



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

December 9, 2016

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

RE: PETITION NO. 1261 - 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 wireless telecommunications facility on the roof of an existing Verizon Wireless retail store building located at 70 Buckland Road, South Windsor, Connecticut.

Dear Attorney Baldwin:

At a public meeting held on December 8, 2016, 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:

1. Use of off-road construction equipment that meets the latest EPA or California Air Resources Board standards, or in the alternative, equipment with the best available controls on diesel emissions, including, but not limited to, retrofitting with diesel oxidation catalysts, particulate filters and use of ultra-low sulfur fuel;
2. Compliance with the provisions of Section 22a-174-18(b)(3)(C) of the Regulations of Connecticut State Agencies that limit the idling of mobile sources to 3 minutes;
3. Approval of any minor project changes be delegated to Council staff;
4. 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;
5. 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, the Towns of Manchester and South Windsor;
6. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;



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7. 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;
8. 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;
9. 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
10. 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 October 21, 2016.

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

Very truly yours,



Robert Stein
Chairman

RS/RDM/cm

Enclosure: Staff Report dated December 8, 2016

- c: The Honorable Tom Delnicki, Mayor, Town of South Windsor
Michele R. Lipe, AICP, Director of Planning, Town of South Windsor
Matthew B. Galligan, Town Manager, Town of South Windsor
The Honorable Jay Moran, Mayor, Town of Manchester
Mr. Scott A. Shanley, General Manager, Town of Manchester
James Davis, Zoning Enforcement Officer, Town of Manchester



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Petition No. 1261

Cellco – Rooftop Telecommunications Facility

70 Buckland Road, South Windsor

Staff Report

December 8, 2016

On October 24, 2016, 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 rooftop telecommunications facility at 70 Buckland Road in South Windsor, Connecticut. The site would provide LTE service to the area around the Evergreen Walk retail development in South Windsor.

Cellco would install a canister and a remote radio head on a ballast mounted mast on the roof of a one story building that is located in a General Development zoning district. The facility would be installed above the Verizon store in the multi-tenant commercial building, extending approximately 8.5 feet above the roof of the building. The total height of the proposed facility would be approximately 29 feet above ground level. Additional equipment supporting the facility would be located within the Verizon store. Power and fiber connections would extend underground from an existing building utility room along the exterior of the building to an interior location within the Verizon store.

The property is surrounded by other developed commercial properties. Site installation would not have an adverse environmental impact. The visibility of the proposed installation would be minimal due to the limited visual profile of the proposed facility. The calculated power density would be 5.5 percent of the applicable limit using a -10 dB off-beam adjustment. Notice is not required to the Federal Aviation Administration.

Notice was provided to the Town of South Windsor, Town of Manchester, the property owner, and abutting property owners on or about October 21, 2016. The Council has not received any comments to date. Cellco contends that this proposed project would not have a substantial adverse environmental impact.

Staff recommends the following conditions:

1. Use of off-road construction equipment that meets the latest EPA or California Air Resources Board standards, or in the alternative, equipment with the best available controls on diesel emissions, including, but not limited to, retrofitting with diesel oxidation catalysts, particulate filters and use of ultra-low sulfur fuel;
2. Compliance with the provisions of Section 22a-174-18(b)(3)(C) of the Regulations of Connecticut State Agencies that limit the idling of mobile sources to 3 minutes; and
3. Approval of any minor project changes be delegated to Council staff.



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Photo-simulation of proposed rooftop telecommunications facility

