



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

www.ct.gov/csc

CERTIFIED MAIL RETURN RECEIPT REQUESTED

November 12, 2015

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597

RE: **PETITION NO. 1191** - Cellco Partnership d/b/a Verizon Wireless petition for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed installation of a small cell telecommunications facility on the roof of an existing industrial building located at 8 Custom Drive, Old Saybrook, Connecticut.

Dear Attorney Baldwin:

At a public meeting held on November 12, 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 Town of Old Saybrook;
- Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
- 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;
- If the facility ceases to provide wireless services for a period of one year the Petitioner shall dismantle the tower and remove all associated equipment or reapply for any continued or new use to the Council within 90 days from the one year period of cessation of service. The Petitioner may submit a written request to the Council for an extension of the 90 day period not later than 60 days prior to the expiration of the 90 day period; and

- This Declaratory Ruling may be transferred or partially transferred, provided both the facility owner/operator/transferor and the transferee are current with payments to the Council for their respective annual assessments and invoices under Conn. Gen. Stat. §16-50v. 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. Both the facility owner/operator/transferor and the transferee shall provide the Council with a written agreement as to the entity responsible for any quarterly assessment charges under Conn. Gen. Stat. §16-50v(b)(2) that may be associated with this facility.

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 September 15, 2015.

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

Very truly yours,



Robert Stein
Chairman

RS/CH/lm

Enclosure: Staff Report dated November 12, 2015

- c: The Honorable Carl P. Fortuna, Jr., First Selectman, Town of Old Saybrook
Christine Nelson, Town Planner, Town of Old Saybrook
The Honorable Noel Bishop, First Selectman, Town of Westbrook
Nancy J. Rudek, Zoning Official, Town of Westbrook
ZZZ & I LLC



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Petition No. 1191

Cellco Partnership d/b/a Verizon Wireless

8 Custom Drive, Old Saybrook

Staff Report

November 12, 2015

On September 16, 2015, the Connecticut Siting Council (Council) received a petition from Cellco Partnership d/b/a Verizon Wireless (Cellco) for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed installation of a small cell telecommunications facility attached to the roof of an existing industrial building at 8 Custom Drive in Old Saybrook, owned by ZZZ & I LLC. The facility would provide coverage to existing gaps in 2100 MHz service and capacity relief to Cellco's network in the western portions of Old Saybrook and eastern portions of Westbrook.

Specifically, Cellco would install a single canister-type antenna to the top of a small tower, attached to the roof of the existing building. A remote radio head and overvoltage protection (OVP) box would be attached to an equipment support structure near the proposed tower on the roof. The top of the canister antenna will extend to an overall height of 31 feet, 4 inches above grade, 7 feet above the roof of the building. Equipment associated with the facility would be located in two cabinets located at ground level on the north side of the building. The equipment cabinets would be in an 8-foot by 8-foot area surrounded by a 6-foot high white vinyl fence with several bollards installed outside.

Power and telephone service to the facility will extend from existing service inside the building. The property is an approximately 1.47-acre parcel at the western end of Custom Drive. The Old Saybrook and Westbrook town boundary bisects the property, with 0.91-acres of the property located in Old Saybrook, and 0.56-acres of the property in Westbrook. The property is zoned Industrial in both Old Saybrook and Westbrook and is surrounded by industrial uses along Custom Drive and Spencer Plain Road.

The installation of a seven-foot tower, antenna, remote radio head and OVP box on the roof of the existing industrial building at the property would have minimal visual effects on the property and the surrounding area, as most views of the proposed installation would be from the industrial park.

The maximum worst-case power density would be 2.00 percent of the applicable limit using a -10 dB off-beam adjustment. No notice to the Federal Aviation Administration is required.

On September 15, 2015, Notice was provided to Old Saybrook's First Selectman Carl P. Fortuna, Jr., Westbrook's First Selectman Noel Bishop and to the property owner, ZZZ & I LLC. A copy of the petition was also sent to the owners of land that abuts the property. No comments have been received to date.

Cellco contends that this proposed project would not have a substantial adverse environmental effect.



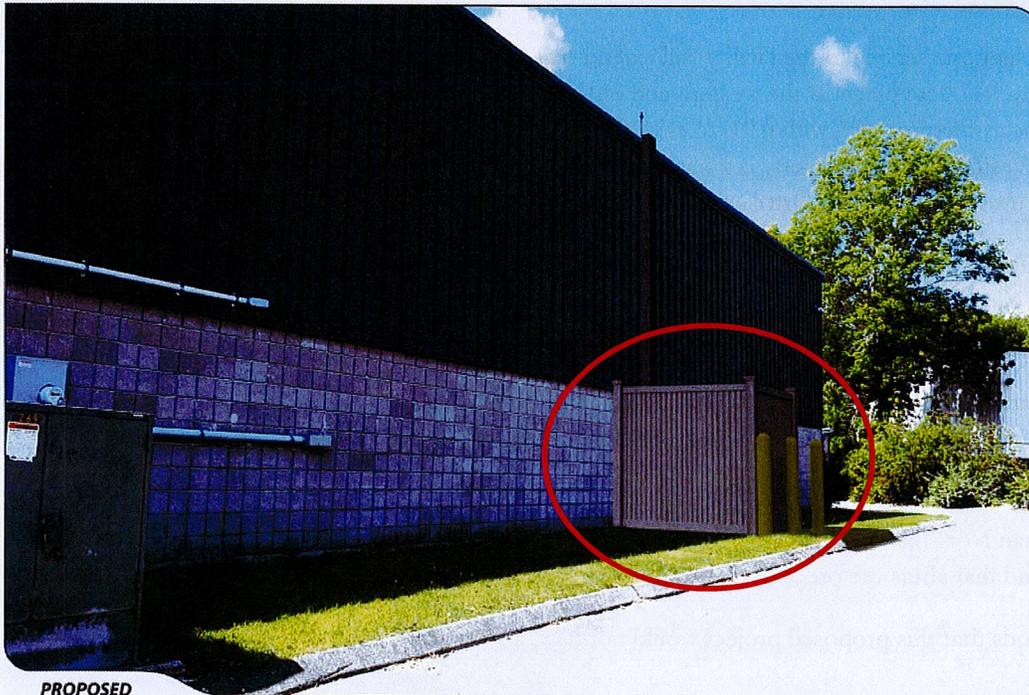
CONNECTICUT SITING COUNCIL

Affirmative Action / Equal Opportunity Employer



PROPOSED

PHOTO 1	LOCATION CUSTOM DRIVE	ORIENTATION NORTHWEST	DISTANCE TO SITE +/- 193 FEET
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PROPOSED

PHOTO 2	LOCATION HOST PROPERTY (35mm focal length)	ORIENTATION WEST	DISTANCE TO SITE +/- 45 FEET
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