 1710–2170 MHz, 65° horizontal beamwidth, RET compatible

- Two DualPol® antennas under one radome
- Each antenna is independently capable of field adjustable electrical tilt
- Continuous wideband operation

Electrical Specifications

Frequency Band, MHz	1710–1880	1850–1990	1920–2170
Gain, dBi	14.5	14.6	14.9
Beamwidth, Horizontal, degrees	68	65	65
Beamwidth, Vertical, degrees	15.0	14.0	13.0
Beam Tilt, degrees	0–12	0–12	0–12
USLS, typical, dB	15	15	15
Front-to-Back Ratio at 180°, dB	30	30	30
Isolation, dB	30	30	30
VSWR Return Loss, dB	1.4 15.6	1.4 15.6	1.4 15.6
PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150
Input Power per Port, maximum, watts	350	350	350
Polarization	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm

General Specifications

Antenna Brand	Andrew®
Antenna Type	DualPol® quad
Band	Single band
Brand	DualPol® Teletilt®
Operating Frequency Band	1710 – 2170 MHz

Mechanical Specifications

Color	Light gray
Lightning Protection	dc Ground
Radiator Material	Low loss circuit board
Radome Material	PVC, UV resistant
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, total	4
Wind Loading, maximum	223.0 N @ 150 km/h 50.1 lbf @ 150 km/h
Wind Speed, maximum	241.0 km/h 149.8 mph

Dimensions

Depth	166.0 mm 6.5 in
Length	695.0 mm 27.4 in

Product Specifications

COMMScope®

HBXX-6513DS-VTM

Width 305.0 mm | 12.0 in
Net Weight 7.9 kg | 17.4 lb

POWERED BY



Remote Electrical Tilt (RET) Information

Model with Factory Installed AISG 2.0 Actuator HBXX-6513DS-A2M
RET System Teletilt®

Regulatory Compliance/Certifications

Agency

RoHS 2011/65/EU
China RoHS SJ/T 11364-2006
ISO 9001:2008

Classification

Compliant by Exemption
Above Maximum Concentration Value (MCV)
Designed, manufactured and/or distributed under this quality management system



Included Products

600899A-2 — Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

Product Specifications

COMMScope®

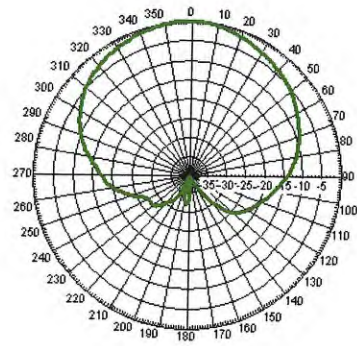
HBXX-6513DS-VTM

POWERED BY

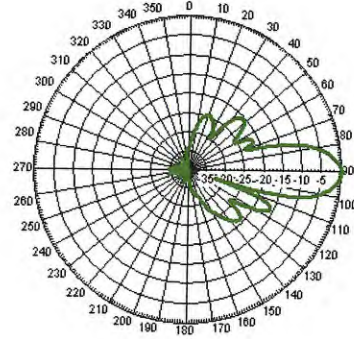


Horizontal Pattern

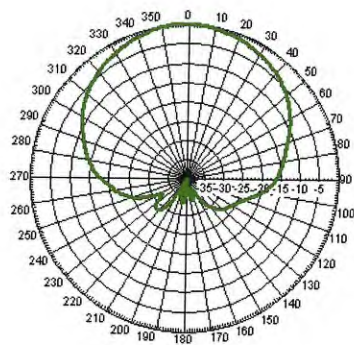
Vertical Pattern



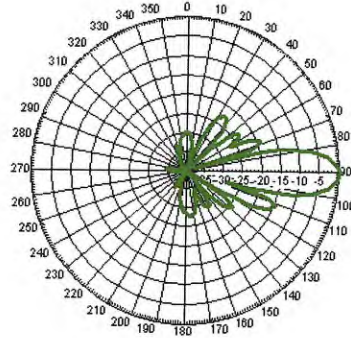
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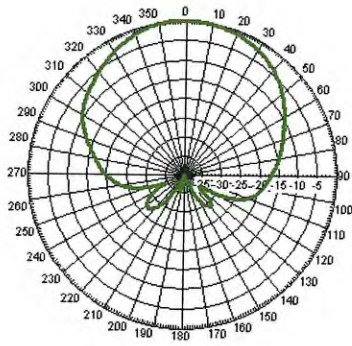
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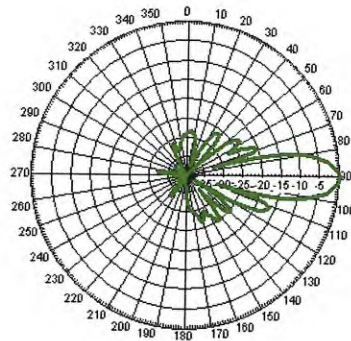
Freq: 1920 MHz, Tilt: 0



Freq: 1920 MHz, Tilt: 0



Freq: 2110 MHz, Tilt: 0



Freq: 2110 MHz, Tilt: 0

Product Specifications

COMMSCOPE®

POWERED BY



600899A-2

Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

General Specifications

Antenna Brand	Andrew®
Mount Type	Downtilt mounts
Application	Outdoor
Includes	Brackets Hardware
Package Quantity	1

Mechanical Specifications

Color	Silver
Material Type	Galvanized steel

Dimensions

Compatible Diameter, maximum	114.3 mm 4.5 in
Compatible Diameter, minimum	61.0 mm 2.4 in
Net Weight	3.9 kg 8.5 lb

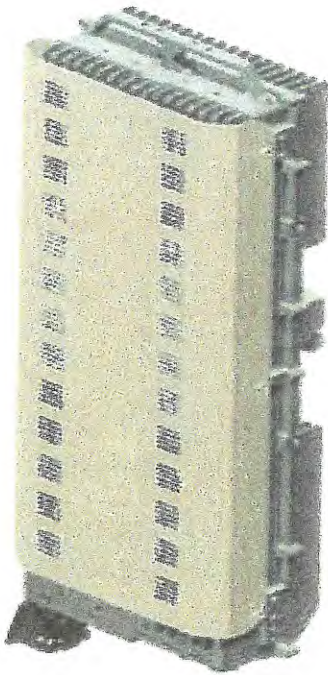
Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant
China RoHS SJ/T 11364-2006	Below Maximum Concentration Value (MCV)
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system



ALCATEL-LUCENT WIRELESS PRODUCT DATASHEET RRH2x60-AWS FOR BAND 4 APPLICATIONS

The Alcatel-Lucent RRH2x60-AWS is a high power, small form factor Remote Radio Head operating in the AWS frequency band (3GPP Band 4) for LTE technology. It is designed with an eco-efficient approach, providing operators with the means to achieve high quality and high capacity coverage with minimum site requirements and efficient operation.



A distributed Node B expands the deployment options by using two components, a Base Band Unit (BBU) containing the digital assets and a separate RRH containing the radio-frequency (RF) elements. This modular design optimizes available space and allows the main components of a Node B to be installed separately, within the same site or several kilometers apart.

The Alcatel-Lucent RRH2x60-AWS is linked to the BBU by an optical-fiber connection carrying downlink and uplink digital radio signals

along with operations, administration and maintenance (OA&M) information.

SUPERIOR RF PERFORMANCE

The Alcatel-Lucent RRH2x60-AWS integrates all the latest technologies. This allows to offer best-in-class characteristics.

It delivers an outstanding 120 watts of total RF power thanks to its two transmit RF paths of 60 W each.

It is ideally suited to support multiple-input multiple-output (MIMO) 2x2 operation.

It includes four RF receivers to natively support 4-way uplink reception diversity. This improves the radio uplink coverage and this can be used to extend the cell radius commensurate with 2x2MIMO 2x60 W for the downlink.

It supports multiple discontinuous LTE carriers within an instantaneous bandwidth of 45 MHz corresponding to the entire AWS B4 spectrum.

The latest generation power amplifiers (PA) used in this product achieve high efficiency (>40%), resulting in improved power consumption figures.

OPTIMIZED TCO

The Alcatel-Lucent RRH2x60-AWS is designed to make available all the benefits of a distributed Node B, with excellent RF characteristics, with low capital expenditures (CAPEX) and low operating expenditures (OPEX).

The Alcatel-Lucent RRH2x60-AWS is a very cost-effective solution to deploy LTE MIMO.

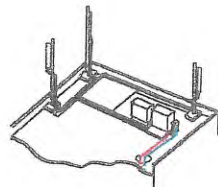
EASY INSTALLATION

The RRH2x60-AWS includes a reversible mounting bracket which allows for ease of installation behind an antenna, or on a rooftop knee wall while providing easy access to the mid body RF connectors.

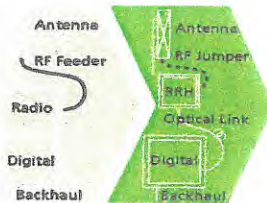
The limited space available in some sites may prevent the installation of traditional single-cabinet BTS equipment. However, many of these sites can host an Alcatel-Lucent RRH2x60-AWS installation, providing more flexible site selection and improved network quality along with greatly reduced installation time and costs.

The Alcatel-Lucent RRH2x60-AWS is a zero-footprint solution and is convection cooled without fans for silent operation, simplifying negotiations with site property owners and minimizing environmental impacts.

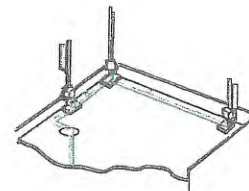
Installation can easily be done by a single person as the Alcatel-Lucent RRH2x60-AWS is compact and weighs about 20 kg, eliminating the need for a crane to hoist the BTS cabinet to the rooftop. A site can be in operation in less than one day.



Macro



RRH for space-constrained cell sites



Distributed

FEATURES

- RRH2x60-AWS integrates two power amplifiers of 60W rating (at each antenna connector)
- Support multiple carriers over the entire 3GPP band 4
- RRH2x60-AWS is optimized for LTE operation
- RRH2x60-AWS is a very compact and lightweight product
- Advanced power management techniques are embedded to provide power savings, such as PA bias control

BENEFITS

- MIMO LTE operation with only one single unit per sector
- Improved uplink coverage with built-in 4-way receive diversity capability
- RRH can be mounted close to the antenna, eliminating nearly all losses in RF cables and thus reducing power consumption by 50% compared to conventional solutions
- Distributed configurations provide easily deployable and cost-effective solutions, near zero footprint and

silent solutions, with minimum impact on the neighborhood, which ease the deployment

- RETA and TMA support without additional hardware thanks to the AISG v2.0 port and the integrated Bias-Tees. Bias-Tees support AISG DC supply and signaling.

TECHNICAL SPECIFICATIONS

Specifications listed are hardware capabilities. Some capabilities depend on support in a specific software release or future release.

Dimensions and weights

- HxWxD : 510x285x186mm (27 l with solar shield)
- Weight : 20 kg (44 lbs)

Electrical Data

- Power Supply : -48V DC (-40.5 to -57V)
- Power Consumption (ETSI average traffic load reference) : 250W @2x60W

RF Characteristics

- Frequency band: 1710-1755, UL / 2110-2155 MHz, DL (3GPP band 4)
- Output power: 2x60W at antenna connectors
- Technology supported: LTE
- Instantaneous bandwidth: 45 MHz
- Rx diversity: 2-way and 4-way uplink reception
- Typical sensitivity without Rx diversity: -105 dBm for LTE

Connectivity

- Two CPRI optical ports for daisy chaining and up to six RRHs per fiber
- Type of optical fiber: Single-Mode (SM) and Multi-Mode (MM) SFPs
- Optical fiber length: up to 500m using MM fiber, up to 20km using SM fiber
- TMA/RETA : AISG 2.0 (RS485 connector and internal Bias-Tee)
- Six external alarms
- Surge protection for all external ports (DC and RF)

Safety and Regulatory Data

- EMC : 3GPP 25113, EN 301 489-1, EN 301 489-23, GR 1089, GR 3108, OET-65
- Safety : IEC60950-1, EN 60825-1, UL, ANSI/NFPA 70, CAN/CSA-C22.2
- Regulatory : FCC Part 15 Class B, CE Mark – European Directive : 2002/95/EC (ROHS); 2002/96/EC (WEEE); 1999/5/EC (R&TTE)
- Health : EN 50385

Environmental specifications

- Operating temperature: -40°C to 55°C including solar load
- Operating relative humidity: 8% to 100%
- Environmental Conditions : ETS 300 019-1-4 class 4.1E
- Ingress Protection : IEC 60529 IP65
- Acoustic Noise : Noiseless (natural convection cooling)

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AT THE SPEED OF IDEAS™

Alcatel-Lucent 

ATTACHMENT 4

Limited Visual Assessment and Photo-Simulations

DANBURY SC
67 NEWTOWN ROAD
DANBURY, CT



Prepared in February 2015 by:
All-Points Technology Corporation, P.C.
3 Saddlebrook Drive
Killingworth, CT 06141

Prepared for Verizon Wireless



LIMITED VISUAL ASSESSMENT & PHOTO-SIMULATIONS

At the request of Cellco partnership LLC d/b/a Verizon Wireless, All-Points Technology Corporation, P.C. ("APT") completed a limited visual assessment and prepared computer-generated photo-simulations depicting the proposed installation of a small cell wireless telecommunications Facility at 67 Newtown Road in Danbury, Connecticut (the "Property").

Project Setting

The Property is located in the Berkshire Shopping Center east of Newtown Road and south of Interstate 84. The Property is currently improved with multiple commercial/retail buildings. The proposed Facility would be located centrally in the mall, on the Ashely Furniture Home Store, and would include the installation of two panel antennas mounted to pipe masts affixed to the inside of an existing parapet wall on the building's northwest roof. The antennas would rise above the lower portion of the parapet wall by approximately three (3) feet and slightly below the top of the higher portion of the parapet. An exterior, ground-mounted equipment cabinet would be located on the west side of the building (on its west side) within a seven-foot tall, screened fence-enclosure.

Methodology

On February 23, 2015, APT personnel conducted a field reconnaissance to photo-document existing conditions. Three (3) nearby locations were selected to represent where the existing building is visible and depict proposed conditions with the proposed small cell antenna installation. A fourth photo location depicts the proposed ground equipment. At each photo location, the geographic coordinates of the camera's position were logged using global positioning system ("GPS") technology. Photographs were taken with a Canon EOS 6D digital camera body and Canon EF 24 to 105 millimeter ("mm") zoom lens, with lens set to 50 mm.

"The lens that most closely approximates the view of the unaided human eye is known as the normal focal-length lens. For the 35 mm camera format, which gives a 24x36 mm image, the normal focal length is about 50 mm."¹

Three-dimensional computer models were developed for the building and proposed small cell components from AutoCAD information. Photographic simulations were then generated to portray scaled renderings of the proposed installation. Using field data, site plan information and image editing software, the proposed Facility was scaled to the correct location and height, relative to the existing structure and surrounding area. For

¹ Warren, Bruce. Photography, West Publishing Company, Eagan, MN, c. 1993, (page 70).

presentation purposes in this report, all of the photographs were produced in an approximate 7-inch by 10.5-inch format². A photolog map and copies of the existing conditions and photo-simulations are attached.

Conclusions

The visibility of the proposed small cell installation would be limited primarily to nearby locations within the mall parking lot to the west, where the western façade of the building can be seen today. The proposed antennas would extend approximately three (3) feet above the top of the roof's lower parapet wall. A higher parapet is located immediately to the south and extends to a height slightly above where the tops of the proposed antennas would rise. The ground equipment's placement to the rear of the building is in a location that is typically accessible for employees, tenants and service vehicles such that it is not typically accessible to the general public. Based on the results of this assessment, it is APT's opinion that the proposed installation of Verizon Wireless equipment at the Property would not be highly visible or have a significant impact on aesthetics in the area.

Limitations

This analysis does not claim to depict the only areas, or all locations, where visibility may occur; it is intended to provide a representation of those areas where the Facility is likely to be seen. The photo-simulations provide a representation of the Facility under similar settings as those encountered during the field reconnaissance. Views of the Facility can change throughout the seasons and the time of day, and are dependent on weather and other atmospheric conditions (e.g., haze, fog, clouds); the location, angle and intensity of the sun; and the specific viewer location. Weather conditions on the day of the reconnaissance included mostly sunny skies and the photo-simulations presented in this report provide an accurate portrayal of the Facility during comparable conditions.

² When viewing in this format size, we believe it is important to provide the largest representational image while maintaining an accurate relation of sizes between objects within the frame of the photograph and depicting the subject in a way similar to what an observer might see, to the greatest extent possible.

ATTACHMENTS



PHOTO LOG

- Legend
- Site
 - Photo Location





EXISTING

PHOTO

1

LOCATION

HOST PROPERTY

ORIENTATION

EAST

DISTANCE TO SITE

+/- 355 FEET



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
1	HOST PROPERTY	EAST	+/- 355 FEET



PROPOSED

PHOTO

1

LOCATION

HOST PROPERTY

ORIENTATION

EAST

DISTANCE TO SITE

+/- 355 FEET





EXISTING

PHOTO

2

LOCATION

HOST PROPERTY

ORIENTATION

SOUTHEAST

DISTANCE TO SITE

+/- 226 FEET





PROPOSED

PHOTO

2

LOCATION

HOST PROPERTY

ORIENTATION

SOUTHEAST

DISTANCE TO SITE

+/- 226 FEET



ALL-POINTS
TECHNOLOGY CORPORATION





PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
2	HOST PROPERTY	SOUTHEAST	+/- 226 FEET





EXISTING

PHOTO

3

LOCATION

HOST PROPERTY

ORIENTATION

SOUTHWEST

DISTANCE TO SITE

+/- 387 FEET





PROPOSED

PHOTO

3

LOCATION

HOST PROPERTY

ORIENTATION

SOUTHWEST

DISTANCE TO SITE

+/- 387 FEET





PROPOSED

PHOTO

3

LOCATION

HOST PROPERTY

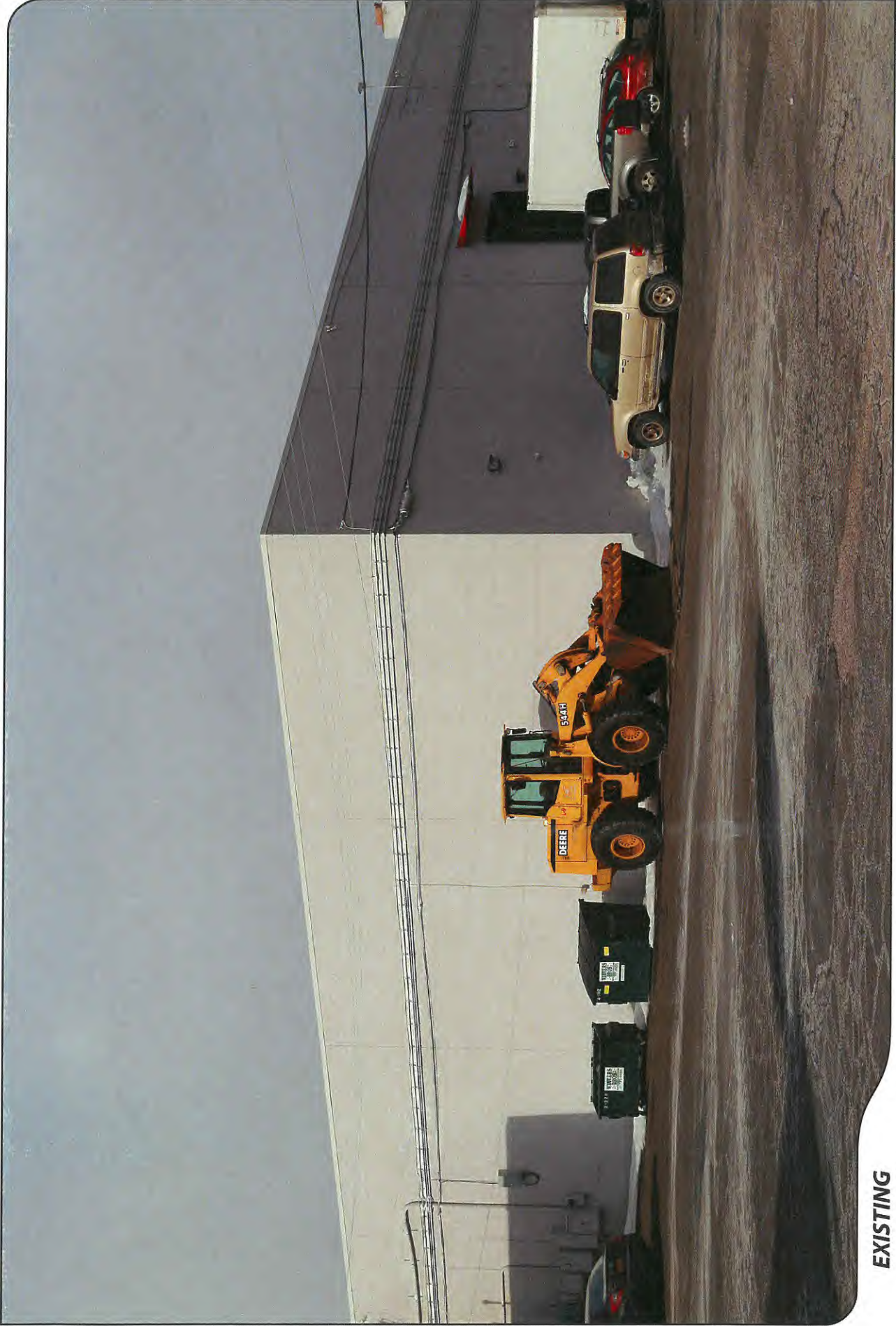
ORIENTATION

SOUTHWEST

DISTANCE TO SITE

+/- 387 FEET





EXISTING

PHOTO

4

LOCATION

HOST PROPERTY

ORIENTATION

NORTH

DISTANCE TO SITE

+/- 126 FEET





PROPOSED

PHOTO

4

LOCATION

HOST PROPERTY

ORIENTATION

NORTH

DISTANCE TO SITE

+/- 126 FEET





PROPOSED

PHOTO

4

LOCATION

HOST PROPERTY

ORIENTATION

NORTH

DISTANCE TO SITE

+/- 126 FEET



ATTACHMENT 5



C Squared Systems, LLC
65 Dartmouth Drive
Auburn, NH 03032
(603) 644-2800
support@csquaredsystems.com

Calculated Radio Frequency Emissions Report



Danbury SC CT
67 Newtown Road, Danbury, CT 06810

January 14, 2015

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1. Introduction

The purpose of this report is to investigate compliance with applicable FCC regulations for the proposed installation of Verizon Wireless antennas on the rooftop of the Ashley Furniture Home Store building located at 67 Newtown Road in Danbury, CT. The coordinates of the building are 41-24-23.49 N, 73-24-56.48 W.

Verizon Wireless is proposing to install the following:

- 1) Install one 1900 MHz LTE panel antenna;
- 2) Install one 2100 MHz LTE panel antenna.

This report uses the planned antenna configuration for Verizon Wireless to derive the resulting % MPE, once the proposed installation has been completed.

2. FCC Guidelines for Evaluating RF Radiation Exposure Limits

In 1985, the FCC established rules to regulate radio frequency (RF) exposure from FCC licensed antenna facilities. In 1996, the FCC updated these rules, which were further amended in August 1997 by OET Bulletin 65 Edition 97-01. These new rules include Maximum Permissible Exposure (MPE) limits for transmitters operating between 300 kHz and 100 GHz. The FCC MPE limits are based upon those recommended by the National Council on Radiation Protection and Measurements (NCRP), developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI).

The FCC general population/uncontrolled limits set the maximum exposure to which most people may be subjected. General population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

Public exposure to radio frequencies is regulated and enforced in units of milliwatts per square centimeter (mW/cm^2). The general population exposure limits for the various frequency ranges are defined in the attached "FCC Limits for Maximum Permissible Exposure (MPE)" in Attachment B of this report.

Higher exposure limits are permitted under the occupational/controlled exposure category, but only for persons who are exposed as a consequence of their employment and who have been made fully aware of the potential for exposure, and they must be able to exercise control over their exposure. General population/uncontrolled limits are five times more stringent than the levels that are acceptable for occupational, or radio frequency trained individuals. Attachment B contains excerpts from OET Bulletin 65 and defines the Maximum Exposure Limit.

Finally, it should be noted that the MPE limits adopted by the FCC for both general population/uncontrolled exposure and for occupational/controlled exposure incorporate a substantial margin of safety and have been established to be well below levels generally accepted as having the potential to cause adverse health effects.

3. RF Exposure Prediction Methods

The emission field calculation results displayed in the following figures were generated using the following formula as outlined in FCC bulletin OET 65:

$$\text{Power Density} = \left(\frac{\text{EIRP}}{\pi \times R^2} \right) \times \text{Off Beam Loss}$$

Where:

EIRP = Effective Isotropic Radiated Power

R = Radial Distance = $\sqrt{(H^2 + V^2)}$

H = Horizontal Distance from antenna in meters

V = Vertical Distance from radiation center of antenna in meters

Off Beam Loss is determined by the selected antenna patterns

Ground reflection factor of 2.0

These calculations assume that the antennas are operating at 100 percent capacity, that all antenna channels are transmitting simultaneously, and that the radio transmitters are operating at full power. Obstructions (trees, buildings, etc.) that would normally attenuate the signal are not taken into account. The calculations assume even terrain in the area of study and do not take into account actual terrain elevations which could attenuate the signal. As a result, the predicted signal levels reported below are much higher than the actual signal levels will be from the finished installation.

The percent of MPE values presented in this report reflect levels that one may encounter from one sector of a carrier's antennas. Most carriers use 3 sectors per site with azimuths approximately 120 degrees apart, therefore one could not be standing in the main beam of all 3 sectors at the same time. In cases where antenna models are not uniform across all 3 sectors, the antenna model with the highest gain was used for the calculations. This results in a conservative or "worst case" assumption for percent of MPE calculations.

4. Proposed Antenna Inventory

Table 1 below outlines Verizon's proposed antenna configuration for the site. The associated data sheets and antenna patterns for these specific antenna models are included in Attachment C.

Operator	Sector	TX Freq (MHz)	Power at Antenna (Watts)	Ant Gain (dBd)	Power ERP (Watts)	Antenna Model	Beam Width	Mech. Downtilt	Length (ft)	Antenna Centerline Height (ft)
Verizon	Alpha	1900	120	12.5	2134	HBXX-6513DS-A2M 4	65	0	2	34.0
		2100	120	12.8	2287	HBXX-6513DS-A2M 4	65	0	2	34.0

Table 1: Proposed Antenna Inventory^{1 2}

¹ Transmit power assumes 0dB of cable loss.

² Antenna heights are based upon the Centek Engineering Lease Exhibit, dated December 17, 2014.

5. Calculation Results

The calculated power density results are shown in Figure 1 below. Each frequency band and technology is calculated as well as the resulting cumulative percent of MPE. For completeness, the calculations for this analysis range from 0' horizontal distance (directly below the antennas) to a value of 1,000' horizontal distance from the antennas. In addition to the other worst case scenario considerations that were previously mentioned, the power density calculations to each horizontal distance point away from the antennas were completed using a local maximum off beam antenna gain (within ± 5 degrees of the true mathematical angle) to incorporate a realistic worst case scenario.

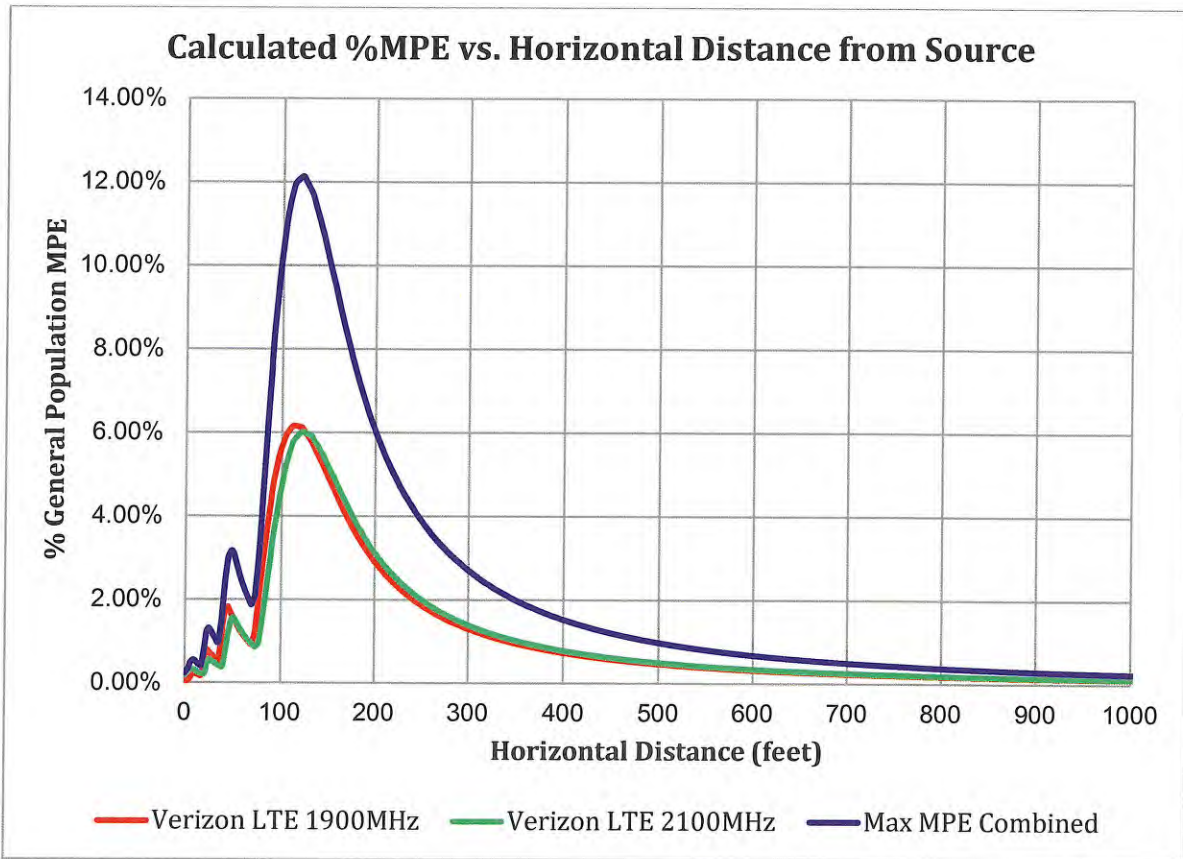


Figure 1: Graph of Percent of General Population MPE vs. Distance

The highest composite percent of MPE (12.14%) with respect to the General Population limit was calculated to occur at a horizontal distance of 121' from the antennas. Please note that the percent of MPE calculations close to the site take into account off beam loss, which is determined from the vertical pattern of the antennas used. Therefore, RF power density levels may increase as the distance from the site increases. At distances of approximately 200' and beyond, one would now be in the main beam of most antenna patterns and off beam loss is no longer considered. Beyond this point, RF levels become calculated solely on distance from the site and the percent of MPE decreases significantly as distance from the site increases.

Table 2 below lists percent of MPE values for each technology as well as the associated parameters that were included in the calculations. The highest composite percent of MPE value was calculated to occur at a horizontal distance of 121' from the antennas (reference Figure 1).

As stated in Section 3, all calculations assume that the antennas are operating at 100 percent capacity, that all antenna channels are transmitting simultaneously, and that the radio transmitters are operating at full power. Obstructions (trees, buildings etc.) that would normally attenuate the signal are not taken into account. In addition, 6 feet was subtracted from the height of the antennas for this analysis to account for average human height. As a result, the predicted signal levels are significantly higher than the actual signal levels will be from the finished installation.

Carrier	Number of Trans.	Power out of Base Station Per Transmitter (Watts)	Antenna Height (Feet)	Distance to the Base of Antennas (Feet)	Power Density (mW/cm ²)	Limit (mW/cm ²)	%MPE
Verizon LTE 1900MHz	2	60.0	34.0	121	0.061239	1.000	6.12%
Verizon LTE 2100MHz	2	60.0	34.0	121	0.060178	1.000	6.02%
Total							12.14%

Table 2: Maximum Percent of General Population MPE at Ground Level^{3 4}

³ Frequencies listed in Table 2 are representative of the operating band of the particular carrier and are not the carriers' specific operating frequency.

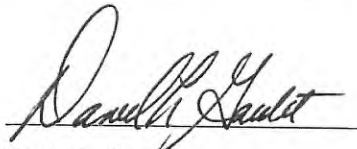
⁴ The total %MPE levels listed in Table 2 are summations of each unrounded contribution. Therefore, summing each rounded value may not reflect the total value listed in the table.

6. Conclusion

The above analysis verifies that emissions from the site will be below the maximum levels as outlined by the FCC in the OET Bulletin 65 Ed. 97-01. Using the conservative calculation methods described above, the maximum composite percent of MPE, at ground level, from the site is **12.14% of the FCC General Population limit**. This maximum percent of MPE value is calculated to occur 121' away from the site.

7. Statement of Certification

I certify to the best of my knowledge that the statements in this report are true and accurate. The calculations follow guidelines set forth in ANSI/IEEE Std. C95.3, ANSI/IEEE Std. C95.1 and FCC OET Bulletin 65 Edition 97-01.



Daniel L. Goulet
C Squared Systems, LLC

January 14, 2015

Date

Attachment A: References

OET Bulletin 65 - Edition 97-01 - August 1997 Federal Communications Commission Office of Engineering & Technology

ANSI C95.1-1982, American National Standard Safety Levels With Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 300 kHz to 100 GHz IEEE-SA Standards Board

IEEE Std C95.3-1991 (Reaff 1997), IEEE Recommended Practice for the Measurement of Potentially Hazardous Electromagnetic Fields - RF and Microwave IEEE-SA Standards Board

Attachment B: FCC Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure⁵

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (E) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	-	-	f/300	6
1500-100,000	-	-	5	6

(B) Limits for General Population/Uncontrolled Exposure⁶

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (E) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	-	-	f/1500	30
1500-100,000	-	-	1.0	30

f = frequency in MHz * Plane-wave equivalent power density

Table 3: FCC Limits for Maximum Permissible Exposure

⁵ Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

⁶ General population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

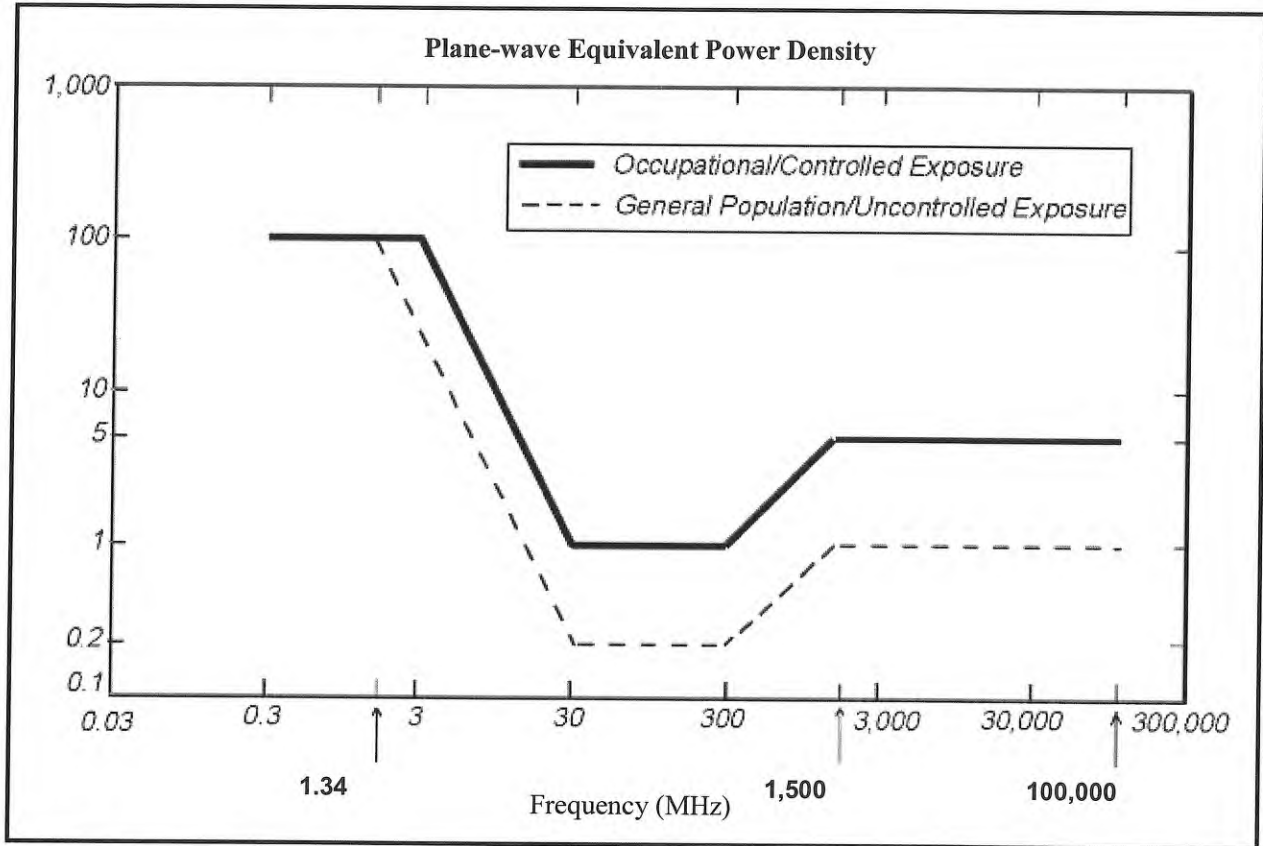
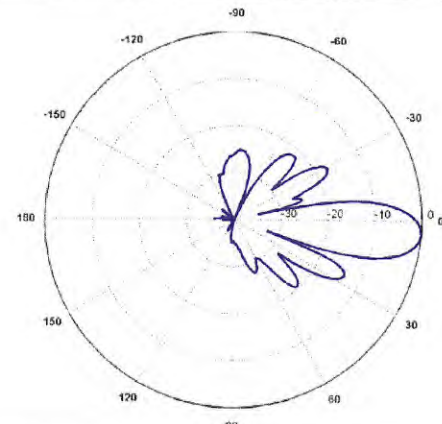
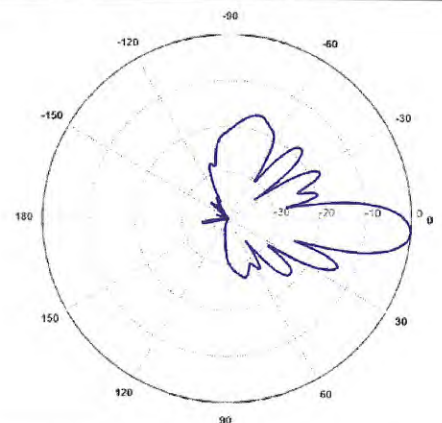


Figure 2: Graph of FCC Limits for Maximum Permissible Exposure (MPE)

Attachment C: Antenna Model Data Sheets and Electrical Patterns

<p>1900 MHz</p> <p>Manufacturer: Commscope Model #: HBXX-6513DS-A2M_4 Frequency Band: 1850-1990 MHz Gain: 12.5 dBd Vertical Beamwidth: 14° Horizontal Beamwidth: 65° Polarization: ± 45° Size L x W x D: 27.4" x 12.0" x 6.5"</p>	
<p>2100 MHz</p> <p>Manufacturer: Commscope Model #: HBXX-6513DS-A2M_4 Frequency Band: 1920-2170 MHz Gain: 12.8 dBd Vertical Beamwidth: 13° Horizontal Beamwidth: 65° Polarization: ± 45° Size L x W x D: 27.4" x 12.0" x 6.5"</p>	

ATTACHMENT 6

DANBURY_SC_CT.txt

* Federal Airways & Airspace *
* Summary Report: New Construction *
* Antenna Structure *

Airspace User: Your Name

File: DANBURY_SC_CT

Location: Danbury, CT

Latitude: 41°-24'-24.22" Longitude: 73°-24'-55.43"

SITE ELEVATION AMSL.....306 ft.

STRUCTURE HEIGHT.....35 ft.

OVERALL HEIGHT AMSL.....341 ft.

NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)
FAR 77.9(b): NNR (DNE Notice Slope)
FAR 77.9(c): NNR (Not a Traverse Way)
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for DXR
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for 11N
FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)
For new construction review Air Navigation Facilities at bottom
of this report.

Notice to the FAA is not required at the analyzed location and height for
slope, height or Straight-In procedures. Please review the 'Air Navigation'
section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL
FAR 77.17(a)(2): DNE - Airport Surface
FAR 77.19(a): DNE - Horizontal Surface
FAR 77.19(b): DNE - Conical Surface
FAR 77.19(c): DNE - Primary Surface
FAR 77.19(d): DNE - Approach Surface
FAR 77.19(e): DNE - Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: DXR: DANBURY MUNI

Type: A RD: 20622.87 RE: 453.9
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): DNE - Height No Greater Than 200 feet AGL.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Approach Slope: DNE
VFR Transitional Slope: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: 11N: CANDLELIGHT FARMS

Type: A RD: 59079.27 RE: 654
FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): Does Not Apply.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Approach Slope: DNE
VFR Transitional Slope: DNE

DANBURY_SC_CT.txt

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)
 FAR 77.17(a)(3) Departure Surface Criteria (40:1)
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)
 FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 600 ft AMSL

PRIVATE LANDING FACILITIES

FACIL IDENT TYP NAME	BEARING To FACIL	RANGE IN NM	DELTA ARP ELEVATION	FAA IFR
OCT8 HEL DANBURY HOSPITAL No Impact to Private Landing Facility Structure 0 ft below heliport.	266.95	1.33	-169	

AIR NAVIGATION ELECTRONIC FACILITIES

APCH BEAR	FAC IDNT	TYPE	ST AT	FREQ	VECTOR	DIST (ft)	DELTA ELEVA ST	LOCATION	GRND ANGLE
87	DXR	LOCALIZER	I	111.5	233.78	22420	-112 CT	RWY 08 DANBURY MU	-.29
	DXR	ATCT	ON		236.67	22489	-117 CT	DANBURY MUNI	-.3
	CMK	VOR/DME	I	116.6	224.58	64845	-353 NY	CARMEL	-.31
	JWE	NDB	I	36	96.2	83591	-230 CT	CLERA	-.16
	BDR	VOR/DME	R	108.8	138.37	120132	+332 CT	BRIDGEPORT	.16
	PWL	VOR/DME	I	114.3	339.11	141642	-909 NY	PAWLING	-.37
	IGN	VOR/DME	R	117.6	310.38	145923	-241 NY	KINGSTON	-.09
	HPN	RADAR	ON	2735.	214.04	147018	-169 NY	WESTCHESTER COUNT	-.07
	HVN	VOR/DME	R	109.8	110.04	154838	+335 CT	NEW HAVEN	.12
	SWF	RADAR	Y	2765.	279.4	191694	-380 NY	STEWART INTERNATI	-.11
	MAD	VOR/DME	R	110.4	99.91	201413	+121 CT	MADISON	.03
	ISP	RADAR	ON	2735.	158.15	235803	+159 NY	LONG ISLAND MacAR	.04

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
 Movement Method Proof as specified in §73.151(c) is not required.
 Please review 'AM Station Report' for details.

Nearest AM Station: WLAD @ 4422 meters.

Airspace® Summary Version 14.11.376

AIRSPACE® and TERPS® are registered ® trademarks of Federal Airways & Airspace®
 Copyright © 1989 - 2014

12-30-2014

10:07:37

DANBURY_SC_CT.txt

ATTACHMENT 7

July 22, 2015

Via Certificate of Mailing

Mark D. Boughton, Mayor
City of Danbury
City Hall
155 Deer Hill Avenue
Danbury, CT 06810-7726

**Re: Installation of a Small Cell Telecommunications Facility on the Roof of a
Commercial Shopping Center at 67 Newtown Road, Danbury, Connecticut**

Dear Mr. Boughton:

This firm represents Cellco Partnership d/b/a Verizon Wireless (“Cellco”). Today, Cellco filed a Petition for Declaratory Ruling (“Petition”) with the Connecticut Siting Council (“Council”) seeking approval to install a “small cell” telecommunications facility the Berkshire Shopping Center at 67 Newtown Road in Danbury (the “Property”).

The proposed small cell facility would consist of two (2) small towers attached to and extending approximately three (3) feet above the parapet wall on the roof of the existing commercial building. Each tower would support a single panel-type antenna and a remote radio head (“RRH”). Equipment associated with the antennas will be located inside a small cabinet located on the ground to the rear of the building and surrounded by a security fence with privacy slats.

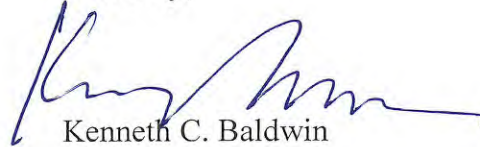
A copy of the Petition is attached for your review. Owners of land that abuts the Property were also sent a copy of the Petition.

Robinson+Cole

Mark D. Boughton
July 22, 2015
Page 2

Please contact me if you have any questions regarding this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ken Baldwin', written over the printed name.

Kenneth C. Baldwin

KCB/kmd
Attachment

July 22, 2015

Via Certificate of Mailing

Berkshire Shopping Center, LLC
Hawley Management Company
30 Germantown Road
Danbury, CT 06810

Re: **Installation of a Small Cell Telecommunications Facility on the Roof of a Commercial Shopping Center at 67 Newtown Road, Danbury, Connecticut**

Dear Sir or Madam:

This firm represents Cellco Partnership d/b/a Verizon Wireless (“Cellco”). Today, Cellco filed a Petition for Declaratory Ruling (“Petition”) with the Connecticut Siting Council (“Council”) seeking approval to install a “small cell” telecommunications facility the Berkshire Shopping Center at 67 Newtown Road in Danbury (the “Property”).

The proposed small cell facility would consist of two (2) small towers attached to and extending approximately three (3) feet above the parapet wall on the roof of the existing commercial building. Each tower would support a single panel-type antenna and a remote radio head (“RRH”). Equipment associated with the antennas will be located inside a small cabinet located on the ground to the rear of the building and surrounded by a security fence with privacy slats.


A copy of the Petition is attached for your review. Owners of land that abuts the Property were also sent a copy of the Petition.

Robinson+Cole

Berkshire Shopping Center, LLC
July 22, 2015
Page 2

Please contact me if you have any questions regarding this proposal.

Sincerely,



Kenneth C. Baldwin

KCB/kmd
Attachment

ATTACHMENT 8

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts

July 22, 2015

Via Certificate of Mailing

«Name_and_Address»

Re: Notice of Intent to File a Petition for Declaratory Ruling with the Connecticut Siting Council for the Installation of a “Small Cell” Telecommunications Facility on the Roof of a Commercial Shopping Center at 67 Newtown Road, Danbury, Connecticut

Dear «Salutation»:

This firm represents Cellco Partnership d/b/a Verizon Wireless (“Cellco”). Today, Cellco filed a Petition for Declaratory Ruling (“Petition”) with the Connecticut Siting Council (“Council”) seeking approval to install a “small cell” telecommunications facility the Berkshire Shopping Center at 67 Newtown Road in Danbury (the “Property”).

The proposed small cell facility would consist of two (2) small towers attached to and extending approximately three (3) feet above the parapet wall on the roof of the existing commercial building. Each tower would support a single panel-type antenna and a remote radio head (“RRH”). Equipment associated with the antennas will be located inside a small cabinet located on the ground to the rear of the building and surrounded by a security fence with privacy slats. A copy of Cellco’s Petition is attached for your review.

This notice is being sent to you because you are listed as an owner of land that abuts the Property. If you have any questions regarding the Petition, the Council’s process for reviewing the proposed Petition or the details of the filing itself, please feel free to contact me at the number listed above. You may also contact the Council directly at 860-827-2935.

Sincerely,



Kenneth C. Baldwin

Attachment

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

**ABUTTERS LIST
MAP L12/LOT 32**

**67 NEWTOWN ROAD
DANBURY, CONNECTICUT**

<u>Map/Lot</u>	<u>Property Address</u>	<u>Owner and Mailing Address</u>
M11/22-1	Industrial Plaza Road	DanLand II & DanLand LLC 7989 Cooper Creek BL #100 University Park, FL 34201
M11/22	Industrial Plaza Road	CTRPT LLC 570 Delaware Avenue Buffalo, NY 14202
L11/36	71 Newtown Road	Commerce Plaza Associates LLC c/o Hawley Realty 30 Germantown Road, Suite 9 Danbury, CT 06810
M11/6	81 Newtown Road	Rachel Slomovic, Tr. c/o Pepper Dining Inc. c/o Advantage IQ – MS 1880 P.O. Box 2440 – Pepper #829 Spokane, WA 99210
M11/7	Industrial Plaza Road	Industrial Plaza Associates LLC P.O. Box 530 Wallingford, CT 06492
L11/33	75-79 Newtown Road	Berkshire Shopping Center LLC 30 Germantown Road, Suite 9 Danbury, CT 06810
M12/3	23 Plumtrees Road	City of Danbury 155 Deer Hill Avenue Danbury, CT 06810
L12/13	Plumtrees Road	Estate of Francis D'Addario c/o Nick Vitti, Controller P.O. Box 7056 Bridgeport, CT 06601-7056

<u>Map/Lot</u>	<u>Property Address</u>	<u>Owner and Mailing Address</u>
L12/34	3-5 Plumtrees Road	Estate of Francis D'Addario P.O. Box 310903 Newington, CT 06131
L12/14	53A Newtown Road	City of Danbury 155 Deer Hill Avenue Danbury, CT 06810
L12/15	Plumtrees Road	Olive Tree LLC and Lemon Tree LLC 49 Miry Brook Road Danbury, CT 06810
L12/18	63 Newtown Road	Plumtrees Plaza LLC 30 Germantown Road, Suite 9 Danbury, CT 06810
L11/37	69 Newtown Road	Jeanette Dinho, Joseph Ateek, Pauline Wolf and Luma Ateek 11 Moran Avenue Danbury, CT 06810
L11/37-1	69 Newtown Road	Pan Limited Management LLC 900 White Plains Road Trumbull, CT 06611
L12/17	65 Newtown Road	65 Newtown Road LLC c/o Ellen K Frederick 15 Orchard Hill Road Newtown, CT 06470
L12/29	66 Newtown Road	Oken-Leifer LLC c/o Danbury Rest 1101 LLC 3840 Park Avenue, Suite B104 Edison, NJ 08820
L12/24	68 Newtown Road	Newtown Road Properties Inc. P.O. Box 2372 Westport, CT 06880
L12/26	70 Newtown Road	Nutmeg Square LLC 30 Germantown Road, Suite 9 Danbury, CT 06810
L11/28	78-84 Newtown Road	MIB Realty 30 Newtown Road Danbury, CT 06813

<u>Map/Lot</u>	<u>Property Address</u>	<u>Owner and Mailing Address</u>
L11/29	86-92 Newtown Road	Danbury Hospitality LLC 89 Mill Plain Road Danbury, CT 06811
L11/21	3 Eagle Road	BFLO – Danbury 93 Associates LLC c/o Benderson Develop – Util 570 Delaware Avenue Buffalo, NY 14202
L11/39	Newtown Road	Seymour R. Powers, Trustee Commerce Park P.O. Box 581 Danbury, CT 06813
L11/31	82 Newtown Road	E W Batista Family Limited Partnership 21 Equestrian Rdg Newtown, CT 06470
L11/32	84 Newtown Road	MUY Properties NE Ltd. 17890 Blanco Road, Suite 401 San Antonio, TX 78232
L11/40	Newtown Road	State of Connecticut 210 Capitol Avenue, Suite 1 Hartford, CT 06106