



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

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June 26, 2017

Daniel M. Laub, Esq.
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

RE: **DOCKET NO. 463A** - American Towers, LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 2 Arbor Crossing, East Lyme, Connecticut.

Dear Attorney Laub:

At a public meeting of the Connecticut Siting Council (Council) held on June 22, 2017, the Council considered and approved the Development and Management (D&M) Plan with the following conditions:

1. Submit specifications for the shared generator and associated fuel storage tank; and
2. Perform tree clearing from November 1 to March 30 to reduce impacts to the red bat, as recommended by the Department of Energy and Environmental Protection.

This approval applies only to the D&M Plan submitted on May 9, 2017 and supplemental information submitted on June 21, 2017. Requests for any changes to the D&M Plan shall be approved by Council staff in accordance with Regulations of Connecticut State Agencies Section (RCSA) §16-50j-77(b). Furthermore, the Certificate Holder is responsible for reporting requirements pursuant to RCSA 16-50j-77.

Please be advised that changes and 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, dated June 22, 2017.

Thank you for your attention and cooperation.

Sincerely,

Robert Stein
Chairman

RS/RDM/laf

Enclosure: Staff Report, dated June 22, 2017

c: Parties and Intervenors

The Honorable Mark C. Nickerson, First Selectman, Town of East Lyme



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Docket 463A – New Cingular Wireless PCS, LLC 2 Arbor Crossing, East Lyme Development and Management Plan

Staff Report June 22, 2017

On December 22, 2016, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to New Cingular Wireless PCS, LLC (AT&T) for the construction, maintenance, and operation of a wireless telecommunications facility located at 2 Arbor Crossing in East Lyme, Connecticut. As required in the Council's Decision and Order (D&O), AT&T submitted a Development and Management Plan (D&M) for the project to the Council and the Town of East Lyme on or about May 9, 2017. Additional information was submitted on June 21, 2017.

The new telecommunications facility is located within The Orchards residential community and serves to replace an existing AT&T tower facility at 2 Scott Road that was approved by the Council in 1986 in Docket 67. The 2 Scott Road monopole is located approximately 275 feet north of the new site and is being removed to accommodate residential development by the landowner.

Consistent with the Council's Decision and Order, AT&T will construct a 105-foot tall, 25-foot diameter concealment silo within a 100-foot by 100-foot lease area adjacent to The Orchards pool and clubhouse. The silo consists of a steel frame superstructure enclosed with foam composite panels. The foam panels will be painted gray with white trim.

Telecommunications antennas for multiple carriers can be installed within the silo structure at the 95, 85, 75 and 65-foot levels. AT&T will initially install three LTE 700 MHz panel antennas and nine remote radio heads at the 95-foot level of the structure.

A 35-foot wide by 50-foot long by 35-foot high wood frame faux barn equipment building will be constructed adjacent to the silo that can house ground equipment for four tower tenants. A shared generator will be installed within the barn structure. The barn will be painted red with white trim. A four-foot tall cedar fence would be installed along the south edge of the faux barn and silo area. Access to the site will be from a new 12-foot wide, 375-foot gravel drive extending from Arbor Crossing and along the east side of the pool area and adjacent tennis courts. At the end of the access drive, a vehicle parking area will be constructed south of the silo and east of the faux barn. Utility boards with bollard protection will be located adjacent to the parking area. Utilities will extend underground beneath the new access drive from existing utilities along Arbor Crossing. Evergreens will be planted along the west side of the compound and along the west side of the access drive.

The project site is on the south slope of a hill and site construction will require cut and fill to create a level site for the silo and faux barn. Erosion and sedimentation controls will be installed to isolate the construction area. Erosion control blankets and rip-rap will be used to stabilize exposed slopes adjacent to the access drive and along a slope above the pool area. The access road and parking area would be graded to drain into a swale on the west side of the gravel driveway. The swale would discharge onto Arbor Drive, a residential street currently under construction. The swale will eventually discharge directly into an underground stormwater control system under Arbor Drive once road construction is complete.



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No wetlands or watercourses would be disturbed. Approximately 0.4 acres of woodland north of the pool area will be cleared to develop the site. The site is within the range of the red bat, a state species of special concern. In accordance with the Council's Decision and Order Condition 2c, AT&T will conduct tree clearing from November 1 to March 30 to reduce impacts to this species. AT&T submitted correspondence to the Council on June 21, 2017 confirming a tree clearing restriction is recommended by the Department of Energy and Environmental Protection for the 2 Arbor Crossing site.

Consistent with the Council's Decision and Order, AT&T's cumulative worst-case radio frequency power density level at the base of the structure will be 8.5 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit.

Work hours would be from 7:00 a.m. to 6:00 p.m. Monday through Friday and otherwise in accordance with Town of East Lyme regulations.

All of the Development and Management Plan requirements set forth in the Council's Decision & Order for Docket 463A are in compliance; therefore, Council staff recommends approval with the following conditions:

1. Submit specifications for the shared generator and associated fuel storage tank; and
2. Perform tree clearing from November 1 to March 30 to reduce impacts to the red bat, as recommended by the Department of Energy and Environmental Protection.