



# 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

May 10, 2019

Carl W. Gehring, Esq.  
Gehring & Associates, LLC  
P.O. Box 98  
West Mystic, CT 06388

RE: **PETITION NO. 1366** - 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 installation of a telecommunications facility on the roof of an existing commercial building located at 276 New Britain Avenue, Plainville, Connecticut.

Dear Attorney Gehring:

At a public meeting held on May 9, 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 Town of Plainville;
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. If the facility ceases to provide wireless services for a period of one year the Petitioner shall dismantle the facility 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
8. 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 March 20, 2019.

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

Sincerely,



Melanie A. Bachman  
Executive Director

MAB/RDM/emr

Enclosure: Staff Report dated May 9, 2019

c: The Honorable Katherine Pugliese, Chairman, Town of Plainville  
Robert E. Lee, Town Manager, Town of Plainville  
Garrett Daigle, Interim City Planner, Town of Plainville  
DT Connecticut Commons, LLC, Property Owner



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### Petition No. 1366

Cellco Partnership d/b/a Verizon Wireless

276 New Britain Avenue, Plainville

Rooftop Wireless Telecommunications Facility

### Staff Report

May 9, 2019

On March 28, 2019, 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 installation of a rooftop wireless telecommunications facility at the Connecticut Commons shopping center at 276 New Britain Avenue in Plainville. The proposed facility would increase capacity to existing, adjacent Cellco facilities that currently cannot meet area network demands.

The Connecticut Commons commercial shopping center is located on a 60-acre parcel improved with 10 buildings, totaling approximately 500,000 square feet of commercial space. The property, zoned General Commercial, is located between Interstate 84 and Route 372 and is adjacent to other commercially developed properties. The nearest residence from the Project site is approximately 1,200 feet to the south, beyond a lumberyard and Interstate 84.

Cellco would install the proposed facility on the roof of the Mattress Firm storefront, located in the southeast corner of the shopping center complex. The flat roof has a height of approximately 20 feet above ground level (agl). A parapet wall extends to a height of 22.5 feet agl.

The proposed facility consists of three separate tripod ballast supported masts on the southeast corner of the roof near and existing HVAC equipment. The masts would be 19 feet to 25 feet from each other. Each mast would be approximately 12 feet tall and would support 6 panel antennas and 6 remote radio heads. The total height of each mast with antennas would be approximately 32 feet agl.

A 12.5-foot by 18-foot equipment compound would be established in an existing paved area located along the rear wall of the adjacent Marshalls storefront. The compound would be enclosed by an 8-foot high chain link fence with two service gates located along the south fence line, providing access from an existing rear shopping center driveway that serves various loading docks and trash management containers.

The equipment compound would contain two Cellco equipment cabinets, installed on an 8-foot by 8-foot metal platform, and an electric panel board. Utility connections would extend from the compound to the masts within a cable tray attached to the rear exterior wall that would be painted to match the existing building facade.

The site would have an emergency power battery. Although the compound would contain space for a future emergency power generator, a generator is not currently proposed since this site would offload service from adjacent sites that have emergency power and is not considered critical to network performance. 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.

A Professional Engineer duly licensed in the State of Connecticut has certified that the existing roof and the ballast-mounted masts are adequate to support the proposed loading. The installation would not be a hazard to air navigation and no registration to the Federal Aviation Administration is required.

The three masts do not have a significant visual profile and blend in with existing commercial structure and surrounding commercial use. Installing concealment enclosures would not be feasible due to the extra weight required to support the enclosures that would cause the roof supports to exceed structural loading capacity.

Noise from the compound radio equipment would comply with Department of Energy and Environmental Protection Noise Control Standards.

The highest calculated power density level for Cellco's proposed antennas at the point of uncontrolled access (public exposure) would be approximately 3.4 percent of the applicable public exposure limit established by the Federal Communications Commission at ground level with a -10 dB off-beam adjustment.

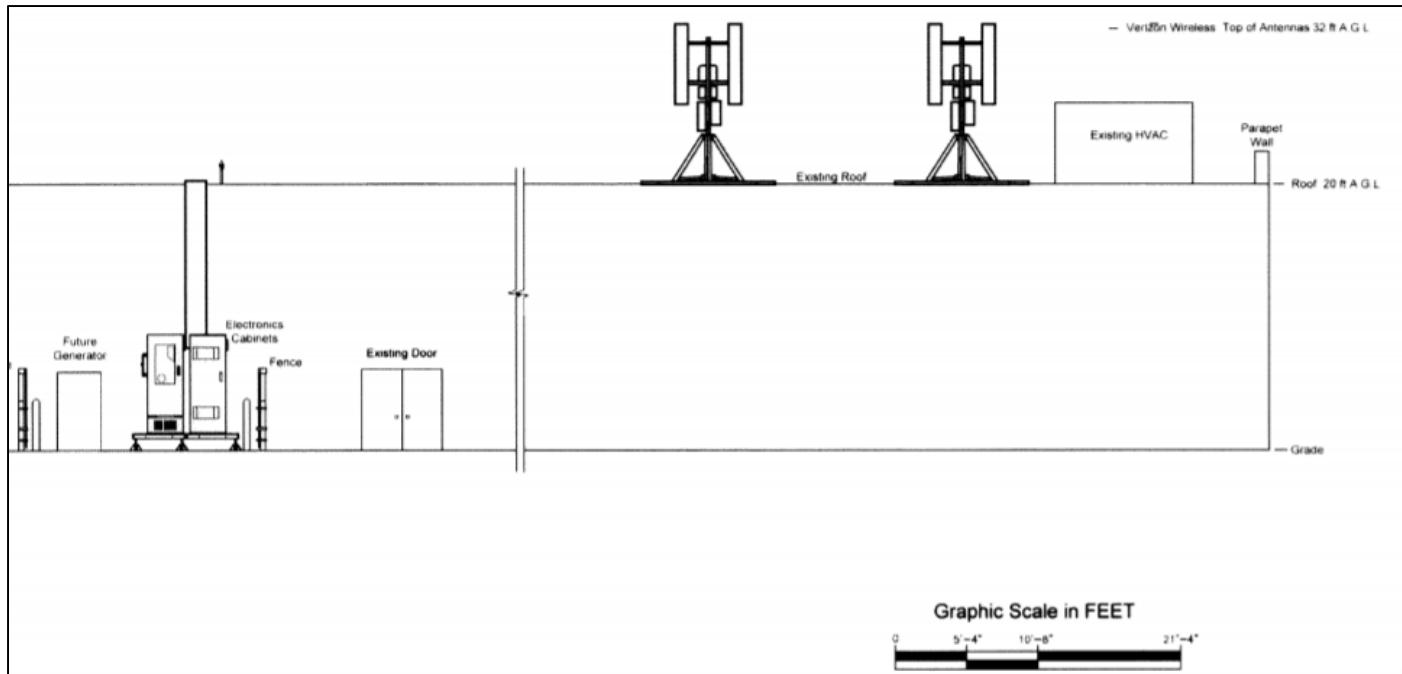
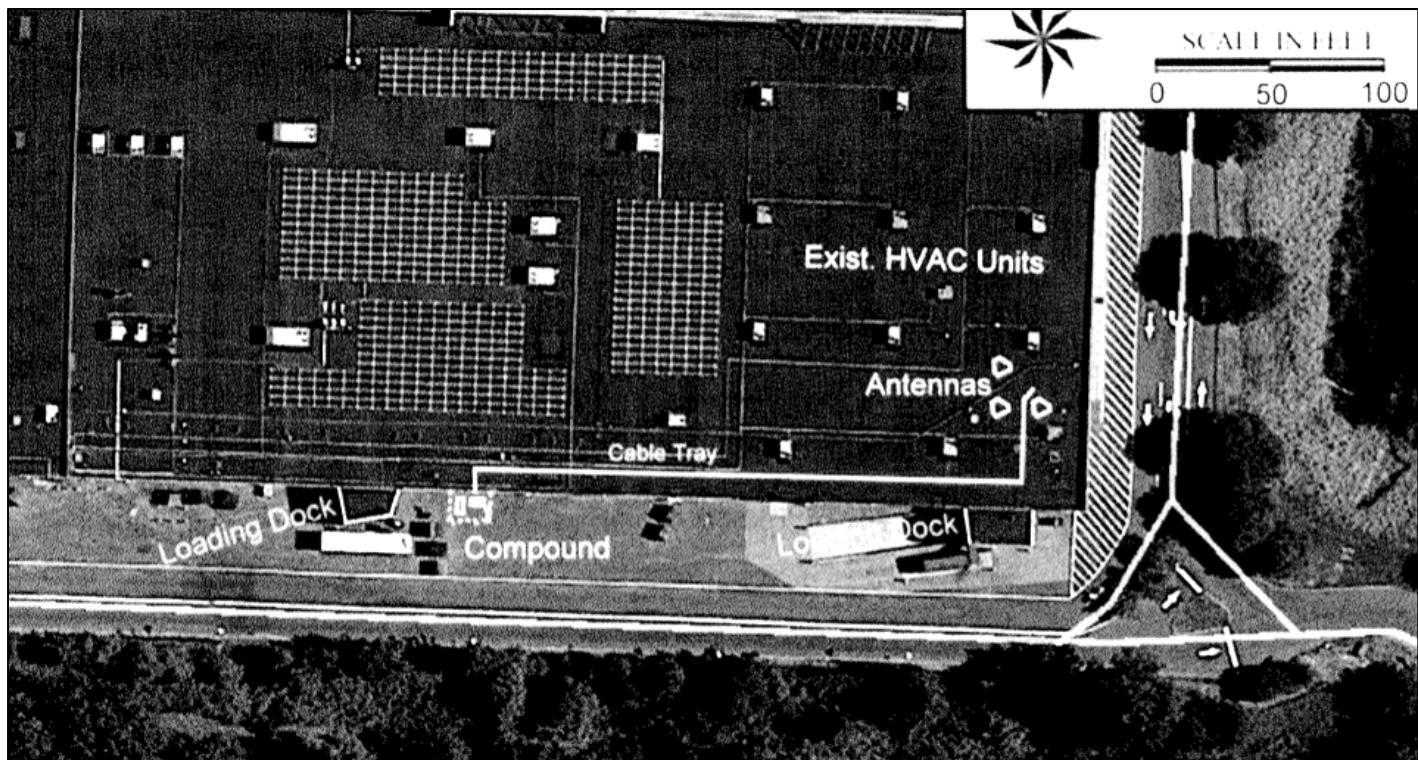
Notice was provided to the Town of Plainville, the property owner, and abutting property owners on or about March 20, 2019. No comments have been received to date.

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

If approved, staff recommends the following condition:

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

Project Location/Schematic



**Photo-simulation**



| LOCATION                                    | ORIENTATION | DISTANCE TO SITE    | VISIBILITY     |
|---|-------------|---------------------|----------------|
| <b>CROOKED STREET AT NEW BRITAIN AVENUE</b> | <b>WEST</b> | <b>+/- 380 FEET</b> | <b>VISIBLE</b> |