



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

March 16, 2018

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

RE: **PETITION NO. 1340** - Cellco Partnership d/b/a Verizon Wireless petition for a declaratory ruling, pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed modifications to an existing wireless telecommunications facility located at 623 Honeyspot Road, Stratford, Connecticut.

Dear Attorney Baldwin:

At a public meeting held on March 15, 2018, 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. Approval of any minor project changes be delegated to Council staff;
2. Replacement of any shrubs that do not survive re-location;
3. 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;
4. 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 Stratford;
5. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
6. 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;

March 16, 2018

7. 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;
8. 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
9. 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 February 7, 2018.

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

Sincerely,



Robert Stein
Chairman

RS/MAB/CMW/lm

Enclosure: Staff Report dated March 15, 2018.

- c: The Honorable Laura R. Hoydick, Mayor, Town of Stratford
John Rusatsky, Zoning Enforcement Officer, Town of Stratford
Jay Habansky, Planning & Zoning Administrator, Town of Stratford
Becker LLC, Property Owner



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Petition No. 1340

Cellco Partnership d/b/a Verizon Wireless

Honeyspot Road, Stratford

March 15, 2018

On February 9, 2018, the Connecticut Siting Council (Council) received a petition from Cellco Partnership d/b/a Verizon Wireless (Cellco) for a declaratory ruling pursuant to Connecticut General Statutes §4-176 and §16-50k, for the proposed modifications to an existing wireless telecommunications facility located on property comprised of three abutting parcels at #623, #635, #651 Honeyspot Road, in Stratford, Connecticut.

Becker LLC owns all three properties which are located within Stratford's CA-Retail Commercial zone district. Surrounding land use consists of commercial primarily along Honeyspot Road and residential along Columbus Avenue and Garibaldi Avenue.

The existing telecommunications facility is a 102-foot monopole tower, also owned by Becker LLC, located on the #623 parcel. Cellco is currently located at the 82-foot level of the tower. The Council approved Cellco's shared use of the tower in 1999. Cellco's existing radio equipment is located within a commercial building adjacent to the tower.

Cellco proposes to install Centralized Radio Access Network (C-RAN) equipment in the northeast corner of the #635 parcel. A C-RAN connects several individual telecommunications facilities to a local centralized hub, thereby decreasing the amount of hardware required, and associated costs, at the individual facilities. The C-RAN equipment would be located within a 17-foot by 38-foot by 11-foot equipment shelter. The shelter would also contain an 80 kW natural gas-fueled backup generator. The generator would be connected directly to an existing underground natural gas supply line. The parcel is enclosed by an existing chain-link fence.

The C-RAN shelter would be installed on a concrete pad approximately 80 feet southeast of the existing tower. Underground utilities phone service would be obtained from a utility pole on Honeyspot Road with secondary line extending from a utility pole on Columbus Avenue; natural gas would extend from existing service on Honeyspot Road. The exact location of the natural gas line extension would be determined in the field by gas company engineers.

No substantial adverse visual impact is expected from the proposed installation as the C-RAN shelter would be located adjacent to an existing equipment shelter and would be partially screened by existing vegetation. Radio frequency emissions for the facility would not change as a result of the proposed project. Operation of the C-RAN equipment and emergency generator will comply with state and local noise standards.

One deciduous tree would be removed and two shrubs re-located to install the C-RAN shelter. Minimal ground disturbance is expected as the concrete pad for the C-RAN would require minimal excavation of existing gravel and lawn areas.

On February 7, 2018, the Petitioner notified the Town of Stratford, the property owner and abutting property owners.

On March 8, 2018, the Council received comments from an abutting property owner that owns property east of the proposed C-RAN location. The property owner expressed concern related to generator noise, electric and magnetic fields and property value. Cellco's Noise Evaluation Report evaluated the proposed emergency backup generator and two wall-mounted air conditioning units simultaneously.

The emergency generator would run approximately 15 to 20 minutes every other week for testing purposes, which would be scheduled during daytime hours; and in the event of an emergency when commercial power to the facility is interrupted. With all three potential noise emitting units running simultaneously, the highest noise level would be along the eastern property boundary at a level of 53 dBA. The allowable noise levels from a commercial property to a residential receptor is 55 dBA during daytime hours of 7:00 a.m. to 10:00 p.m. and 45 dBA during nighttime hours of 10:00 p.m. and 7:00 a.m.; however, pursuant to Regulations of Connecticut State Agencies §22a-69-1.8, noise created as a result of, or relating to, an emergency, such as an emergency backup generator, is exempt from the State Noise Control Regulations. Regarding electric and magnetic fields from the proposed equipment, the petition filing includes a specifications sheet for the proposed generator that states the equipment was designed in accordance with applicable codes and standards including the National Electrical Code.

Staff recommends the following conditions:

1. Approval of any minor project changes be delegated to Council staff; and
2. Replacement of any shrubs that do not survive re-location.

Site Location and Layout



- Legend**
- Approximate Subject Property
 - Existing View Equipment Room
 - Proposed 10' x 30' x 12' Equipment Building
 - Proposed 10' Wide Access Easement
 - Proposed Electrical Conduit Route through building
 - Proposed Preliminary Underground Natural Gas Route
 - Proposed Preliminary Underground Telco Route

Site Schematic
Proposed Verizon Wireless
CRAN HUB Facility
Stratford CRAN HUB CT
635 Honeyspot Road
Stratford, Connecticut

Site No. 1
Task Map Scale: 2016 Aerial Photograph ©2015
App. Scale: 1" = 40 feet
Map Date: July 2017



(from petition filing)