



STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL

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August 27, 2013

Thomas J. Regan, Esq.  
Brown Rudnick LLP  
CityPlace I  
185 Asylum Street  
Hartford, CT 06103

RE: **DOCKET NO. 391** – Bay Communications II, LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility located 232 Shore Drive, Old Lyme, Connecticut.

Dear Attorney Regan:

At a public meeting of the Connecticut Siting Council (Council) held on August 22, 2013, the Council considered and approved the revision to the Development and Management (D&M) Plan dated August 14, 2013.

This approval applies only to the D&M Plan revision dated August 14, 2013. Any changes to the D&M Plan revision require advance Council notification and approval. Furthermore, the Certificate Holder is responsible for reporting requirements pursuant to Regulations of Connecticut State Agencies Section 16-50j-77.

Please be advised that changes that deviations from this plan are enforceable under the provisions of the Connecticut General Statutes § 16-50u. Enclosed is a copy of the staff report on this D&M Plan revision, dated August 22, 2013.

Thank you for your attention and cooperation.

Very truly yours,

Robert Stein  
Chairman

RS/MP/jb

Enclosure: Staff Report, dated August 22, 2013

c: Parties and Intervenors  
The Honorable Bonnie A. Reemsnyder, First Selectman, Town of Old Lyme  
Kim Grove, Land Use Officer, Town of Old Lyme

<b>DOCKET NO. 391</b> – Bay Communications II, LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility located 232 Shore Road, Old Lyme, Connecticut.	} } }	Connecticut Siting Council  August 22, 2013
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**Development and Management Plan Revision  
Staff Report**

On September 23, 2010, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need (Certificate) to T-Mobile Northeast, LLC (T-Mobile) for the construction, maintenance, and operation of a 110-foot wireless telecommunications facility located at 232 Shore Road, Old Lyme, Connecticut. As required in the Council's Decision and Order, T-Mobile's Development and Management Plan for the approved facility was received on July 7, 2011, with revisions/additions on August 5, 2011. On August 25, 2011, the Council approved the Development and Management Plan (D&M Plan).

On May 16, 2013, the Council granted an extension of time until October 22, 2014, to complete the construction of this project. On July 11, 2013, the Council approved the transfer of Certificate from T-Mobile to Bay Communications II, LLC (Bay).

On August 15, 2013, Bay submitted a D&M Plan revision (D&M Plan Revision) to the Council to include enhancements to the wetland buffer areas and to modify the route of the underground utilities.

The tower location as well as the co-locations of AT&T Wireless, T-Mobile, and Celco Partnership d/b/a Verizon Wireless are all unchanged. The tower will be located 32 feet from the northern property line. Thus, with a 110-foot monopole, the yield point will have to be located no lower than 78 feet to ensure that the tower setback radius remains within the subject property. In this D&M Plan Revision, based on further analysis, the yield point height has been corrected to 82 feet. This results in a smaller setback radius.

The approved compound will have a wetland buffer enhancement area on its north, west, and south sides. The wetland buffer enhancement area will be undersown with a conservation/wildlife seed mix. Within the area native plant species will be established. These plantings include Common Serviceberry, Gray Dogwood, Black Chokeberry, and Nannyberry. These plantings are designed to diversify the wildlife habitat value of the buffer area by providing shelter, nesting and food for small wildlife, particularly avian species.

The underground utility route had previously been located on the eastern side of the property, and then it continued in between two storage buildings to reach the compound. In the D&M Plan Revision, the underground utility route was revised so that it extends from the driveway area, and then turns west and north around the storage buildings on the property. The utility route will not be located in wetlands. Furthermore, silt fencing will be utilized to protect an existing pond on the site during the construction process.

The only significant changes included in this D&M Plan Revision are the changes to the utility route and the corrected yield point location. The project is otherwise consistent with the Council's prior D&M Plan approval on August 25, 2011.

Bay has complied with the Council's decision and order and with Regulations of Connecticut State Agencies Section 16-50j-61 Elements of a D&M Plan; thus staff recommends approval of the D&M Plan Revision.