



# STATE OF CONNECTICUT

## CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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

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[www.ct.gov/csc](http://www.ct.gov/csc)

### CERTIFIED MAIL RETURN RECEIPT REQUESTED

January 20, 2017

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

RE: **PETITION NO. 1280** - Celco 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 wireless telecommunications facility on the roof of an existing commercial building located at 35-37 Danbury Road, Ridgefield, Connecticut.

Dear Attorney Baldwin:

At a public meeting held on January 19, 2017, 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, and the Town of Ridgefield;
6. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;



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. 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
9. 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 December 14, 2016 and additional information dated January 5, 2017.

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

Very truly yours,



Robert Stein  
Chairman

RS/MP/cm

Enclosure: Staff Report dated January 19, 2017

- c: The Honorable Rudolph P. Marconi, First Selectman, Town of Ridgefield  
Joanne P. Meder, AICP, Director of Planning, Town of Ridgefield





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**Petition No. 1280**

**Cellco Partnership d/b/a Verizon Wireless**

**35-37 Danbury Road, Ridgefield**

**Rooftop Telecommunications Facility**

**Staff Report**

**January 19, 2017**

On December 16, 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 telecommunications facility on the roof of the building located at 35-37 Danbury Road, Ridgefield, Connecticut. Currently, Cellco has identified a need for improved wireless service along Danbury Road (Route 35) and for the surrounding commercial and residential areas in central portions of Ridgefield. In an effort to improve Cellco's wireless services in the area, Cellco proposes to install a rooftop telecommunications facility. On January 5, 2017, Cellco provided the corrected site specifications in response to Council staff interrogatories.

Specifically, Cellco would install a tower on the northern portion of the roof of an existing commercial office building owned by Eppoliti Realty Company Inc. The tower would have six panel antennas and six remote radio heads (RRH). The tower, panel antennas, RRHs and associated T-arm mounts would be concealed inside an RF transparent 8-foot by 8-foot "box" or small "penthouse" designed to match the color, texture, and architectural design of the building. The proposed stealth enclosure would extend to a maximum height of 39-feet above ground level (agl). This is approximately 7-feet 6-inches above the existing maximum roof parapet height of 31-feet 6-inches agl. Cellco's equipment would be installed inside the building within the first floor telecommunications room. Electrical and telephone service would connect to existing service in the building.

The subject property is located within Ridgefield's B-1 Business Zone. The visual impact is not expected to be significant due to the stealth design and limited height (i.e. less than eight feet above the existing roof of the building). An outdoor equipment compound is not proposed.

The calculated power density would be 22.2 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 Ridgefield, the property owner, and abutting property owners on or about December 14, 2016. No comments have been received to date.

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

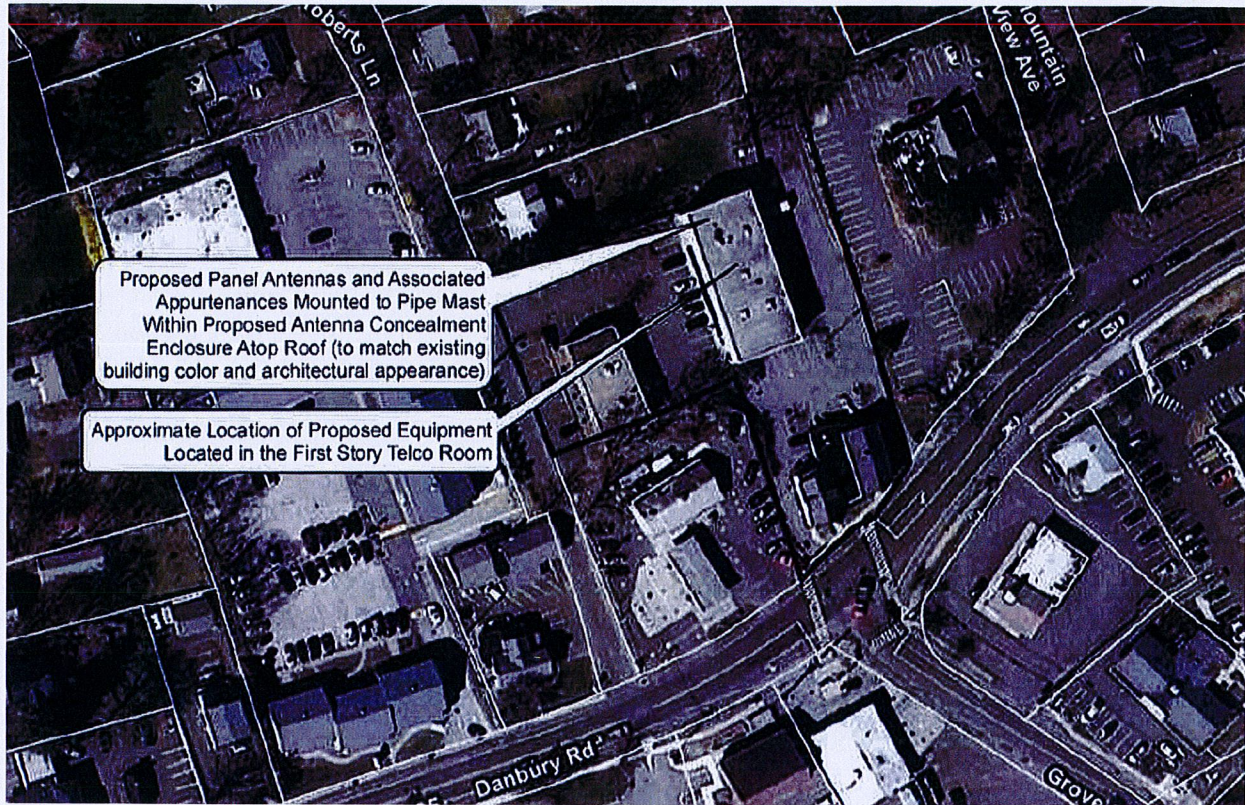
Staff recommends the following conditions:

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.

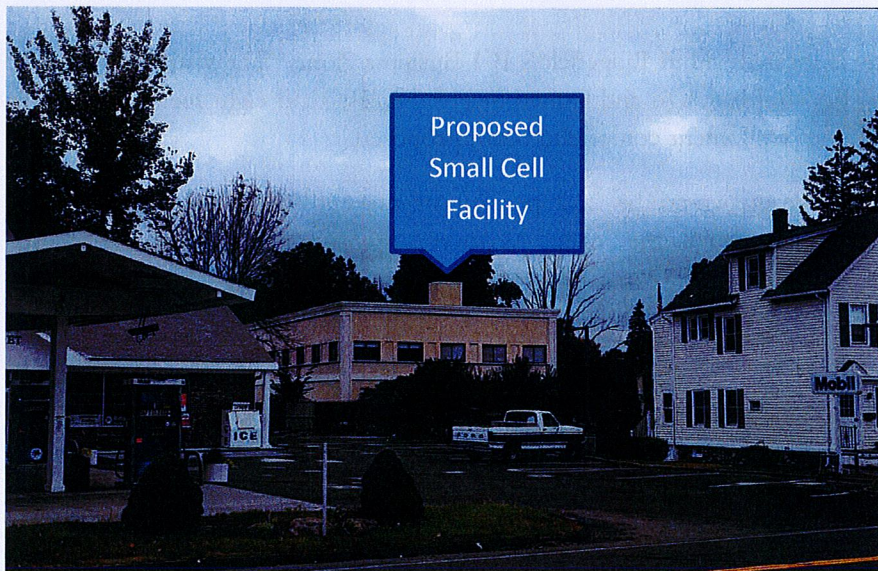




## Site Location



## Photo-simulation as viewed from Danbury Road\*



\*With the proposed stealth enclosure to be located on the northern portion of the roof, this is a conservative (or worst-case) view from Danbury Road.