

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

Connecticut Siting Council

APPLICATION OF CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS

TOWN OF FARMINGTON

FARMINGTON NORTH 2 FACILITY

DOCKET NO. _____

JANUARY 23, 2009



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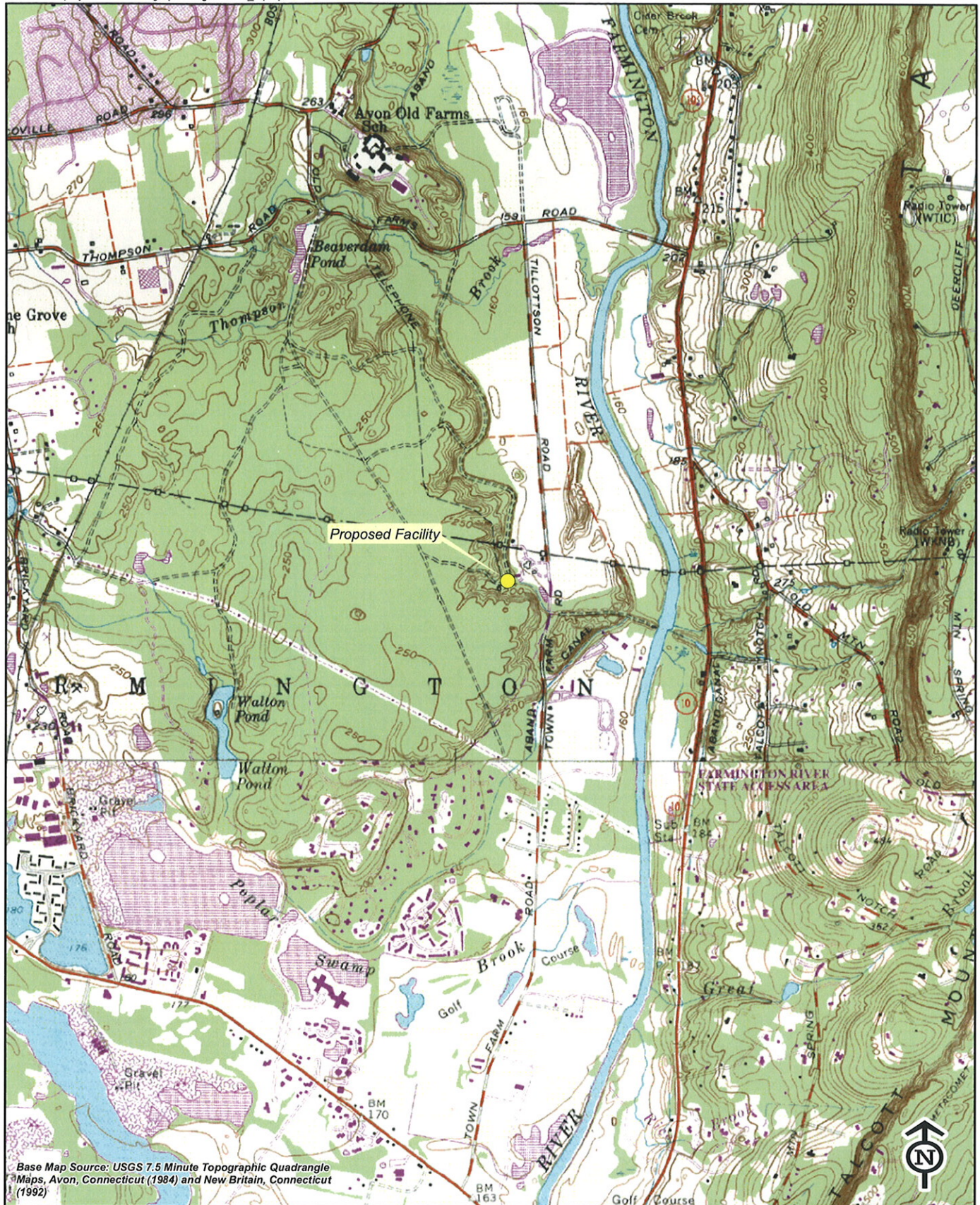
LIST OF ATTACHMENTS

1. Farmington North 2 – Factual Summary and Project Plans
2. Connecticut Siting Council Application Guide
3. Certificate of Service of Application on Government Officials and List of Officials Served
4. Legal Notice in *The Hartford Courant*
5. Notice to Landowners; List of Abutting Landowners; Certificate of Service
6. Federal Communications Commission Authorizations
7. Coverage Maps – Location of Proposed and Surrounding Cell Sites
8. Antenna and Equipment Specifications
9. Site Search Summary
10. Visual Impact Evaluation Report
11. Environmental Reviews/State Agency Comments
12. Wetland Delineation Report
13. Federal Airways & Airspace Summary Report
14. Site Lease Agreement & Property Deed

EXECUTIVE SUMMARY

Cellco Partnership d/b/a Verizon Wireless (“Cellco”) proposes to construct a telecommunications tower and related facility in the northeasterly portion of the Town of Farmington (the “Farmington North 2 Facility”). The proposed Farmington North 2 Facility would provide for much needed cellular and Personal Communications Service (“PCS”) coverage along the heavily-traveled Route 10, as well as local roads in the area.

The proposed Farmington North 2 Facility would be located on a 9.9-acre parcel owned by the Town of Farmington (“Town”) at 199 Town Farm Road (known as the Simmons Family Farm). At the site, Cellco would construct a 110-foot telecommunications tower disguised as a pine tree. Simulated branches would extend an additional seven feet from the top of the tower to an overall structure height of 117-feet above ground level (“AGL”). Cellco will install fifteen (15) panel-type antennas at the 110-foot level on the tower and a 12’ x 30’ shelter located near the base of the tower. A 1,000 gallon propane tank will be placed within the fenced enclosure. Access to the site would extend from Town Farm Road over a new gravel driveway, a distance of approximately 580 feet to the cell site.



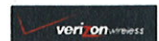
Base Map Source: USGS 7.5 Minute Topographic Quadrangle
 Maps, Avon, Connecticut (1984) and New Britain, Connecticut
 (1992)



Quadrangle Location

Vanasse Hangen Brustlin, Inc.

**USGS Topographic Map
 Proposed Verizon Wireless
 Telecommunications Facility
 The Simmons Family Farm
 199 Town Farm Road
 Farmington, Connecticut**





Base Map Source: 2006 Color Aerial Photograph with 1 foot Resolution

Vanasse Hangen Brustlin, Inc.

**Aerial Photograph
 Proposed Verizon Wireless
 Telecommunications Facility
 The Simmons Family Farm
 199 Town Farm Road
 Farmington, Connecticut**



Quadrangle Location



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE: :
: :
APPLICATION OF CELLCO : DOCKET NO. ____
PARTNERSHIP D/B/A VERIZON :
WIRELESS FOR A CERTIFICATE OF :
ENVIRONMENTAL COMPATIBILITY AND :
PUBLIC NEED FOR THE CONSTRUCTION, :
MAINTENANCE AND OPERATION OF A :
WIRELESS TELECOMMUNICATIONS :
FACILITY AT 199 TOWN FARM ROAD, :
FARMINGTON, CONNECTICUT : JANUARY 23, 2009

APPLICATION FOR CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED

I. INTRODUCTION

A. Authority and Purpose

This Application and the accompanying attachments (collectively, the “Application”) are submitted by Cellco Partnership d/b/a Verizon Wireless (“Cellco” or the “Applicant”), pursuant to Chapter 277a, Sections 16-50g et seq. of the Connecticut General Statutes (“Conn. Gen. Stat.”), as amended, and Sections 16-50j-1 et seq. of the Regulations of Connecticut State Agencies (“R.C.S.A.”), as amended. The Application requests from the Connecticut Siting Council (“Council”) a Certificate of Environmental Compatibility and Public Need (“Certificate”) for the construction, maintenance, and operation of a wireless telecommunications facility in the Town of Farmington, Connecticut (the “Farmington North 2 Facility”).¹

¹ The Facility proposed in this Application is the same Facility that was the subject of Docket No. 356. The Docket No. 356 application was withdrawn.

The proposed Farmington North 2 Facility would provide for much needed coverage along the heavily-traveled Route 10, as well as local roads in the northeasterly portion of the Town of Farmington and the southeasterly portion of the Town of Avon. Cellco currently experiences gaps in coverage at both cellular and PCS frequencies² between its existing Avon cell site (Cellco's antennas at the 123-foot level on the existing Darling Street water tank), Avon 2 cell site (Cellco's antennas at the 66-foot level on the existing Ridgewood Road water tank), Talcott Mountain cell site (Cellco's antennas at the 56-foot level of a 60-foot lattice tower), Talcott 2 cell site (Cellco's antennas at the 130-foot level of a 346-foot tower), Farmington 3 cell site (Cellco's antennas on the roof of the existing building at 1371 Farmington Avenue in West Hartford), Farmington North cell site (Cellco's antennas on the roof of the existing UCONN Health Center building) and New Britain 5 cell site (Cellco's antennas at the 110-foot level of 140-foot Sprint tower). At cellular frequencies (800 MHz), Cellco would provide coverage to an approximately 4.01 mile portion of Route 10, and approximately 5.1 square miles overall from the Farmington North 2 Facility. At PCS frequencies (1900 MHz), Cellco would provide coverage to an approximately 2.56 mile portion of Route 10 and approximately 2.1 square miles overall from the Farmington North 2 Facility.

The Farmington North 2 Facility would be located within a 100' x 100' leased area in the westerly portion of a 9.9 parcel owned by the Town of Farmington ("Town") at 199 Town Farm Road (known as the Simmons Family Farm) in Farmington (the "Property"). The Property is located in the Town's Residential R-40 zone district and is currently used for residential and agricultural purposes. At the Property, Cellco would construct a 110-foot telecommunications

² In March 2008, Cellco purchased additional radio spectrum from the Federal Communications Commission ("FCC") in the 700 MHz frequency range, which it intends to begin to deploy in the near future.

tower disguised as a pine tree. Simulated branches of the “monopine” would extend an additional seven feet from the top of the tower to an overall structure height of 117-feet above ground level (“AGL”). Cellco would install a total of fifteen (15) panel-type antennas (six cellular, six PCS and three 700 MHz)³ with their centerline at the 110-foot level on the tower. Equipment associated with the facility and a propane fueled generator would be located within a 12’ x 30’ shelter near the base of the tower within a 60’ x 60’ fenced compound. A 1,000 gallon propane tank will be installed in the northeast corner of the fenced compound. Access to the Farmington North 2 Facility would extend from Town Farm Road over a new gravel driveway, a distance of approximately 580 feet to the cell site. Both the tower and leased area have been designed to accommodate additional carriers. The equipment shelter would house radio and related equipment of Cellco, including (a) receiving, transmitting, switching, processing and performance monitoring equipment; and (b) automatic heating and cooling equipment.

The tower and equipment shelter would be enclosed by an 8-foot high security fence and gate, which would be screened. Cellco’s equipment building would be equipped with a silent intrusion and systems alarm and will be monitored on a 24-hour basis to receive and respond to incoming alarms or other technical problems. The equipment building would remain unstaffed, except as required for maintenance. Once the cell site is operational, maintenance personnel will visit the cell site on a monthly basis. More frequent visits may be required if there are problems with the cell site equipment.

Included in this Application as Attachment 1, is a factual summary and set of project plans for the proposed cell site. This summary, along with the other attachments submitted as part of this

³ Deployment of Cellco’s recently acquired 700 MHz wireless system will require the installation of three (3) antennas; one per face to be located in the center of each antenna array.

Application, contain all of the site-specific information required by statute and the regulations of the Council.

In accordance with Paragraph I(F) of the Council's "Application Guide" for Community Antenna Television and Telecommunication Towers, a copy of the Application Guide is included as Attachment 2. The Application Guide contains references to the specific pages of this Application and the attachments where the information required under Section VI of the Application Guide may be found.

B. The Applicant

Cellco is a Delaware Partnership with an administrative office located at 99 East River Drive, East Hartford, CT, 06108. Cellco is licensed by the FCC to operate a wireless telecommunications system in the State of Connecticut within the meaning of Connecticut General Statutes Section 16-50i(a)(6). Operation of the wireless telecommunications systems and related activities are Cellco's sole business in the State of Connecticut.

Cellco has extensive national experience in the development, construction and operation of wireless telecommunications systems and the provision of wireless telecommunications service to the public.

Correspondence and/or communications regarding this Application may be addressed to:

Sandy Carter, Regulatory Manager
Verizon Wireless
99 East River Drive
East Hartford, Connecticut 06108

A copy of all such correspondence or communications should also be sent to the applicant's attorneys:

Robinson & Cole LLP
280 Trumbull Street
Hartford, Connecticut 06103-3597
(860) 275-8200
Attention: Joey Lee Miranda, Esq.

C. Application Fee

The estimated total construction cost for the Farmington North 2 Facility would be less than five million dollars. Therefore, pursuant to Section 16-50v-1a(b) of the Regulations of Connecticut State Agencies, an application fee of \$1,000 accompanies this Application in the form of a check payable to the Connecticut Siting Council.

II. SERVICE AND NOTICE REQUIRED BY CONNECTICUT GENERAL STATUTES SECTION 16-50(b)

Pursuant to Connecticut General Statutes Section 16-50(b), copies of this Application have been sent by certified mail, return receipt requested, to municipal, regional, state and federal officials. A certificate of service, along with a list of the parties served with a copy of the Application, is included as Attachment 3.

Notice of Cellco's intent to submit this Application was published on January 20 and 21, 2009, by Cellco in *The Hartford Courant* pursuant to Connecticut General Statutes section 16-50(b). A copy of the published legal notice is included as Attachment 4. A copy of the publisher's affidavit or certificate of publication will be submitted to the Council as soon as it is available.

Attachment 5 contains a certification that notices were sent to each person appearing of record as an owner of property that may be considered to abut the Property in accordance with

Connecticut General Statutes section 16-50(b), as well as a list of the property owners to whom such notice was sent and a sample notice letter.

III. REQUIRED INFORMATION: PROPOSED WIRELESS FACILITY

The purpose of this section is to provide an overview and general description of the wireless facility proposed to be installed.

A. General Information

Prior to the 1980's, mobile telephone service was characterized by insufficient frequency availability, inefficient use of available frequencies and poor quality of service. These limitations generally resulted in problems of congestion, blocking of transmissions, interference, lack of coverage and relatively high cost. Consequently, the FCC, in its Report and Order released May 4, 1981 in FCC Docket No. 79-318, recognized the public need for technical improvement, wide-area coverage, high quality service and a degree of competition in mobile telephone service.

More recently, the federal Telecommunications Act of 1996 (the "Act") emphasized and expanded on these aspects of the FCC's 1981 decision. Among other things, the Act recognized an important nationwide public need for high-quality wireless telecommunication services of all varieties. The Act also expressly promotes competition and seeks to reduce regulation in all aspects of the telecommunications industry in order to foster lower prices for consumers and to encourage the rapid deployment of new telecommunications technologies.

Cellco's proposed Farmington North 2 Facility would be part of the expanding wireless telecommunications network envisioned by the Act and has been developed to help meet these nationwide goals. In particular, Cellco's system has been designed, and the cell site proposed in this Application has been selected, so as to maximize the geographical coverage and quality of service while minimizing the total number of cell sites required.

Because the FCC and the United States Congress have determined that there is a pressing public need for high-quality telecommunications service nationwide, the federal government has preempted the determination of public need by states and municipalities, including the Council, with respect to public need for the service to be provided by the proposed facility. In addition, the FCC has promulgated regulations containing technical standards for wireless systems, including design standards, in order to ensure the technical integrity of each system and nationwide compatibility among all systems. State and local regulation of these matters is likewise preempted. The FCC has also exercised its jurisdiction over and preempted state and local regulation with respect to radio frequency interference issues by establishing regulations in this area as well.

Pursuant to FCC authorizations, Cellco has constructed and currently operates a wireless system throughout Connecticut. This system, together with Cellco's system throughout its east coast and nationwide markets, has been designed and constructed to operate as one integrated, contiguous system, consistent with Cellco's business policy of developing compatibility and continuity of service on a regional and national basis.

Included as Attachment 6 are the FCC authorizations issued to Cellco for its wireless cellular, PCS and new 700 MHz services in Connecticut. The FCC's rules permit a licensee to modify its system, including the addition of new cell sites, without prior approval by the FCC, as long as the licensee's authorized service area is not enlarged. The Farmington North 2 Facility proposed in this Application would not enlarge Cellco's authorized service area.

B. Public Need and System Design

1. Public Need

As noted above, the Act has pre-empted any state or local determination of public need for wireless services. In Hartford County, Cellco holds an FCC License to provide wireless

services at cellular, PCS and 700 MHz frequencies. Pursuant to its FCC Licenses, Cellco has developed and continues to develop a network of cell sites to serve the demand for wireless service in the area. Cellco's network currently experiences significant gaps in coverage along Route 10, as well as local roads in the northeasterly portion of Farmington and southeasterly portion of Avon. As depicted on the coverage maps included in Attachment 7, Cellco experiences gaps in coverage at both cellular and PCS frequencies along Route 10 and local roads in the area between its existing cell sites.

2. System Design and Equipment

a. System Design

Cellco's wireless system in general and the proposed Farmington North 2 Facility have been designed and developed to allow Cellco to achieve and to maintain high quality service without interruption from dropped calls and interference.

The system design provides for frequency reuse and hand-off, is capable of orderly expansion and is compatible with other wireless systems. The resulting quality of service compares favorably with the quality of service provided by conventional wireline telephone service. The wireless system is designed to assure a true cellular configuration of base transmitters and receivers in order to cover the proposed service area effectively while providing the highest quality of service possible. Cell site transmissions are carefully tailored to the FCC's technical standards with respect to coverage and interference and to minimize the amount of power that is radiated.

Mobile telephone switching offices ("MTSOs") in Windsor and Wallingford are interconnected and operate Cellco's wireless systems in Connecticut as a single network, offering the subscriber uninterrupted use of the system while traveling throughout the State. This network is

further interconnected with the local exchange company (“LEC”) and inter-lata (long distance) carriers network.

Cellco has designed its wireless system in conformity with applicable standards and constraints for wireless systems. Cellco’s system is also designed to minimize the need for additional cell sites in the absence of additional demand or unforeseen circumstances.

b. Cellular System Equipment

The key elements of the cellular system are the two MTSOs located in Windsor and Wallingford and the various connector cell sites around the state. Cellco’s CDMA wireless networks are deployed on two platforms: the earlier AUTOPLEX system, using Series II base stations, and the newer FLEXENT CDMA system, using smaller, more compact modular base stations. Because the Series II base stations are no longer manufactured, the newer CDMA systems, using smaller, more compact modular base stations are used for all current installations.

The major electronic components of each cell site are radio frequency transmission and receiving equipment and cell site controller equipment. Cellco’s wireless system uses Lucent Flexent® Modular Cell 4.0B equipment to provide complete cell site control and performance monitoring. This equipment is capable of expanding in modules to meet system growth needs. The equipment primarily provides for: message control on the calling channel; call setup and supervision; radio frequency equipment control; internal diagnostics; response to remote and local test commands; data from the mobile or portable unit in both directions and on all channels; scan receiver control; transmission of power control commands; rescanning of all timing; and commands and voice channel assignment. Additional information with respect to the Lucent Flexent® Modular Cell 4.0B equipment is contained in Attachment 8.

3. Technological Alternatives

Cellco submits that there are no equally effective technological alternatives to the proposal contained herein. In fact, Cellco's wireless system represents state-of-the-art technology offering high-quality service. Cellco is aware of no viable and currently available alternatives to its system design for carriers licensed by the FCC.

C. Site Selection and Tower Sharing

1. Cell Site Selection

Cellco's goal in selecting cell sites such as the one proposed in Farmington is to locate its facilities in such a manner as to allow it to build and to operate a high-quality wireless system with the least environmental impact. Cellco has determined that the proposed Farmington North 2 Facility will satisfy this goal and is necessary to resolve existing coverage problems and to provide high-quality uninterrupted service along a significant portion of Route 10, as well as local roads in the northeasterly portion of the Town of Farmington and the southeasterly portion of the Town of Avon.

The methodology of cell site selection for Cellco's wireless system generally limits the search for possible locations to a specific portion on the overall grid for the area. A list of existing towers or other non-tower structures considered is included in Attachment 9. Cellco currently uses many of the existing towers in the immediate area, including those sites identified on the coverage maps as the Avon, Avon 2, Talcott Mountain, Talcott 2, Unionville, Farmington 3, New Britain 5 and Farmington North cell sites. (See Attachment 7). None of the existing towers can help to resolve the existing coverage problems identified along Route 10 and local roads in the area.

Cellco also regularly investigates the use of existing, non-tower structures in an area as an alternative to building a new tower. Cellco was able to determine early in its site search process

that no suitable existing structure existed in the northeasterly portion of Farmington or southeasterly portion of the Town of Avon. Descriptions of each of the sites investigated are included in the Site Search Summary (Attachment 9). The Site Search Summary details the reason why each site, other than the proposed Farmington North 2 Facility, was not presented to the Council. The Site Search Summary, together with the site information contained in Attachment 1, support Cellco's position that the site selected represents the most feasible alternative of the sites investigated.

2. Tower Sharing

Cellco will design the Farmington North 2 Facility so that it could be shared by other wireless carriers. The proposed facility compound is also designed to accommodate the equipment of other carriers. This type of tower sharing arrangement would potentially reduce, if not eliminate, the need for other carriers to build separate towers in this same area in the future. Cellco would also make space on its tower available to the Town's public safety entities if such a need exists.

D. Cell Site Information

1. Site Facilities

At the Farmington North 2 Facility, Cellco would install fifteen (15) panel-type antennas (six cellular, six PCS and three 700 MHz) at the 110-foot level on the tower. Simulated branches of the monopine would extend above the top of the tower to 117 feet AGL. Cellco would install a 12' x 30' single-story equipment shelter near the base of the approved tower to house Cellco's receiving, transmitting, switching, processing and performance monitoring equipment and the required heating and cooling equipment. A propane fueled back-up generator would be installed within the equipment shelter for use during power outages and periodically for maintenance purposes. Cellco would also install a 1,000 gallon propane tank within the fenced enclosure. The

tower, equipment shelter and propane tank would be surrounded by an 8-foot high security fence and gate. (See Attachment 1 – Project Plans).

The equipment shelter would be equipped with silent intrusion and systems alarms. Cellco personnel will be available on a 24-hour basis to receive and to respond to incoming alarms. The equipment building will remain unstaffed, except as required for periodic maintenance purposes.

2. Overall Costs and Benefits

Aside from the limited visual impacts discussed further below, Cellco believes that there are no significant costs attendant to the construction, maintenance, and operation of the proposed facility. In fact, the public will benefit substantially from its increased ability to receive high-quality mobile and portable wireless service in the Farmington area.⁴ The Farmington North 2 Facility would be a part of a communications system that addresses the public need identified by the FCC and the United States Congress for high-quality, competitive mobile and portable wireless service. Moreover, the proposed cell site would be part of a system designed to limit the need for additional cell sites in the future.

The overall costs to Cellco for development of the proposed cell site are set forth in Section III.E of the Application.

3. Environmental Compatibility

Pursuant to Section 16-50p of the General Statutes, in its review of the Application, the Council is required to find and to determine, among other things, the nature of the probable

⁴ Businesses across the State have become more dependent on wireless telecommunication services. The public safety benefits of wireless telephone service are illustrated by the improved Connecticut State Police 911 emergency calling system. The 911 emergency calling system is available statewide to all wireless telephone users. Numerous other emergency service organizations have turned to wireless telephone service for use during natural disasters and severe storms when wireline service is interrupted or unavailable. As a deterrent to crime, the general public further benefits from the Cellular Telecommunications Industry Association's donation of more than 50,000 cellular phones to "Neighborhood Watch" groups nationwide.

environmental impact of the facility, including a specification of every significant adverse effect of the facility, whether alone or cumulatively with other effects, on, and conflicting with the policies of the state concerning the natural environment, ecological balance, public health and safety, scenic, historic and recreational values, forests and parks, air and water purity and fish and wildlife.

a. Primary Facility Impact is Visual

The wireless system of which the proposed Farmington North 2 Facility will be a part has been designed to meet the public need for high-quality reliable wireless service while minimizing any potential adverse environmental impact. In part, because there are few, if any, other adverse impacts, the primary impact of facilities such as this is visual. This visual impact will vary from location to location around a tower, depending upon factors such as vegetation, topography, the distance of nearby properties from the tower and the location of buildings and roadways in a “sight line” toward the tower. Similarly, visual impact of a tower facility can be further reduced through the proper use of alternative tower structures; so-called “stealth installations.” Where appropriate, telecommunications towers camouflaged as trees can help to further reduce visual impacts associated with these structures. At the request of the Town, Cellco has agreed to construct a stealth monopine tower at the Property. (See Project Plans included in Attachment 1).

Attachment 10 contains a detailed Visual Resource Evaluation Report, prepared by VHB, Inc. (“VHB Report”) that assesses the visual impact of the proposed Farmington North 2 Facility. According to the VHB Report, the 117-foot monopine tower will be visible, above the tree canopy from only 102-acres, just over one percent of the two mile radius (8,042-acre) study area. This “year round” visibility is limited to the area to the north and east of the tower site in the immediate vicinity of the site location; mainly, along Town Farm Road. The year round visual impact of this tower would be “minimal.” Seasonal views, through the trees, of the tower would be available

from an additional approximately nine (9) acres of land, generally limited to the area immediately east of the tower site. These views, whether seasonal or year-round, are largely mitigated by the monopine tower design.

There are only 13 residential homes within 1,000 feet of the proposed Farmington North 2 Facility. The closest (off-site) residential home is located approximately 750 feet to the west of the tower site and is owned by Susan R. Edelson.

Weather permitting, Cellco will raise a balloon with a diameter of at least three (3) feet at the proposed cell site on the day of the Council's hearing on this Application or at a time otherwise specified by the Council.

b. Environmental Reviews and of Agency Comments

Section 16-50j of the General Statutes requires the Council to consult with and to solicit comments on the Application from the Commissioners of the Departments of Environmental Protection, Public Health, Public Utility Control, Economic Development, and Transportation, the Council on Environmental Quality and the Office of Policy and Management. In connection with the Docket No. 356 proceeding, the Connecticut Department of Environmental Protection ("DEP") already submitted comments regarding the proposed Farmington North 2 Facility. In addition to the Council's solicitation of comments, Cellco, as a part of its National Environmental Policy Act ("NEPA") Checklist, solicits comments on the proposed facility from the U.S. Department of the Interior, Fish and Wildlife Service ("USFWS"), Environmental and Geographic Information Center of DEP and the Connecticut Historic Commission, State Historic Preservation Officer ("SHPO").

Attachment 11 contains the USFWS, DEP and SHPO response letters. Based on the USFWS and DEP responses, no suspected habitats for listed or endangered species were identified at the Property and no known populations of Federal or State Endangered, Threatened or Special

Concern Species occur at the proposed cell site location. The SHPO has confirmed that a facility at the proposed site location will have no adverse effect on historical, architectural or archeological resources listed on or eligible for the National Register of Historic Places.

Attachment 11 also contains the comments submitted by the DEP regarding the proposed Farmington North 2 Facility. In those comments, the DEP concludes that: (a) due to the topography and vegetation in the area, the visibility of the facility from the closest residential neighborhood (i.e., Devonwood) would be obscured; and (b) the Property is not covered by the Conservation and Public Recreation Easement and Agreement between the DEP and the Town of Farmington.

This review by state administrative agencies furnishes ample expert opinion on the potential environmental impacts from the facility proposed in the Application, in the context of the criteria which the Council must consider.

c. Non-Ionizing Radio Frequency Radiation

The FCC has adopted a standard for exposure to Radio Frequency (“RF”) emissions from telecommunications facilities like the one proposed in this Application. To ensure compliance with the applicable standards, Cellco has performed maximum power density calculations for the proposed cell site according to the methodology prescribed by the FCC Office of Engineering and Technology Bulletin No. 65E, Edition 97-01 (August 1997) (“OET Bulletin 65”). The calculation is a conservative, worst-case approximation for RF power density levels at the closest accessible point to the antennas, in this case the base of the tower, and with all antennas transmitting simultaneously on all channels at full power. The calculations indicate that the maximum power density level for Cellco antennas would be 23.94% of the Standard at the Farmington North 2 Facility.

d. Other Environmental Issues

No sanitary facilities are required for the Farmington North 2 Facility . The facilities and operations associated with the proposed facility will not cause any significant air, water, noise or other environmental impacts, or hazard to human health. Based on agency comments received and field investigations by Cellco's project team, Cellco submits that the proposed facility will have no significant adverse effect on scenic, natural, historic or recreational features, and that none of the potential effects from the facility alone or cumulatively with other effects is sufficient reason to deny this Application.

4. Consistency with Local Land Use Controls

The Connecticut Siting Council Application Guide for Community Antenna Television and Telecommunication Facilities, as amended on February 16, 2007, requires the inclusion of a narrative summary of the project's consistency with the Town's Plan of Development and Zoning Regulations, as well as a description of planned and existing uses of the site location and surrounding properties.

a. Planned and Existing Land Uses

The proposed Farmington North 2 Facility would be located on a Town owned 9.9-acre parcel. The Property is zoned R-40 Residential and is currently used for residential and agricultural purposes. Land use within the general vicinity of the Farmington North 2 Facility consists of agricultural uses, undeveloped woodlands and residential development.

b. Plan of Conservation and Development

The Town's Plan of Conservation & Development adopted July 24, 1995 (the "Plan"), does not specifically identify telecommunications towers as a land use consistent or inconsistent with the general planning or conservation policies of the Town.

c. Zoning Regulations

According to the Town's Zoning Map, the Property is located in the R-40 Residential zone. Pursuant to Section 23 of the Town's Zoning Regulations ("Zoning Regulations"), Telecommunications Sites, such as the one proposed, are permitted by Special Permit and are subject to locational preferences. Four (4) copies of the Town's Zoning Regulations are being submitted, in bulk, along with this Application. As indicated in the Site Search Summary (Attachment 9), there are no existing structures, utility poles or towers in the Farmington North 2 search area that can satisfy Cellco's coverage objectives.

d. Inland Wetland and Water Course Regulations

The Town's Inland Wetland and Watercourses ("IWW") Regulations define Regulated Activity to mean "any operation within or use of a wetland or watercourse involving removal, relocation or deposition of material, or any obstruction, construction, alteration or pollution of such wetlands or watercourses." Four (4) copies of the Town's IWW Regulations are being submitted, in bulk, along with this Application.

On May 1, 2006, Thomas W. Pietras, Professional Soil Scientist with Soil Science and Environmental Services, Inc., conducted a field investigation at the Property and determined that no wetlands or watercourses were located on or near the site compound or access drive and that no wetland or watercourse areas would be impacted by the proposed development activity. A copy of Mr. Pietras' report is included in Attachment 12.

In accordance with the Connecticut Soil Erosion Control Guidelines, as established by the Council for Soil and Water Conservation, adequate and appropriate soil erosion and sedimentation control measures will be established and maintained throughout the cell site construction period. In addition, Cellco will employ appropriate construction management

practices to ensure that no pollutants would be discharged to any nearby watercourse or wetland areas or to area groundwater during the construction process.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 090029001C (effective January 5, 1996), the Farmington North 2 Facility would be located in Zone X.

5. Local Input

Section 16-50(e) of the Connecticut General Statutes, as amended, requires local input on matters before the Council.

Cellco representatives attended a July 23, 2007 public meeting of the Farmington Town Plan and Zoning Commission (“Commission”) regarding the lease between Cellco and the Town and presented information regarding the proposed Farmington North 2 Facility. At that meeting, the Commission voted to issue a report, pursuant to section 8-24 of the Connecticut General Statutes, recommending approval of the lease to the Farmington Town Council. Cellco representatives also attended an August 14, 2007 public meeting of the Farmington Town Council regarding the lease between Cellco and the Town and presented information regarding the proposed Farmington North 2 Facility. At that meeting, the Farmington Town Council authorized the Town Manager to sign and enter into the lease.

In connection with the Docket No. 356 application, on September 14, 2007, Cellco representatives met with Farmington Town Manager Kathleen A. Eagen and Avon Town Manager Philip K. Schenk, Jr. to commence the sixty (60) day municipal consultation process. At those meetings, both Town Managers received copies of the earlier Technical Report summarizing Cellco’s plans to establish a telecommunications facility in Farmington.

On February 14, 2008, Farmington Town Planner Jeffrey Ollendorf contacted Cellco representatives regarding concerns raised by Ronald Simmons about the proposed Farmington North 2 Facility. On March 19, 2008, Cellco sent Mr. Ollendorf a letter addressing those concerns. In February 2008, Mr. Ollendorf also contacted Cellco representatives inquiring about the visibility of the proposed Farmington North 2 Facility from the Devonwood neighborhood. On March 21, 2008, Cellco sent Mr. Ollendorf a letter responding to his inquiry.

As required by Connecticut General Statutes section 16-50~~l~~(e), on November 6, 2008, Cellco representatives again met with Farmington Town Manager Eagen to commence the sixty (60) day municipal consultation process in connection with this Application. At that meeting, Town Manager Eagen received copies of technical information summarizing Cellco's plans to establish a telecommunications facility in Farmington. Avon Town Manager Schenk requested that Cellco send him copies of the report in lieu of meeting with him to review the materials. Copies of the technical report were mailed to him, via first class mail, on November 6, 2008. Four (4) copies of the information provided to the Town Managers are being submitted, in bulk, along with this Application.

6. Consultations With State and Federal Officials

Attachment 11 and Section III.D of the Application describe Cellco's consultations with state and federal officials regarding the proposed Farmington North 2 Facility.

a. Federal Communications Commission

The FCC did not review this particular proposal. As discussed above, FCC approval is not required where the authorized service area is not being enlarged.

b. Federal Aviation Administration (“FAA”)

As with all of its tower applications, Cellco has conducted the appropriate air-space analysis for the proposed Farmington North 2 Facility to determine if the proposed tower would constitute an obstruction or hazard to air navigation. Cellco’s analysis has confirmed, pursuant to FAA standards, that the proposed tower would not constitute an obstruction or hazard to air navigation and, therefore, no obstruction marking or lighting would be required. A copy of the Federal Airway & Airspace Summary Report is included in Attachment 13.

c. United States Fish and Wildlife Service

According to the USFWS, telecommunications facilities are not likely to adversely affect any federally-listed or proposed species provided the facility complies with certain evaluation criteria. (See January 2, 2009 letter from Thomas R. Chapman, Supervisor, New England Field Office - Attachment 11). A review of the list of threatened and endangered species attached to Mr. Chapman’s letter and the Property confirm that no federally-listed endangered or threatened species are known to occur at the Property. (See January 8, 2009 letter from EBI Consulting - Attachment 11).

d. Connecticut Department of Environmental Protection

(1) Environmental and Geographic Information Center

As discussed above based on a review of the DEP Natural Diversity Data Base, the proposed facility will not impact any known occurrences of State listed species or significant natural communities. (See DEP Response Letter - Attachment 11).

(2) Bureau of Air Management

Pursuant to section 22a-174-3 of the Regulations of Connecticut State Agencies, the on-site emergency back-up generator proposed as a part of this Application will require the issuance of a

permit from the DEP Bureau of Air Management. As proposed, this emergency generator will be run only during the interruption of utility service to the cell site and periodically as required for maintenance purposes. Cellco will obtain the necessary permit prior to installing the generator at the Farmington North 2 Facility.

(3) Staff Comments

On April 11, 2008, DEP sent a letter to the Council providing comments on the Docket No. 356 application. In that letter, the DEP concluded that, due to the topography and vegetation in the area, the visibility of the proposed Farmington North 2 Facility from the closest residential neighborhood (i.e., Devonwood) would be obscured. The DEP also noted that the Property is not covered by the Conservation and Public Recreation Easement and Agreement between the DEP and the Town of Farmington. (See April 11, 2008 letter from DEP - Attachment 11).

e. Connecticut State Historic Preservation Officer

As discussed above, Attachment 11 also includes the SHPO's determination that the proposed Farmington North 2 Facility will have no adverse effect on historic, architectural or archeological resources listed on or eligible for the National Register of Historic Places.

E. Estimated Cost and Schedule

1. Overall Estimated Costs

The total estimated cost of construction of the proposed facility is \$965,000. This estimate includes:

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|-----|---|-----------|
| (1) | Cell site radio equipment of approximately | \$475,000 |
| (2) | Tree Tower, coax and antenna costs of approximately | \$365,000 |
| (3) | Power systems costs of approximately | \$20,000 |

- | | | |
|-----|--|----------|
| (4) | Equipment building costs of approximately | \$60,000 |
| (5) | Miscellaneous costs (including site preparation, access road) of approximately | \$45,000 |

2. Overall Scheduling

Site preparation and engineering would commence following Council approval of Cellco's Development and Management ("D & M") plan and are expected to be completed within two to four weeks. Due to the delivery schedules of the manufacturers, installation of the building and installation of the tower are expected to take an additional two weeks. Equipment installation is expected to take an additional two weeks after installation of the building and installation of the tower. Cell site integration and system testing is expected to require two weeks after equipment installation.

IV. CONCLUSION

Based on the facts contained in this Application, Cellco submits that the construction of the Farmington North 2 Facility at the Property will not have any substantial adverse environmental effects. A public need exists for high quality mobile and portable wireless service in portions of the Towns of Farmington and Avon in Hartford County, as determined by the FCC and the United States Congress, and a competitive framework for providing such service has been established by the FCC and the Telecommunications Act of 1996. Cellco submits that the public need for the proposed facility far outweighs the minimal environmental effects that may result from construction. Moreover, the facility proposed in this Application will help to provide a level of service in the area that is commensurate with the public demand currently and in the foreseeable future.

WHEREFORE, Cellco respectfully requests that the Council grant this Application for a Certificate of Environmental Compatibility and Public Need for the proposed Farmington North 2 Facility.

Respectfully submitted,

CELLCO PARTNERSHIP D/B/A VERIZON
WIRELESS

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