



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

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May 11, 2018

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

RE: **DOCKET NO. 472** - Cellco Partnership d/b/a Verizon Wireless Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at Bridgeport Tax Assessor's Map 85, Block 2805, Lot 29, 541 Broadbridge Road, Bridgeport, Connecticut.

Dear Attorney Baldwin:

At a public meeting of the Connecticut Siting Council (Council) held on May 10, 2018, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on April 6, 2018.

This approval applies only to the D&M Plan submitted on April 6, 2018, and additional information received on April 26, 2018. 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).

The Certificate Holder is responsible for compliance with the reporting requirements under RCSA 16-50j-77, including:

1. Contact information for the personnel of the contractor assigned to the project;
2. Notification of commencement of construction;
3. Quarterly construction progress reports;
4. Notification of completion of construction and commencement of operation; and
5. Final report.

Please be advised that deviations from the approved D&M Plan and non-compliance with the D&M Plan reporting requirements are enforceable under Connecticut General Statutes § 16-50u.

Enclosed is a copy of the staff report for this D&M Plan, dated May 10, 2018.

Thank you for your attention and cooperation.

Sincerely,

Robert Stein
Chairman

RS/MP/lm

Enclosure: Staff Report, dated May 10, 2018

c: Service List

The Honorable Joseph P. Ganim, Mayor, City of Bridgeport

Thomas F. Gill, Director of Planning & Economic Development, City of Bridgeport

The Honorable Laura R. Hoydick, Mayor, Town of Stratford

John Rusatsky, Zoning Enforcement Officer, Town of Stratford

Jay Habansky, Planning and Zoning Administrator, Town of Stratford

The Honorable Vicki A. Tesoro, First Selectman, Town of Trumbull

Rob Librandi, Land Use Planner, Town of Trumbull

Douglas Wenz, Zoning Enforcement Officer, Town of Trumbull



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Docket 472 – Bridgeport

Development and Management Plan

Staff Report

May 10, 2018

On August 31, 2017, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Cellco Partnership d/b/a Verizon Wireless (Cellco) for the construction, maintenance, and operation of a wireless telecommunications facility located at 541 Broadbridge Road, Bridgeport, Connecticut. As required in the Council's Decision and Order (D&O), Cellco submitted a Development and Management Plan (D&M Plan) for the project to the Council on April 6, 2018, and on or about April 5, 2018, copies of the D&M Plan were provided to the City of Bridgeport and the Towns of Stratford and Trumbull (located within 2,500 feet of the facility).

Consistent with the Council's D&O, Cellco will construct a 100-foot white flagpole tower without a flag. The subject property consists of a 1.26-acre parcel owned by Beardsley Plaza Limited Partnership and contains the Beardsley Park Shopping Plaza, with its related parking and loading areas. The tower will be constructed in the northeastern portion of the property along the eastern wall of the plaza building, towards the rear of the shopping center. Erosion and sedimentation controls (E&S Controls) will be installed including, but not limited to, a silt sock along the southern limits of the construction area. In accordance with Condition 2(d) of the D&O, such E&S Controls are consistent with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*.

Cellco will install three panel antennas inside the tower at a centerline height of 92 feet above ground level (agl) and three panel antennas inside the tower at a centerline height of 82 feet agl. The tower is not designed to be expandable in height. However, the tower is designed to accommodate another carrier. Such additional carrier could be located directly below Cellco. Consistent with Condition 2(b) of the D&O, the tower will be designed with a yield point to ensure that the tower radius remains within the boundaries of the subject property. For the installation of the tower foundation, no blasting will be required. Cobbles and boulders will be removed by the caisson drillers as part of the excavation.

Cellco will construct a 152 square-foot gravel equipment compound within a 152 square-foot lease area at the site. The compound will be enclosed by an eight-foot high chain link fence with anti-climb mesh and privacy slats. The fenced compound will have three sides because the compound will be located against the building wall. Cellco will install its equipment on a concrete pad within the compound. An overhead canopy is not proposed. Due to physical site constraints, the proposed compound is sized for Cellco's use only. To accommodate another carrier, the carrier would have to lease additional ground space from the landowner. No other wireless carriers expressed an interest in co-locating on the proposed tower during the application proceeding. No tree clearing is expected to be required. No landscaping around the compound is proposed.

A separate 15-kilowatt natural gas-fueled generator will be located within the compound on the concrete pad, and it will have its own access gate. It will essentially have unlimited run time, subject to Connecticut Department of Energy and Environmental Protection (DEEP) annual limits on hours, an unexpected fuel interruption or a maintenance/repair shutdown. The generator's exhaust will extend above the roof of the adjacent building and will be clear of the air handlers on the roof as required by the State Building Code.

Access to the proposed site compound from Broadbridge Road will be provided over an existing paved driveway and parking area used by the shopping center for a total distance of about 170 feet. Cellco will remove existing asphalt curbing to the east to facilitate access. A sloped retaining wall with a five-foot chain link safety fence on top (with two-inch mesh) will be located to the east of the proposed compound. Cellco would install new curbing around a corner near the southern limits of the retaining wall.

Electric and telecom utilities would be installed underground to the site from an existing utility pole on the same side of Broadbridge Road as the subject property. In accordance with Condition 2(c) of the D&O, Cellco provided correspondence regarding the feasibility of an underground natural gas connection route. By letter dated April 5, 2018, Cellco notes that it consulted with Southern Connecticut Gas (SCG) to review options for natural gas service. The existing natural gas line is located along the rear of the shopping center, extending underground from Huntington Turnpike to the gas meters and pressure regulators on the back wall of the building. Cellco inquired about dedicated natural gas service. SCG responded that it does not normally bring more than one service line onto a property unless there are special circumstances such as inadequate pressure (where a dedicated high-pressure line would need to be installed) or if there is insufficient capacity to handle the additional needs. Cellco's backup generator does not need a dedicated high-pressure line, and the capacity of the existing natural gas line is sufficient for Cellco's needs. Thus, Cellco will connect its own (third) natural gas meter adjacent to the existing meters by tapping off the existing manifold. Cellco will run its natural gas line (from the meter to the generator) along the outside wall of the building to the facility compound.

Consistent with the Council's Decision and Order, the cumulative worst-case radio frequency power density level at the base of the tower will be 12.9 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit.

Typical construction hours will be 8:00 a.m. to 4:30 p.m. Monday through Friday.

All of the Development and Management Plan requirements set forth in the Council's D&O or Docket 472 are in compliance; therefore, Council staff recommends approval.