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 ROOF-TOP	:	
WIRELESS TELECOMMUNICATIONS	:	
FACILITY AT 70 BUCKLAND ROAD,	:	
SOUTH WINDSOR, CONNECTICUT	:	OCTOBER 21, 2016

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 telecommunications tower attached to the building at 70 Buckland Road in South Windsor, Connecticut (the "Property"). The Property and building are owned by 95 CT LLC & 225 CPN LLC. Cellco has designated this site as its "Evergreen Walk SC Facility".

II. Factual Background

The Property is a 5.76-acre parcel in South Windsor's GD zone. *See* Attachment 1 – Site Vicinity and Site Schematic Maps (Aerial Photograph). Cellco is licensed to provide wireless telecommunications services in the 850 MHz, 1900 MHz, 700 MHz and 2100 MHz frequency

ranges in South Windsor and throughout the State of Connecticut. Initially, the proposed Evergreen Walk SC Facility described above will provide wireless service in Cellco's 2100 MHz frequency range only.

III. Proposed Evergreen Walk SC Facility

The proposed Evergreen Walk SC Facility would consist of a small tower attached to the roof of the existing building, above the Verizon Wireless retail store. The tower will support a single small cell 2100 MHz canister antenna (Model NH-180QS-DG) and a remote radio head ("RRH") (Model B66A RRH4X45). The tower and antenna will extend to a height of approximately 28'-8" above ground level; approximately 7' above the top of the existing building parapet wall. Additional equipment associated with the Evergreen Walk SC Facility will be located inside the building. Power and telephone service to the Evergreen Walk SC Facility will extend from existing service at the Property. (*See* Cellco's Project Plans included in Attachment 2). Specifications for the Evergreen Walk SC Facility antenna and RRH are included in Attachment 3.

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 a small tower attached to the roof of the existing retail building, supporting a single panel antenna and RRH, will not involve a significant alteration in the physical and environmental characteristics of the Property.

2. Visual Effects

The installation of a small tower, antenna and RRH on the roof of the building would not have an adverse impact on existing views of the building or the Property and would not impact the character of the community. (*See* Visual Assessment & Photo-Simulations ("Visual Assessment") included in Attachment 4). As concluded in the Visual Assessment, the visibility of the proposed roof-top facility described above is limited to locations on the Property and associated frontage along Buckland Road immediately to the west.

3. FCC Compliance

Radio frequency ("RF") emissions from the proposed installation will be well below the standards adopted by the Federal Communications Commission ("FCC"). Included in Attachment 5 is a General Power Density table, which demonstrates that Cellco's Evergreen Walk SC Facility will operate well within the FCC safety standards (23.62% of the Standard).

4. FAA Summary Report

Included in Attachment 6 is a Federal Airways & Airspace Summary Report (the "FAA Report") verifying that the tower, antenna and RRH attached to 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 Town, Property Owner and Abutting Landowners

On October 21, 2016, a copy of this Petition was sent to South Windsor's Town Manager Matthew B. Galligan and to 95 CT LLC & 225 CPN LLC, the owner of the Property. A copy of this Petition was also sent to Manchester's General Manager Scott Shanley because a portion of the Property is within 2,500 feet of the South Windsor/Manchester townline. Copies of the letters sent to the Mr. Galligan, 95 CT LLC & 225 CPN LLC and Mr. Shanley are included in Attachment 7. A copy of Cellco's 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 notice of the filing of the Petition is 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 a small tower, supporting a single panel antenna and RRH on the roof 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.

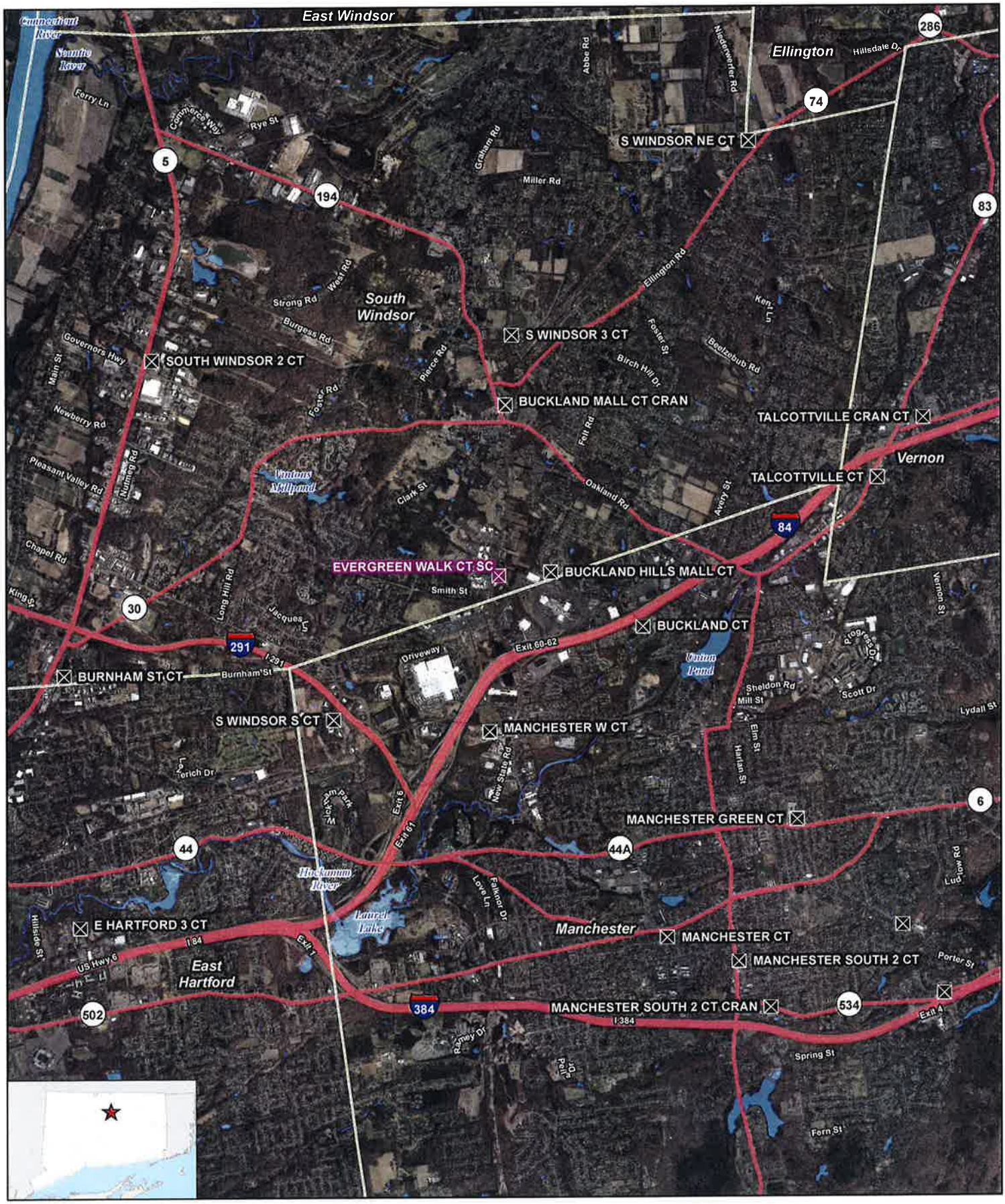
Respectfully submitted,

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 Facility
- Surrounding Verizon Wireless Facilities
- Municipal Boundary

Site Vicinity Map

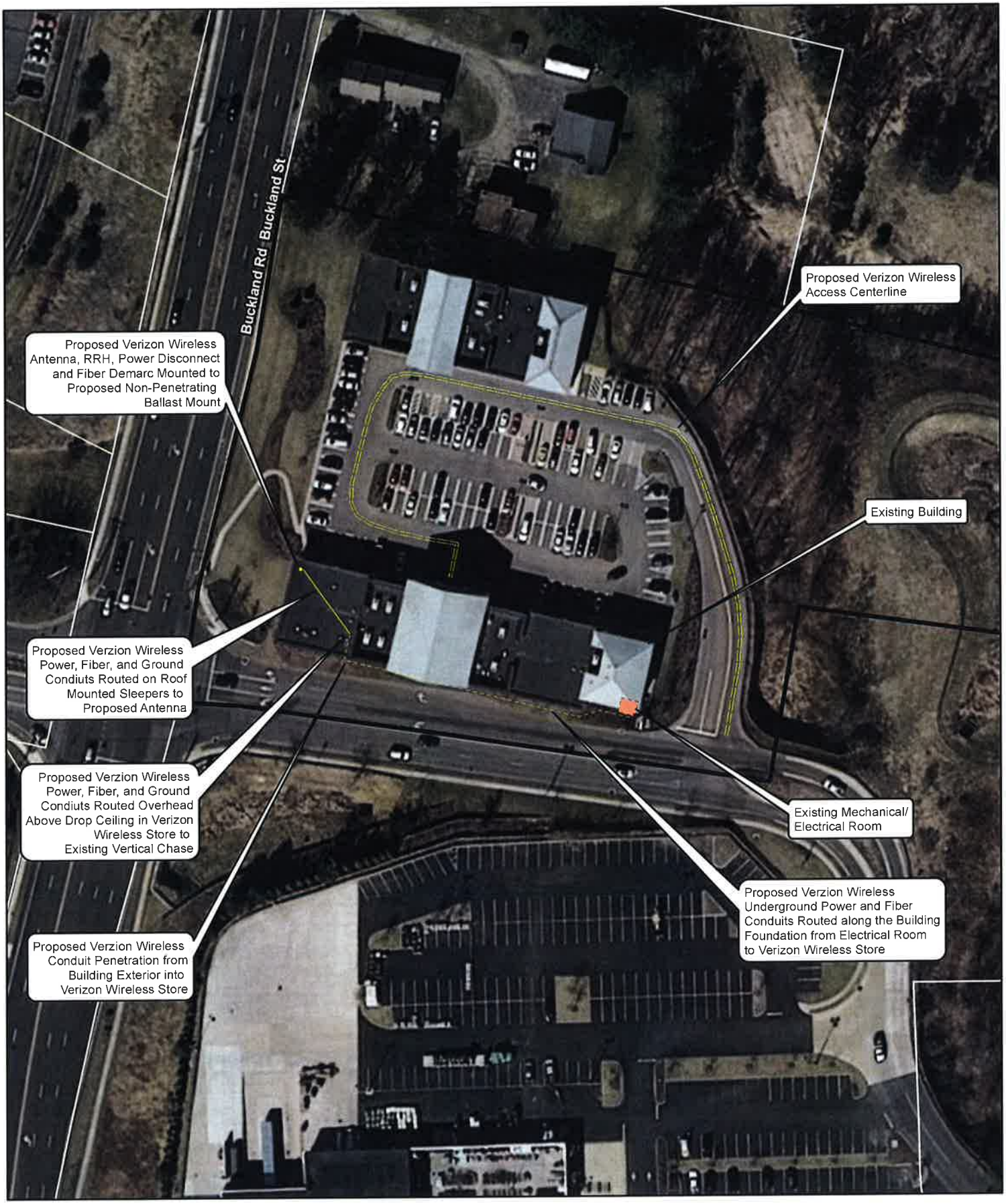
Proposed Wireless
Telecommunications Facility
Evergreen Walk SC CT
70 Buckland Road
South Windsor, Connecticut

verizon

Base Map Source: 2012 Aerial Photograph (CTECO)
Map Scale: 1 inch = 5,000 feet
Map Date: September 2016

4,000 2,000 0 4,000 Feet

ALL-POINTS TECHNOLOGY CORPORATION



Legend

- Proposed Verizon Wireless Equipment
- Proposed Verizon Wireless Conduit
- Proposed Verizon Wireless Access Centerline
- Existing Utility Room
- Subject Property
- Approximate Parcel Boundary (CTDEEP GIS Parcels Last Updated 2010)

N
W E
S

100 50 0 100 Feet

Map Notes:
Base Map Source: ESRI World Imagery
Map Scale: 1 inch = 100 feet
Map Date: September 2016

Site Schematic

Proposed Wireless
Telecommunications Facility
Evergreen Walk SC CT
70 Buckland Road
South Windsor, Connecticut

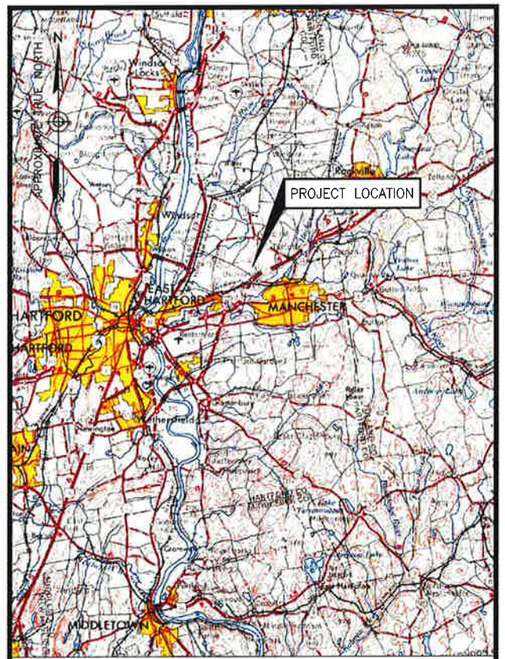
verizon

ALL-POINTS TECHNOLOGY CORPORATION

ATTACHMENT 2

CELLCO PARTNERSHIP d/b/a verizon WIRELESS

PROPOSED WIRELESS FACILITY
SITE NAME: EVERGREEN WALK CT SC
9 BUCKLAND ROAD
SOUTH WINDSOR, CT 06074



VICINITY MAP

N.T.S.

DIRECTIONS FROM 99 EAST RIVER DRIVE, EAST HARTFORD, CT:

DEPART E RIVER DR TOWARD DARLIN ST. TAKE RAMP LEFT FOR I-84/US-6 E TOWARD NORWICH. AT EXIT 62, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR BUCKLAND STREET. ROAD NAME CHANGES TO BUCKLAND RD. TURN RIGHT ONTO ROAD. DESTINATION WILL BE ON THE LEFT.

SITE COORDINATES:
LATITUDE: 41° 48' 37.824"N
LONGITUDE: 72° 33' 14.293"W
(BASED ON 1A CERTIFICATION)

ELEVATION DATA
GRADE ELEVATION AT BUILDING = 176.5'± A.M.S.L.
(BASED ON 1A CERTIFICATION)

ELEVATION (TO TOP OF ANTENNA)
ELEVATION = 28.6'± A.G.L., 205.1'± A.M.S.L.

PROJECT INFORMATION

THE SCOPE OF WORK SHALL INCLUDE:

1. A TOTAL OF UP TO ONE (1) PROPOSED CELLCO PARTNERSHIP ANTENNA, (1) RRH, (1) POWER DISCONNECT, (1) FIBER DISCONNECT & AND ASSOCIATED APPURTENANCES ARE TO BE BALLAST MOUNTED ON BUILDING ROOF WITH TOP ELEVATION OF 28.6± A.G.L.
2. POWER AND TELCO UTILITIES SHALL BE ROUTED FROM EXISTING DEMARCS INSIDE BUILDING TO THE PROPOSED CELLCO PARTNERSHIP EQUIPMENT LOCATED ON ROOFTOP. ROUTING SHOWN HEREIN IS SHOWN AS CONCEPTUAL. FINAL UTILITY DEMARC LOCATIONS AND ROUTING WILL BE COORDINATED WITH THE BUILDING OWNER AND LOCAL UTILITY COMPANIES.
3. THE PROPOSED WIRELESS FACILITY INSTALLATION WILL BE DESIGNED IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDING CODE AS MODIFIED BY THE 2013 CONNECTICUT SUPPLEMENT.

SCOPE OF WORK

SITE NAME:
EVERGREEN WALK CT SC

SITE ADDRESS:
70 BUCKLAND ROAD
SOUTH WINDSOR, CT 06074

PROPERTY OWNER:
95 CT LLC & 225 CPN LLC
374 MCLEAN AVE
YONKERS, NY 10705

APPLICANT:
CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
99 EAST RIVER DRIVE
EAST HARTFORD, CT 06108

SITE ACQUISITION CONTACT:
DOUG TALMADGE
STRUCTURE CONSULTING GROUP
(860) 549-6116

LEGAL/REGULATORY CONTACT:
KENNETH C. BALDWIN, ESQ.
ROBINSON & COLE
(860) 275-8345

PROJECT INFORMATION

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
C-1	ABUTTERS MAP
C-2	SITE PLAN
C-3	UTILITY PLAN & NORTH ELEVATION

SHEET INDEX

CELLCO PARTNERSHIP d/b/a verizon WIRELESS

EVERGREEN WALK CT SC

CSC DRAWINGS		
0	10/19/16	FINAL DRAWINGS
A	09/13/16	FOR COMMENT

Dewberry®
Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

JIANG YU, P.E.
CONNECTICUT LICENSE NO. 0023222

DRAWN BY: JC
REVIEWED BY: DER
CHECKED BY: GHN
PROJECT NUMBER: 50067815
JOB NUMBER: 50072601

SITE ADDRESS:
70 BUCKLAND ROAD
SOUTH WINDSOR, CT 06074

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

MUNICIPALITY NOTIFICATION LIMIT MAP (1)

SCALE: 1"=2000' FOR 11"x17"
1"=1000' FOR 22"x34"

0' 1000' 2000'

NOTE:

1. ABUTTERS MAP BASED ON INFORMATION OBTAINED FROM THE TOWN OF SOUTH WINDSOR PROPERTY MAPS & TAX ASSESSOR INFORMATION.

ABUTTERS MAP (2)

SCALE: 1"=200' FOR 11"x17"
1"=100' FOR 22"x34"

0' 100' 200'

CELLCO PARTNERSHIP
d/b/a verizon WIRELESS

EVERGREEN WALK
CT SC

CSC DRAWINGS		
0	10/19/16	FINAL DRAWINGS
A	09/13/16	FOR COMMENT

Dewberry®
Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

JIANG YU, P.E.
CONNECTICUT LICENSE NO. 0023222

DRAWN BY:	JC
REVIEWED BY:	DER
CHECKED BY:	GHN
PROJECT NUMBER:	50067815
JOB NUMBER:	50072601

SITE ADDRESS:

70 BUCKLAND ROAD
SOUTH WINDSOR, CT 06074

SHEET TITLE

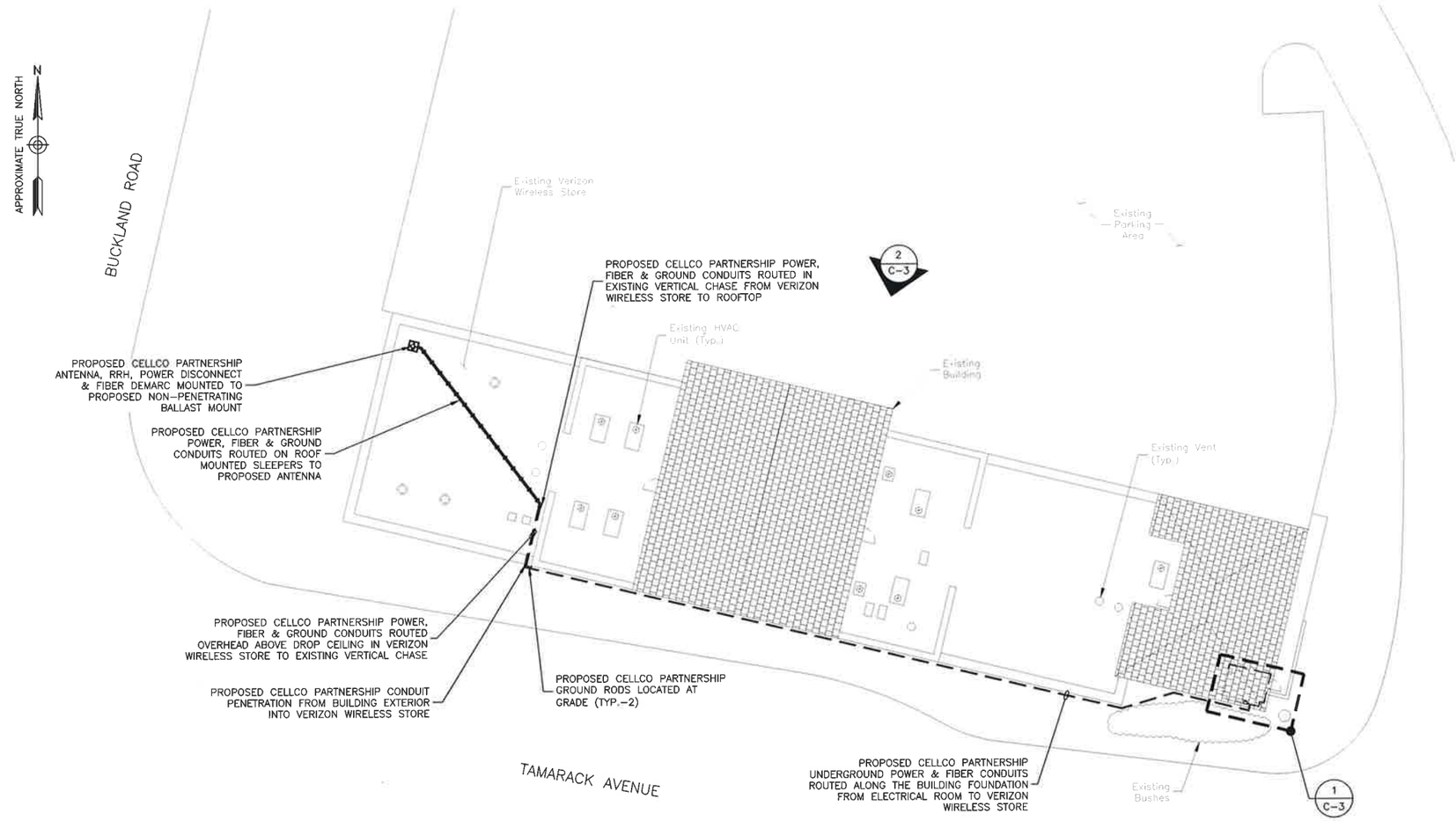
ABUTTERS MAP

SHEET NUMBER

C-1

NOTES:

1. NORTH SHOWN AS APPROXIMATE.
2. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
3. THESE DRAWINGS ARE PROVIDED FOR SITING COUNCIL REVIEW. CONSTRUCTION LEVEL DRAWINGS WILL BE DEVELOPED SUBSEQUENT TO THE APPROVAL OF THESE DRAWINGS.
4. LOCATION & ORIENTATION OF ALL ANTENNAS, COAX & EQUIPMENT PENDING A STRUCTURAL ANALYSIS.
5. GPS ANTENNA WILL BE INTEGRATED WITH THE CANISTER ANTENNA.
6. GROUND WILL BE TO DRIVEN GROUND ROD OUTSIDE BUILDING AT GRADE AND TO EXISTING BUILDING WATER MAIN.
7. SITE PLAN & ELEVATION BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 09/01/15.



SITE PLAN 1

SCALE: 1"=40' FOR 11"x17"
1"=20' FOR 22"x34"

0' 20' 40'

CELLCO PARTNERSHIP
d/b/a verizon WIRELESS

EVERGREEN WALK
CT SC

CSC DRAWINGS		
0	10/19/16	FINAL DRAWINGS
A	09/13/16	FOR COMMENT

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Dewberry Engineers Inc.
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JIANG YU, P.E.
CONNECTICUT LICENSE NO. 0023222

DRAWN BY: JC
REVIEWED BY: DER
CHECKED BY: GHN
PROJECT NUMBER: 50067815
JOB NUMBER: 50072601

SITE ADDRESS:

70 BUCKLAND ROAD
SOUTH WINDSOR, CT 06074

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-2

NOTES:

1. NORTH SHOWN AS APPROXIMATE.
2. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
3. THESE DRAWINGS ARE PROVIDED FOR SITING COUNCIL REVIEW. CONSTRUCTION LEVEL DRAWINGS WILL BE DEVELOPED SUBSEQUENT TO THE APPROVAL OF THESE DRAWINGS.
4. LOCATION & ORIENTATION OF ALL ANTENNAS, COAX & EQUIPMENT PENDING A STRUCTURAL ANALYSIS.
5. GPS ANTENNA WILL BE INTEGRATED WITH THE CANISTER ANTENNA.
6. GROUND WILL BE TO DRIVEN GROUND ROD OUTSIDE BUILDING AT GRADE AND TO BUILDING WATER MAIN.
7. SITE PLAN & ELEVATION BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 09/01/15.

UTILITY PLAN (1)
SCALE: 3/16"=1' FOR 11"x17"
3/8"=1' FOR 22"x34"

0' 2' 4' 6'

NORTH ELEVATION (2)
SCALE: 1/32"=1' FOR 11"x17"
1/16"=1' FOR 22"x34"

0' 8' 16' 32'

CELLCO PARTNERSHIP
d/b/a verizon WIRELESS

EVERGREEN WALK CT SC

CSC DRAWINGS		
0	10/19/16	FINAL DRAWINGS
A	09/13/16	FOR COMMENT

Dewberry®
Dewberry Engineers Inc.
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PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710

JIANG YU, P.E.
CONNECTICUT LICENSE NO. 0023222

DRAWN BY:	JC
REVIEWED BY:	DER
CHECKED BY:	GHN
PROJECT NUMBER:	50067815
JOB NUMBER:	50072601

SITE ADDRESS:

70 BUCKLAND ROAD
SOUTH WINDSOR, CT 06074

SHEET TITLE

UTILITY PLAN &
NORTH ELEVATION

SHEET NUMBER

C-3

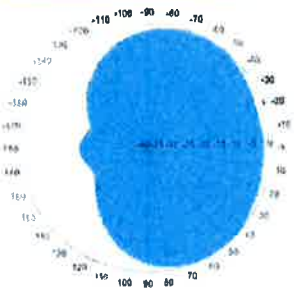
ATTACHMENT 3

COMMSCOPE®

verizonwireless

Metro Cell Antennas with Internal Diplexer and GPS Antenna

Dualband Half-Omni (180°), Metro Cell Antenna



	NH180QS-DG-F0M					NH180QT-DG-F0				
ELECTRICAL SPECIFICATIONS										
Operating Frequency Range	698 - 896 and 1710 - 2170 MHz					698 - 896 and 1710 - 2170 MHz				
Frequency Bands, MHz	698 - 806	806 - 896	1710 - 1880	1850 - 1990	1920 - 2170	698 - 806	806 - 896	1710 - 1880	1850 - 1990	1920 - 2170
Polarization	±45°	±45°	±45°	±45°	±45°	±45°	±45°	±45°	±45°	±45°
Gain, dBi	6.3	7.3	10.0	10.2	10.5	3.3	4.3	5.9	6.0	6.3
Beamwidth, Horizontal, degrees	180	180	180	180	180	180	180	180	180	180
Beamwidth, Vertical, degrees	30.0	24.0	16.0	15.0	14.0	60.0	55.0	32.5	30.0	28.5
USLS, dB	12	12	14	13	13	-	-	14	12	11
Beam Tilt, degrees	0	0	0-16	0-16	0-16	0	0	0	0	0
Isolation, dB	25	25	25	25	25	25	25	25	25	25
VSWR (Return Loss, dB)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)
PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150
Input Power per Port, maximum, watts	250	250	250	250	250	250	250	250	250	250
MECHANICAL SPECIFICATIONS										
Connnector Interface	7-16 DIN Female					7-16 DIN Female				
Connector Quantity, Location	2, Bottom					2, Bottom				
GPS Connnector Interface	4.1/9.5 DIN Female					4.1/9.5 DIN Female				
GPS Connector Quantity, Location	1, Bottom					1, Bottom				
Length, mm (inch)	730 (28.7)					360 (14.2)				
Outer Diameter, mm (inch)	305 (12.0)					305 (12.0)				
Wind Speed, maximum, km/h (mph)	241.4 (150)					241.4 (150)				
Net Weight, kg (lb)	17.0 (37.5)					10.0 (22.0)				
AVAILABILITY										
Expected Ready Date for Manufacturing	April 2014					June 2014				

ALCATEL-LUCENT B66A RRH4X45

The Alcatel-Lucent B66a Remote Radio Head 4x45 is the newest addition of Remote Radio Head to the extended product line of Alcatel-Lucent's distributed Base Station solutions, aimed at facilitating smooth RF site acquisition and related civil engineering. Its operational range covers beyond that of B4 (AWS) and B10 (AWS+).

Supporting 2Tx/4Tx MIMO and 2-way/4-way Rx diversity, the Alcatel-Lucent B66a RRH4x45 allows operators to have a compact radio solution to deploy LTE in the 2100 band (3GPP band 4, 10, and 66), providing them with the means to achieve high capacity, high quality, high reliability, large instantaneous bandwidth, and high coverage with minimum site requirements.

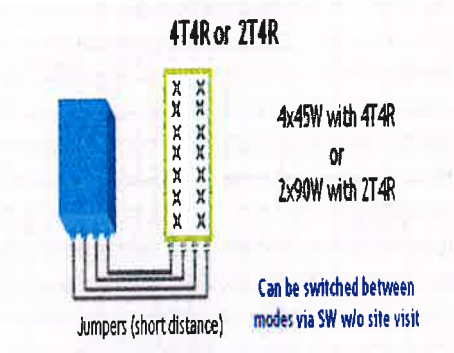
The Alcatel-Lucent B66a RRH4x45 product has four transmit RF paths, offering the possibility to **select, via software only, 2Tx or 4Tx MIMO configurations** with either 2x90W or 4x45W RF output power. It also supports 4-way Rx diversity at the 70 MHz instantaneous bandwidth.

The Alcatel-Lucent B66a RRH4x45 is a compact (near zero-footprint) solution and operates noise free, simplifying negotiations with site property owners and minimizing environmental impacts.

Its compactness and slim design makes the Alcatel-Lucent B66a RRH4x45 easy to install close to the antenna: operators can therefore locate this Remote Radio Head where RF design conditions are deemed ideal, minimizing trade-offs between available sites and RF optimum sites, together with reducing the RF feeder needs and installation costs.

FEATURES

- Supporting LTE in 2110 - 2180 MHz band/DL, 1710-1780MHz/UL (3GPP band 4, 10, and 66a)
- LTE 2Tx or 4Tx MIMO (SW selectable)
- Configuration: 2T2R/2T4R/4T4R
- Output power: Up to 2x90W or 4x45W (SW configurable)
- 70MHz LTE carrier with 4Rx Diversity
- Convection-cooled (fan-less)
- Supports AISG 2.0 ALD devices (RET, TMA) through RS485 or RF ports



BENEFITS

- Compact to reduce additional footprint when adding LTE in AWS 1-3 band
- Selection of MIMO configuration (2Tx or 4Tx) by software only
- Improves downlink spectral efficiency through 4Tx MIMO
- Increases LTE coverage thanks to 4Rx diversity capability and best in class Rx sensitivity
- Flexible mounting options: Pole or Wall

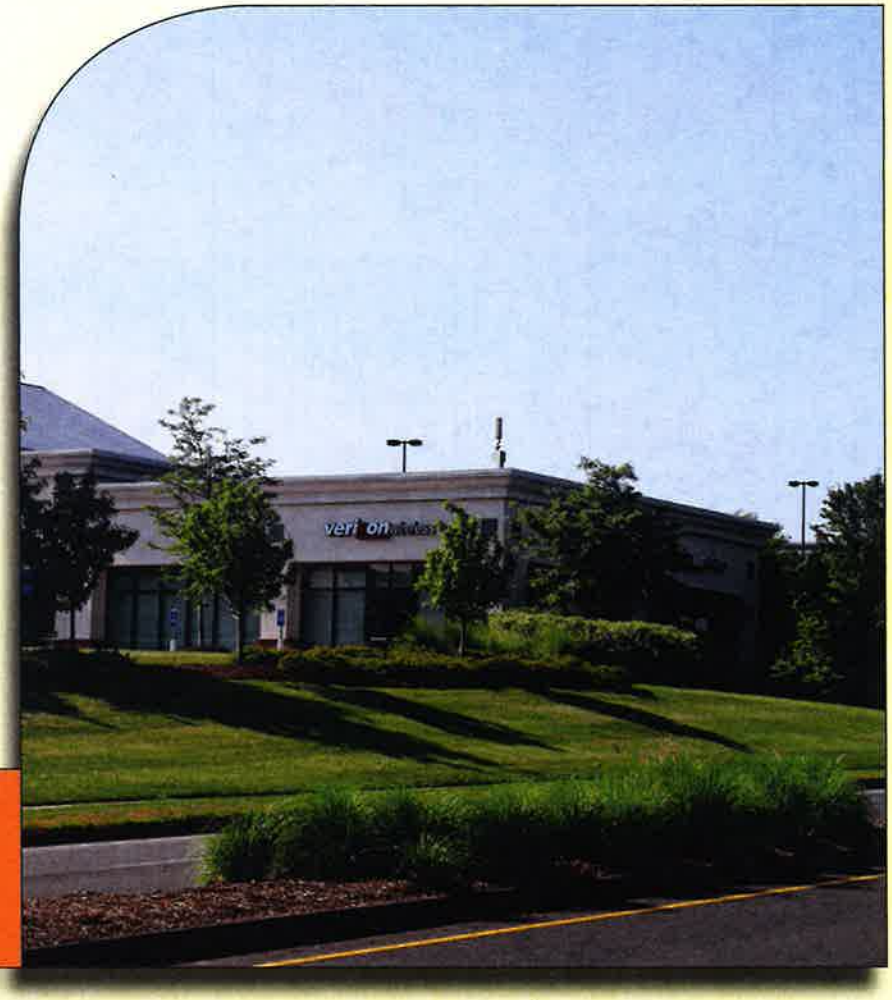
TECHNICAL SPECIFICATIONS

Features & Performance	
Number of TX/RX paths	4 duplexed (either 4T4R or 2T4R selectable by SW)
Frequency band	AWS 1-3, B4/B66a DL: 2110-2180 MHz / UL: 1710-1780 MHz
Instantaneous bandwidth - #carriers	70 MHz – 4 LTE MIMO carriers (in 70 MHz occupied bandwidth)
LTE carrier bandwidth	5, 10, 15, 20 MHz
RF output power	2x90W or 4x45W (selectable by SW)
Noise figure – RX Diversity scheme Receiver Sensivity (FRC A1-3)	2 dB typical (<2.5 dB max) – 2 or 4 way Rx diversity -104.5 dBm maximum
Sizes (HxWxD) in mm (in.) Volume in Liters Weight in kg (lb) (w/o mounting HW)	655x299x182 (25.8x11.8x7.2) (with solar shield) 640x290x160 (25.2x11.4x6.3) (without solar shield) 35.5 (with solar shield) 29.7 (without solar shield) 25.8kg (56.8lb) (with solar shield)
DC voltage range DC power consumption	Nominal: -48V, -40.5 to -57V at full performance, -38 to -57V with relaxation on power consumption 750W typical @100% RF load (in 2Tx or 4Tx mode); Add 58W for 2A*29V for AISG
Environmental conditions Wind load (@150km/h or 93mph)	-40°C (-40°F) /+55°C (+131°F) UL50E Type 4 Enclosure 250N (56lb) Frontal/150N (34lb) Lateral
Antenna ports	4 ports 4.3-10 female (50 ohms) VSWR < 1.5
CPRI ports	2 CPRI ports (HW ready for Rate 7, 9.8 Gbps) SFP: SMDF (HW supports also SMSF and MMDF)
AISG interfaces	1 AISG 2.0 output (RS485) Integrated Smart Bias Tees (x2)
Misc. Interfaces	4 external alarms (1 connector) 1 DC connector (2 pins)
Installation conditions	Pole and wall mounting
Regulatory compliance	3GPP 36.141 / 3GPP 36.113 / GR-487 / GR-1089-CORE / GR-3108-CORE / UL 60950-1 / FCC Part 27 / FCC Part 15 / GR-3178-CORE

ATTACHMENT 4

Visual Assessment and Photo-Simulations

EVERGREEN WALK CT SC
70 BUCKLAND ROAD
SOUTH WINDSOR, CT 06074



Prepared in October 2016 by:
All-Points Technology Corporation, P.C.
3 Saddlebrook Drive
Killingworth, CT 06419

Prepared for Verizon Wireless

ALL-POINTS
TECHNOLOGY CORPORATION

VISUAL ASSESSMENT & PHOTO-SIMULATIONS

At the request of Cellco partnership LLC d/b/a Verizon Wireless, All-Points Technology Corporation, P.C. ("APT") completed this visual assessment and prepared computer-generated photo-simulations depicting the proposed installation of a small cell wireless telecommunications Facility at 70 Buckland Road in South Windsor, Connecticut (the "Property").

Project Setting

The Property is located east of Buckland Road and north of Tamarack Drive in a heavily developed commercial area. It is currently developed with multiple free-standing buildings housing retail tenants. The proposed Facility would be located on the roof of a Verizon Wireless retail outlet store and would consist of a single antenna affixed to a ballast-mounted pipe-mast on the building roof. The antenna would extend approximately 7 feet above the roof's parapet wall to a total height of ±31 feet above grade. A Remote Radio Head and other appurtenances would be affixed to the pipe mast beneath the antenna. Associated equipment would be located within the building.

Methodology

On July 8, 2016, APT personnel conducted field reconnaissance and photo-documented existing conditions. Five (5) nearby locations were selected to depict existing and proposed conditions and to provide generally unobstructed view lines towards at least a portion of the building. These locations also represent the approximate limits of visibility associated with the proposed installation. 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 the lens set to 50 mm to present a consistent field of view.

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. A photolog map and copies of the existing conditions and photo-simulations are attached.

The Facility simulations are static in nature and do not necessarily fairly characterize the prevailing views from all locations within a given area. They provide a representation of the proposed Facility under similar settings as those encountered during the field reconnaissance. Views of the Facility can change substantially throughout the seasons as well as the time of day, and are dependent on weather and other atmospheric conditions including but not necessarily limited to haze, fog, and clouds; the location, angle and intensity of the sun; light conditions, and the specific viewer location.

Conclusions

The visibility of the proposed installation would be confined to portions of the Property and associated frontage along Buckland Road immediately to the west. Based on the results of this assessment, it is our opinion that the proposed installation of the Verizon Wireless communications facility will not have an adverse visual impact on existing views of this building or the character of the community.

ATTACHMENTS

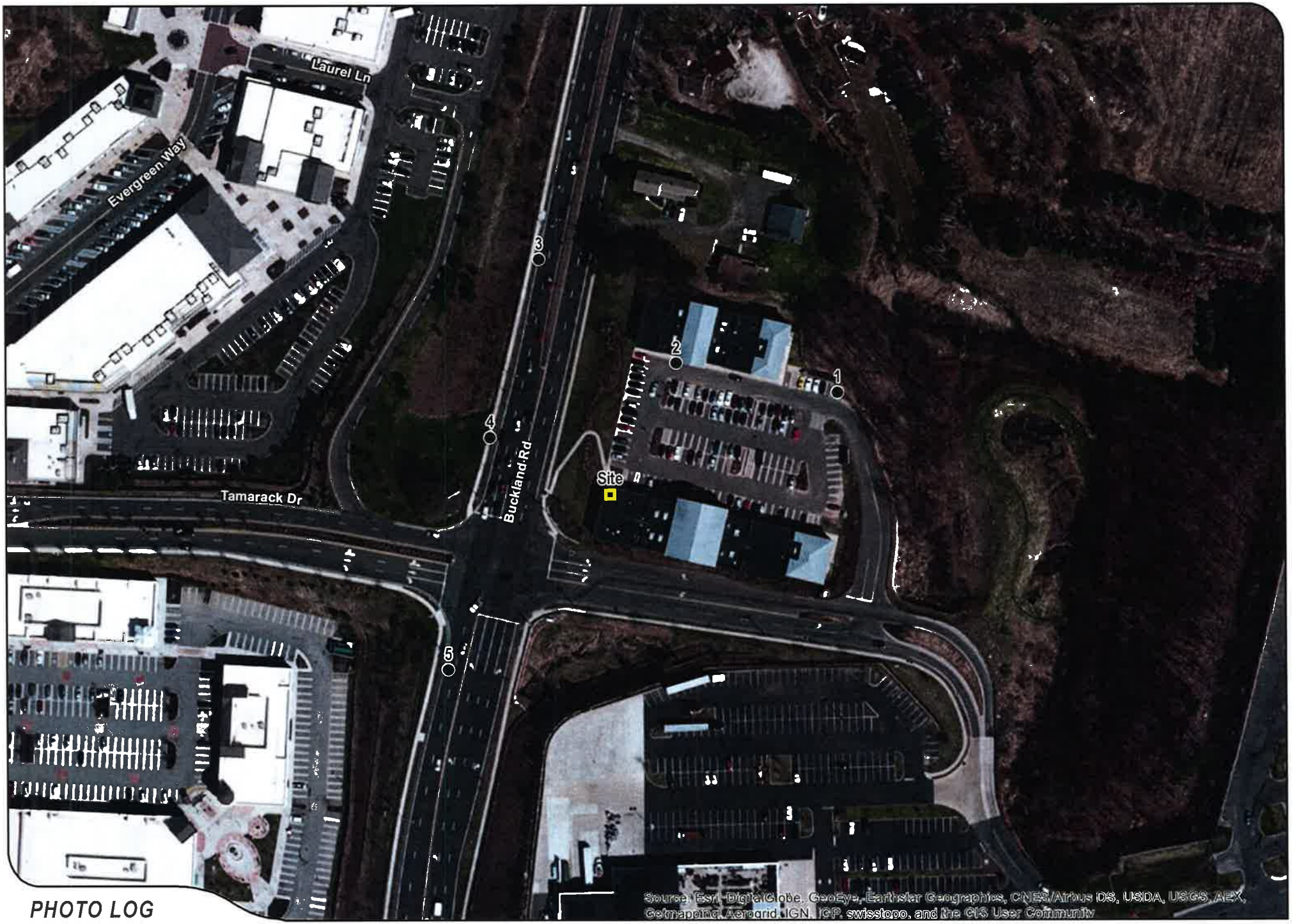


PHOTO LOG

Legend

Site ● Photo Location

150 75 0 150 Feet

1 inch = 150 feet

ALL-POINTS TECHNOLOGY CORPORATION

verizon

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
1	**HOST PROPERTY**	**SOUTHWEST**	**+/- 302 FEET**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
1	**HOST PROPERTY**	**SOUTHWEST**	**+/- 302 FEET**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
2	**HOST PROPERTY**	**SOUTHWEST**	**+/- 176 FEET**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
2	**HOST PROPERTY**	**SOUTHWEST**	**+/- 176 FEET**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
3	**BUCKLAND ROAD**	**SOUTHEAST**	**+/- 298 FEET**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
3	**BUCKLAND ROAD**	**SOUTHEAST**	**+/- 298 FEET**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
4	**BUCKLAND ROAD**	**EAST**	**+/- 167 FEET**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
4	**BUCKLAND ROAD**	**EAST**	**+/- 167 FEET**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
5	**BUCKLAND ROAD**	**NORTHEAST**	**+/- 295 FEET**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
5	**BUCKLAND ROAD**	**NORTHEAST**	**+/- 295 FEET**

ALL-POINTS TECHNOLOGY CORPORATION

verizon

ATTACHMENT 5

Site Name: Evregreen Walk, CT
Cumulative Power Density

Operator	Operating Frequency	Number of Trans.	ERP Per Trans.	Total ERP	Distance to Target	Calculated Power Density	Maximum Permissable Exposure*	Fraction of MPE
	(MHz)		(watts)	(watts)	(feet)	(mW/cm^2)	(mW/cm^2)	(%)
VZW PCS	1970							
VZW Cellular	869							
VZW AWS	2145	1	890	890	30.1	0.3533	1.0	35.33%
VZW 700	746							
Total Percentage of Maximum Permissible Exposure								35.33%

*Guidelines adopted by the FCC on August 1, 1996, 47 CFR Part 1 based on NCRP Report 86, 1986 and generally on ANSI/IEEE C95.1-1992

MHz = Megahertz
mW/cm^2 = milliwatts per square centimeter
ERP = Effective Radiated Power

Absolute worst case maximum values used.

ATTACHMENT 6

EVERGREEN_WALK_CT_AIRSPACE_REPORT.txt

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

Airspace User: Mark Brauer

File: EVERGREEN_WALK_CT

Location:  Hartford, CT

Latitude:  41°-48'-37.82"          Longitude: 72°-33'-14.29"

SITE ELEVATION AMSL.....177 ft.
STRUCTURE HEIGHT.........48 ft.
OVERALL HEIGHT AMSL.....225 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 HFD
  FAR 77.9:    NNR FAR 77.9 IFR Straight-In Notice Criteria for 7B6
  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: HFD: HARTFORD-BRAINARD
Type: A   RD: 35245.25   RE: 18.3
  FAR 77.17(a)(1):       DNE
  FAR 77.17(a)(2):       DNE - Greater Than 5.99 NM.
  VFR Horizontal Surface: DNE
  VFR Conical Surface:    DNE
  VFR Approach Slope:     DNE
  VFR Transitional Slope: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: 7B6: SKYLARK AIRPARK
Type: A   RD: 43268.89   RE: 125
  FAR 77.17(a)(1):       DNE
  FAR 77.17(a)(2):       DNE - Greater Than 5.99 NM.
  VFR Horizontal Surface: DNE
  VFR Conical Surface:    DNE
  VFR Approach Slope:     DNE
  VFR Transitional Slope: DNE
```

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 1600 ft AMSL

PRIVATE LANDING FACILITIES

FACIL IDENT	TYP	NAME	BEARING To FACIL	RANGE IN NM	DELTA ARP ELEVATION	FAA IFR
CT00	HEL	ELECTRO-METHODS INC	301.46	2.46	+121	
No Impact to Private Landing Facility Structure is beyond notice limit by 9947 feet.						
CT62	HEL	TWIN MANUFACTURING COMPANY	268.91	2.5	+165	
No Impact to Private Landing Facility Structure is beyond notice limit by 10190 feet.						
CT14	AIR	BANCROFT	320.41	4.37	+173	
No Impact to VFr Transitional Surface. Below surface height of 337 ft above ARP.						
CT88	HEL	RENTSCHLER	224.21	4.79	+177	
No Impact to Private Landing Facility Structure is beyond notice limit by 24105 feet.						
CT06	HEL	DELTA ONE	254.8	4.96	+204	
No Impact to Private Landing Facility Structure is beyond notice limit by 25137 feet.						
CT85	AIR	ROBERTS FARM	330.08	5.48	+188	
No Impact to VFR Transitional Surface. Below surface height of 448 ft above ARP.						

AIR NAVIGATION ELECTRONIC FACILITIES

FAC IDNT	TYPE	ST AT	FREQ	VECTOR	DIST (ft)	DELTA ELEVA	ST	LOCATION	GRND APCH BEAR ANGLE
BDL	RADAR	ON		323.17	58328	-11	CT	BRADLEY INTL	-.01
No Impact. This structure does not require Notice based upon EMI. The studied location is within 20 NM of a Radar facility. The calculated Radar Line-Of-Sight (LOS) distance is: 37 NM. This location and height is within the Radar Line-Of-Sight.									
BDL	VORTAC	D	109.0	322.42	60040	+65	CT	BRADLEY	.06
HFD	VOR/DME	R	114.9	178.34	61761	-624	CT	HARTFORD	-.58
BAF	VORTAC	R	113.0	341.05	135449	-42	MA	BARNES	-.02
CEF	VORTAC	R	114.0	3.04	141234	-16	MA	WESTOVER	-.01
ORW	VOR/DME	I	110.0	121.62	177564	-85	CT	NORWICH	-.03
MAD	VOR/DME	R	110.4	191.76	184887	+5	CT	MADISON	0.00

PUT	VOR/DME	R	117.4	74.48	200403	-427	CT PUTNAM	-.12
CTR	VOR/DME	I	115.1	328.62	205505	-1375	MA CHESTER	-.38

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: WNEZ @ 3828 meters.

Airspace® Summary Version 16.7.421

09-08-2016
10:52:00

ATTACHMENT 7

Robinson + Cole

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

October 21, 2016

Via Certificate of Mailing

Matthew B. Galligan, Town Manager
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Re: **Proposed Installation of a Roof-Top Wireless Telecommunications Facility at 70 Buckland Road, South Windsor, Connecticut**

Dear Mr. Galligan:

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 new telecommunications facility on the roof of the building at 70 Buckland Road in South Windsor (the "Property"). The facility will consist of a roof-top tower supporting a single canister antenna and remote radio head. The tower and canister antenna will extend to a height of 28'-8" above ground level, approximately 7' above the existing parapet wall. Equipment associated with the facility will be located inside the building.

A copy of the Petition is attached for your review. Landowners whose parcels abut the Property were also sent notice of this filing along with a copy of the Petition.

15350221-v1

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

Sincerely,

Kenneth C. Baldwin

Attachment

Robinson + Cole

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

October 21, 2016

Via Certificate of Mailing

95 CT LLC & 225 CPN LLC.
c/o Northeast Retail Leasing Management Company
360 Bloomfield Avenue, Suite 303
Windsor, CT 06095

Re: **Proposed Installation of a Roof-Top Wireless Telecommunications Facility at 70 Buckland Road, South Windsor, 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 new telecommunications facility on the roof of the building at 70 Buckland Road in South Windsor (the "Property"). The facility will consist of a roof-top tower supporting a single canister antenna and remote radio head. The tower and canister antenna will extend to a height of 28'-8" above ground level, approximately 7' above the existing parapet wall. Equipment associated with the facility will be located inside the building.

A copy of the Petition is attached for your review. Landowners whose parcels abut the Property were also sent notice of this filing along with a copy of the Petition.

15350259-v1

Robinson+Cole

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

Sincerely,

Kenneth C. Baldwin

Attachment

Robinson & Cole

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

October 21, 2016

Via Certificate of Mailing

Scott Shanley, General Manager
Town of Manchester
41 Center Street
Manchester, CT 06040

Re: **Proposed Installation of a Roof-Top Wireless Telecommunications Facility at 70 Buckland Road, South Windsor, Connecticut**

Dear Mr. Shanley:

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 new telecommunications facility on the roof of the building at 70 Buckland Road in South Windsor (the "Property"). The facility will consist of a roof-top tower supporting a single canister antenna and remote radio head. The tower and canister antenna will extend to a height of 28'-8" above ground level, approximately 7' above the existing parapet wall. Equipment associated with the facility will be located inside the building.

A copy of Cellco's Petition is attached for your review. Council guidelines require a copy of the Petition be sent to the Chief Executive Officer of the municipality where the facility is located and any adjacent municipality within 2,500 feet of the facility. Abutting landowners were also sent notice of this filing along with a copy of the Petition.

15350270-v1

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

Sincerely,

Kenneth C. Baldwin

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

October 21, 2016

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 Roof-Top Wireless Telecommunications Facility at 70 Buckland Road, South Windsor, 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 new telecommunications facility on the roof of the building at 70 Buckland Road in South Windsor (the "Property"). The facility will consist of a roof-top tower supporting a single canister antenna and remote radio head. The tower and canister antenna will extend to a height of 28'-8" above ground level, approximately 7' above the existing parapet wall. Equipment associated with the facility will be located inside the building. A copy of the Petition is attached for your review.

This notice is being sent to you because you are listed on the Town Assessor's records as an owner of land that abuts the Property. If you have any questions regarding the Petition, the Council's process for reviewing the 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

ABUTTING PROPERTY OWNERS

70 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT

	Property Address	Owner's and Mailing Address
1.	151 Buckland Road	Evergreen Walk LLC CityPlace Hartford, CT 06103
2.	79 Buckland Road	Town of South Windsor 1540 Sullivan Avenue South Windsor, CT 06074
3.	95 Buckland Road	Town of South Windsor 1540 Sullivan Avenue South Windsor, CT 06074
4.	130 Buckland Road	William J. Krawski 130 Buckland Road South Windsor, CT 06074
5.	125 Buckland Hills Drive	Target Corporation T1249 Property Tax Dept. TPN-0950 P.O. Box 9456 Minneapolis, MN 55440-9456
6.	31 Buckland Hills Drive	Lowes Home Center Inc. Attn: Property Tax Dept. NB3TA P.O. Box 1000 Mooresville, NC 28115
7.	116 Buckland Road	Buckland Road Associates LLC P.O. Box 684 South Windsor, CT 06074