



# 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 22, 2016

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

RE: **PETITION NO. 1206** - 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 commercial building located at the Old Saybrook Shopping Center, 665 Boston Post Road, Old Saybrook, Connecticut.

Dear Attorney Baldwin:

At a public meeting held on January 21, 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:

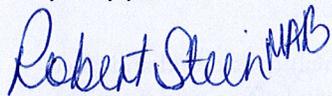
1. Unless otherwise approved by the Council, if the facility authorized herein is not fully constructed within three years from the date of the mailing of the Council's decision, this decision shall be void, and the facility owner/operator shall dismantle the facility and remove all associated equipment 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;
2. 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;
3. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
4. 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;
5. 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;

6. 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
7. 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 December 16, 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 January 21, 2016

- c: The Honorable Carl P. Fortuna, Jr., First Selectman, Town of Old Saybrook  
Christine Nelson, Town Planner, Town of Old Saybrook  
Rubin Matthew, SUCC Trustee, Property Owner



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### **Petition No. 1206**

#### **Cellco**

**665 Boston Post Road, Old Saybrook**

**Small Cell Facility**

**Staff Report**

**January 21, 2016**

On December 17, 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 at 665 Boston Post Road, Old Saybrook, Connecticut. The proposed small cell facility would increase Cellco's 2100 MHz coverage and provide customers with improved wireless services in the area.

Specifically, Cellco would install a small cell tower on the roof of the existing Old Saybrook Shopping Center, a commercial building owned by Rubin Matthew SUCC Trustee. The tower would have a single canister antenna. The remote radio head and ancillary electrical equipment would be located on the roof of the building adjacent to the tower. The proposed small cell tower would reach a height of 30 feet above ground level (agl). This is approximately 12 feet above the existing roof height of 18 feet agl. However, an existing screen wall reaches a height of 25 feet agl. Cellco's radio equipment would be installed on an existing 10-foot by 10-foot concrete pad on the ground adjacent to the north side of the building. The concrete pad would be surrounded by a six-foot tall vinyl fence. Electrical and telephone service would be run along the exterior of the building on the north side to reach existing service on the subject property.

The subject property is located within Old Saybrook's B-2 Commercial Zone. While there are residences located approximately 680 feet to the southwest, the visual impact is not expected to be significant due to the limited height of the small tower (i.e. approximately 12 feet above the existing roof height), the narrow profile of the small tower, the commercial nature of the site, and large size of the subject parcel. The equipment compound on the ground would be screened with the vinyl fence.

The maximum worst-case power density, taking into account a 10-dB reduction to account for antenna patterns, would be 2.38 percent of the applicable limit. Notice is not required to the Federal Aviation Administration.

Notice was provided to the Town of Old Saybrook, the property owner, and abutting property owners on or about December 16, 2015. No comments have been received to date.

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

**Site Location**



**Photo-simulation as viewed from the host property**

