



Nighthawk, LLC  
3400 Fairfield Avenue  
Bridgeport, CT 06605

Mr. James J. Murphy  
Acting Chairman  
Connecticut Siting Council  
Ten Franklin Square  
New Britain, CT 06051

Re: Cellco Partnership d/b/a Verizon Wireless petitioner for a declaratory ruling regarding 1052 Boston Post Road, Milford, Connecticut wireless telecommunications facility

Dear Mr. Murphy:

Nighthawk, LLC is the management company acting as agent for Turnpike Lodge, Inc. regarding the above-captioned telecommunications site. I, the undersigned, am also the Vice President of Turnpike Lodge, Inc.

Turnpike Lodge, Inc. has changed its address to the address set forth in the letterhead and all new notices can be sent to said address.

If you have any questions, please feel free to contact me.

Very truly yours,

Peter L. Craft

Cc: Kenneth Baldwin, Esq.



# STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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

E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)

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

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

February 15, 2019

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

RE: **PETITION NO. 1357** - 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 1052 Boston Post Road, Milford, Connecticut.

Dear Attorney Baldwin:

At a public meeting held on February 14, 2019, 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. 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;
3. 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 City of Milford;
4. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
5. 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;

6. 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;
7. 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
8. 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 November 16, 2018 and additional information received on January 31, 2019.

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

Sincerely,



James J. Murphy, Jr.  
Acting Chairman

JM/IN/lm

Enclosure: Staff Report dated February 14, 2019

- c: The Honorable Benjamin G. Blake, Mayor, City of Milford  
David Sulkis, City Planner, City of Milford  
Turnpike Lodge Inc., property owner



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**Petition No. 1357**

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

**1052 Boston Post Road, Milford**

**February 14, 2019**

On November 16, 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 at 1052 Boston Post Road, Milford, Connecticut.

On November 16, 2018, the Petitioner notified the City of Milford (City), the underlying property owner and abutting property owners. Notice of the project revision since the Petition was submitted to the Council has also been sent to the City officials, the underlying property owner and abutting property owners. To date, the Council has not received any comments.

On November 20, 2018, the Council sent correspondence to the City stating that the Council has received the Petition and invited the municipality to contact the Council with any questions or comments by December 16, 2018. The Council did not receive any comment from the City.

On January 17, 2019, pursuant to CGS §4-176(e) of the Uniform Administrative Procedure Act, which requires an administrative agency to take action on a petition within 60 days of receipt, the Council voted to set the date by which to render a decision on the petition as no later than May 15, 2019, the statutorily-mandated 180-day decision deadline for this petition under CGS §4-176(i).

The existing telecommunications facility consists of antennas inside a 40-foot stealth flagpole and a 12-foot by 20-foot shelter located on the roof of a four story hotel building. The Council approved this facility in Petition No. 680 on July 13, 2004. The property is owned by Turnpike Lodge Inc. and is located in Milford's Light Industrial (ICD) zone. Surrounding land uses include residential to the north, commercial to the south, southeast and west and the Interstate 95 highway to the east and northeast.

Cellco proposes to install a Centralized Radio Access Network (C-RAN) at the northern-most portion of the subject parcel. A C-RAN connects several individual telecommunications facilities to a local centralized hub, thereby decreasing the amount of hardware required at the individual facilities. This allows for more flexibility in the selection of future cell site locations and a reduction in operational cost.

Cellco is proposing to install the C-RAN equipment, three wall-mounted air conditioning units and a 60 kilowatt diesel-fueled emergency backup generator inside a new 11-foot high by 11.5-foot wide by 38-foot long equipment shelter mounted on a concrete pad. Cellco originally proposed to locate the C-RAN shelter along the northwestern property boundary, about 200-feet northwest of the existing hotel building. Subsequent to filing the petition, Cellco was contacted by the City of Milford to discuss possible alternative locations for the C-RAN shelter with less impact on an adjoining residential condominium complex west of the subject parcel. After consultation with the City of Milford and the underlying property owner to identify a location that is suitable for all parties involved, a revision of the project plan was submitted to the Council on January 31, 2019. Cellco now intends to install the C-RAN shelter at the extreme northern-most edge of the property, adjacent to the Interstate 95 interchange. The C-RAN shelter would be installed at the same grade as the remainder of the subject parcel and a paved access road would be developed in conjunction with the owner's future development of the property.

Power, telephone and primary fiber optic service to the C-RAN shelter will be extended from the existing service along Forest Road, west of the subject parcel, via a proposed easement routed underground in an easterly direction on the north side of the owner's developed portion of the parcel to the C-RAN shelter and a secondary fiber optic service from Boston Post Road via a proposed easement routed underground on the south and east side of the owner's developed portion of the parcel in a generally northerly direction to the C-RAN shelter.

The proposed back-up generator would operate for approximately 15 to 20 minutes every other week for testing. All testing would occur during daytime hours. According to the Noise Evaluation Report by HMB Acoustics, noise emissions from the back-up generator and the three air conditioning units running simultaneously would be in compliance with the Connecticut Noise Control Standards.

Commercial Mobile Radio Service (CMRS) providers are licensed by and are under the jurisdiction and authority of the Federal Communications Commission (FCC). At present, no standards for backup power for CMRS providers have been promulgated by the FCC. Every year since 2006, AT&T, Sprint, T-Mobile, and Verizon have certified their compliance with the CTIA Business Continuity/Disaster Recovery Program and the Communications Security, Reliability and Interoperability Council standards and best practices to ensure network reliability during power outages.

No substantial adverse visual impact is expected from the proposed installation. No wetlands are located on the host property. Radio frequency emissions for the facility would not change as a result of the proposed project.

Minimal ground disturbance is expected as the C-RAN shelter and generator would be installed in a previously disturbed area.

If approved, staff recommends the following condition:

1. Approval of any minor project changes be delegated to Council staff.

