

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

Connecticut Siting Council

APPLICATION OF CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS

EAST STREET FACILITY
SOUTHINGTON, CONNECTICUT

DOCKET NO. _____

DECEMBER 30, 2014



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EXECUTIVE SUMMARY

In 1988, Cellco Partnership d/b/a Verizon Wireless (“Cellco”) established a wireless facility, utilizing an existing tower, on West Peak in Meriden, Connecticut. This site was designated as Cellco’s Meriden cell site. Due to its overall ground elevation at West Peak (1620 feet above mean sea level), the Meriden cell site provided significant coverage benefits in the early years of wireless service in Connecticut.

Since 1988, the wireless industry and the technology through which wireless services are provided, has evolved dramatically. The early facility siting strategy of tall towers or cell sites at higher ground elevations, like the Meriden cell site, providing service to a large geographic area, has given way to the development of shorter, more numerous cell sites, closer to one another, providing higher quality and more reliable wireless services. As Cellco’s network has developed in Meriden, Southington and the surrounding areas, service provided by the Meriden cell site has proven to be more problematic, resulting in interference with other existing Cellco facilities.

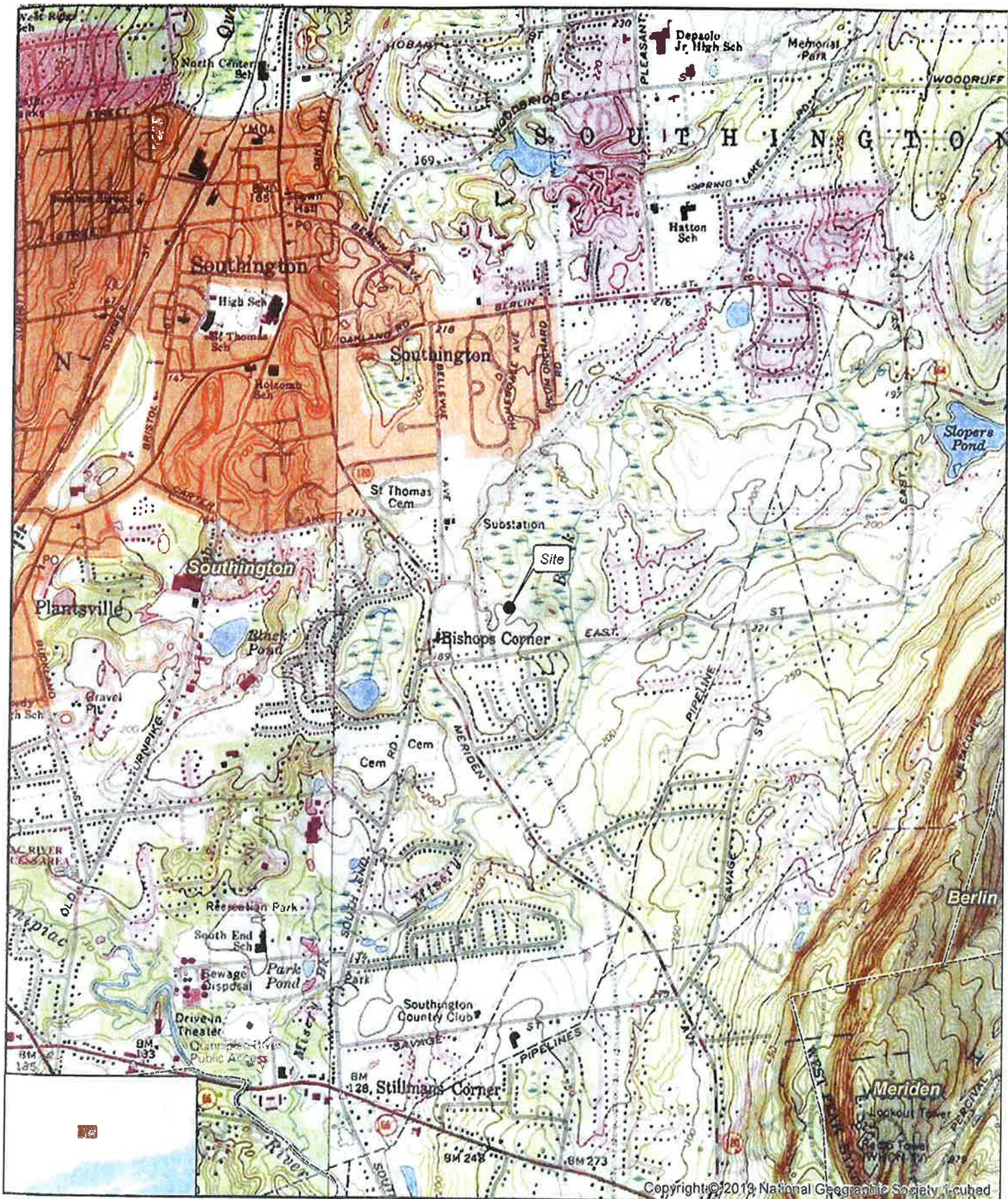
In an effort to resolve these interference problems, Cellco has decided to eliminate its Meriden cell site and pursue two new replacement cell sites in the area. These replacement facilities would provide substantially similar coverage and significant capacity relief to other existing cell sites in Meriden and Southington. One of the two replacement cell sites consist of antennas attached to an existing water tank at 528 Johnson Avenue in Meriden. The City of Meriden approved this co-location proposal on December 10, 2014. The second of the two replacement cell sites is the East Street Facility described below.

Cellco proposes to construct a telecommunications tower and related facility in the western portion of a 27-acre parcel located at 99 East Street in Southington. The parcel is owned

by the Town of Southington (“Town”). A portion of the parcel is used as the Town’s leaf composting facility.

The East Street Facility will replace coverage lost when Cellco takes its Meriden (West Peak) tower site off the air and provide coverage and capacity relief to Cellco customers along significant portions of Route 120, as well as local roads and residential and commercial land uses in south-central Southington.

At the Property, Cellco proposes the construction of a 90-foot telecommunications tower disguised as a pine tree. Cellco would install twelve (12) panel-type antennas at a centerline height of 80 feet above ground level (“AGL”). The top portion of the tower would be reserved for future Town use. Cellco would also install a 12’ x 30’ shelter on the ground near the base of the tower to house its radio equipment and a propane-fueled back-up generator. The tower, equipment shelter and 1,000 gallon propane tank will be located within a 50’ x 50’ leased area and fenced compound. Vehicular access to the Facility would extend from East Street over an existing dirt and gravel driveway, a distance of approximately 600 feet then over a new gravel driveway extension an additional distance of 160 feet to the facility compound. Utilities would extend underground from existing service on East Street, along the easterly side of the Property.



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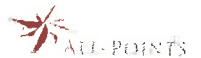
Legend

- Site
- Municipal Boundary

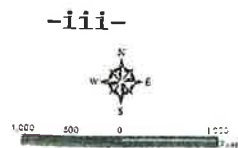
USGS Topographic Map

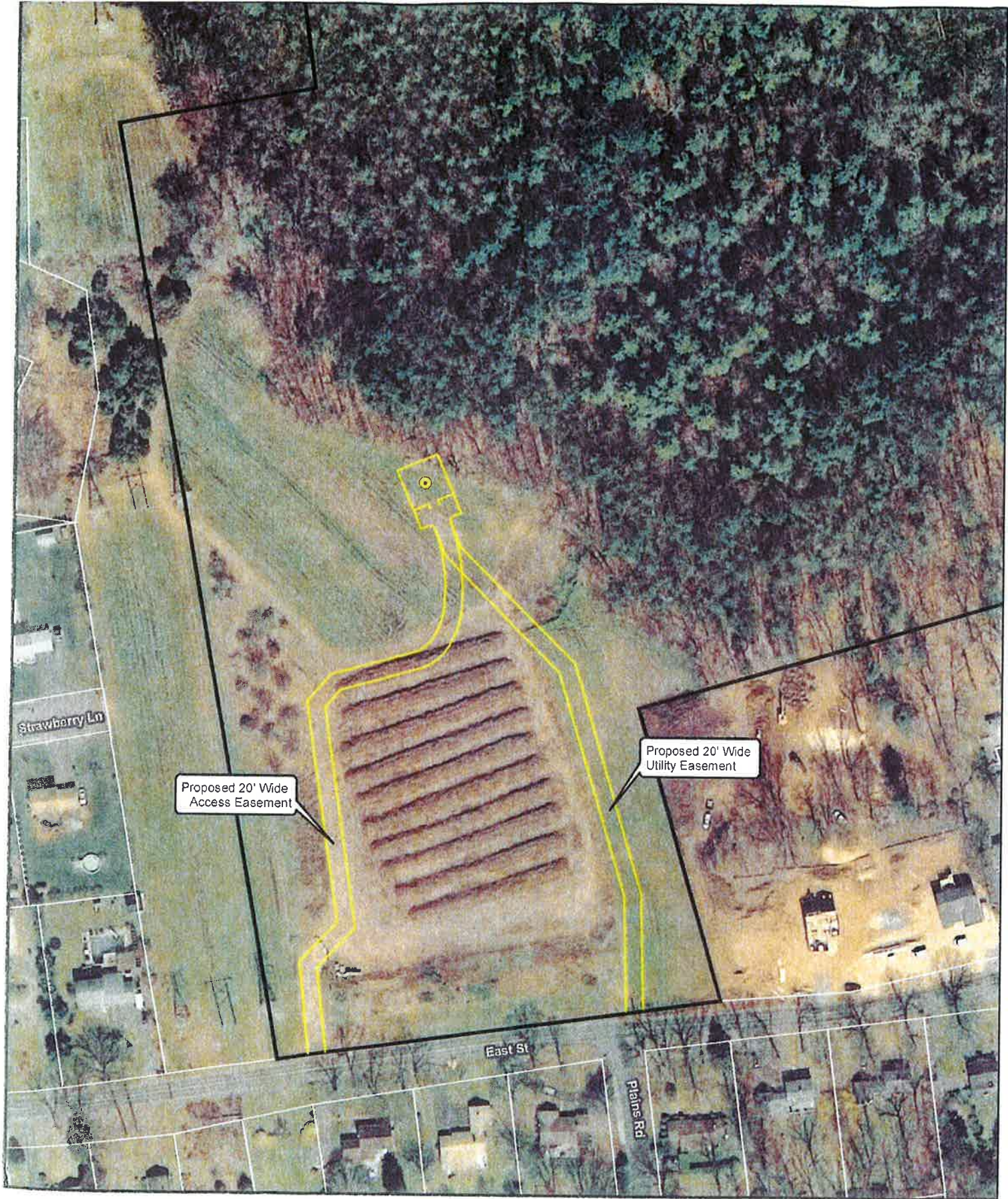


Proposed Wireless
Telecommunications Facility
Southington East Street a/k/a Meriden Relo
99 East Street
Southington, Connecticut







Base Map Source: USGS 7.5 Minute Topographic Quadrangle
Maps, Meriden and Southington, CT (1992)
Site located on the Meriden Quadrangle
Map Scale: 1:24,000
Map Date: November 2014





Legend

-  Proposed Stealth Structure Pine Tree
-  Proposed Facility Layout
-  Approximate Parcel Boundary (CTDEEP)
-  Approximate Subject Parcel Boundary

Base Map Source: 2012 Aerial Photograph (CTECO)
 Map Scale: 1 inch = 150 feet
 Map Date: November 2014

-iv-



Aerial Photograph



Proposed Wireless
 Telecommunications Facility
 Southington East Street a/k/a Meriden Relo
 99 East Street
 Southington, Connecticut



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 99 EAST STREET IN	:	
SOUTHINGTON, CONNECTICUT	:	DECEMBER 30, 2014

APPLICATION FOR CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED

I. INTRODUCTION

A. Authority and Purpose

This Application and the accompanying attachments (collectively, the “Application”) is 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 (“C.G.S.”), 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 that the Connecticut Siting Council (“Council”) issue a Certificate of Environmental Compatibility and Public Need (“Certificate”) for the construction, maintenance, and operation of a wireless telecommunications facility at 99 East Street in Southington, Connecticut (the “Property”). Cellco has designated this cell site as its “East Street Facility”. The proposed East Street Facility will consist of a 90-foot monopole

tower, disguised as a pine tree in the westerly portion of a 27-acre Town-owned parcel. Cellco would install its antennas at the 80-foot level on the tower and a 12' x 30' shelter on the ground near the base of the tower.

Included in this Application, as Attachment 1 is a factual summary and project plans for the proposed East Street Facility. This summary, along with the other attachments submitted as part of this Application, contain all of the site-specific information required by statute and the regulations of the Council.

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 Federal Communications Commission (“FCC”) to operate a wireless telecommunications system in the State of Connecticut within the meaning of C.G.S. Section 16-50i(a)(6). 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. Operation of the wireless telecommunications systems and related activities are Cellco’s sole business in the State of Connecticut.

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:

Robinson & Cole LLP
280 Trumbull Street
Hartford, Connecticut 06103-3597
(860) 275-8200
Attention: Kenneth C. Baldwin, Esq.

C. Application Fee

The estimated total construction cost for the East Street Facility would be less than \$5,000,000. Therefore, pursuant to Section 16-50v-1a(b) of the Regulations of Connecticut State Agencies, an application fee of \$1,250 accompanies this Application in the form of a check payable to the Council.

II. SERVICE AND NOTICE REQUIRED BY C.G.S. SECTION 16-50l(b)

Copies of this Application have been sent by certified mail, return receipt requested, to municipal, regional, state and federal officials, pursuant to C.G.S. Section 16-50l(b). A certificate of service, along with a list of the parties served with a copy of the Application, is included as Attachment 2.

Notice of Cellco's intent to submit this Application was published on December 22 and 23, 2014, by Cellco in the *Meriden Record Journal* pursuant to C.G.S. Section 16-50l(b). A copy of the published legal notice is included in Attachment 3. A copy of an Affidavit of Publication will be forwarded to the Council as soon as it is available.

Attachment 4 contains a certification that notice of Cellco's intent to file this Application was sent to each person appearing of record as an owner of land that may be considered to abut the Property would be located in accordance with C.G.S. Section 16-50l(b), as well as a list of the property owners to whom such notice was sent and a sample notice letter, including attachments.

III. STATEMENT OF NEED AND BENEFITS FOR THE PROVISION OF ADVANCED AND RELIABLE WIRELESS SERVICES

The purpose of this section is to provide an overview and general description of the proposed East Street Facility.

A. Federal Policy

In 1996, the United States Congress adopted the federal Telecommunications Act (the “Act”). (Pub. L. No. 104-104, 110 Stat. 56). The Act recognized, among other things, an important nationwide need for high-quality wireless telecommunication services of all varieties. The Act also expressly promotes competition and seeks to reduce federal, state and local government regulation in all aspects of the telecommunications industry in order to foster lower prices for consumers and to encourage the rapid deployment of new and advanced wireless service and technologies.

Because the FCC and the United States Congress have determined that there is a pressing public need for high-quality wireless 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 facility described in this Application. 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 emission and interference issues by establishing regulations and requirement in these areas 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 New

England and national 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.

Recognizing the public safety benefits that enhanced wireless telecommunications networks can provide, the United States, Congress also enacted the Wireless Communications and Public Safety Act of 1999 to promote and enhance public safety by making 911 the universal emergency assistance number, furthering the deployment of wireless 911 capabilities and further encouraging the construction and operation of seamless, ubiquitous and reliable wireless networks. In 2004, Congress enacted the Enhanced 911 (E-911) Act for the specific purpose of enhancing and promoting Homeland Security, public safety and citizen activated emergency response capabilities. These goals and other related responsibilities imposed on wireless service providers can only be satisfied if Cellco maintains a ubiquitous and reliable wireless network.

In December of 2009, President Obama issued Presidential Proclamation No. 8460 (74 C.F.R. 234 (2009)), which recognizes the need to protect the nation's "critical infrastructure", including, among others, "cellular phone towers". In 2010, the FCC developed a national broadband policy¹ to 1) ensure that all Americans would have access to broadband capability, whether wired or wireless, 2) establish the United States as a leader in wireless service innovation, and 3) establish, in America, the fastest and most extensive wireless network. In an effort to encourage a more timely review and approval of wireless facility siting applications, the FCC, in 2011, established specific time limits for local and State land use decisions on wireless facilities.²

¹ Connecting America: The National Broadband Plan, Federal Communications Commission (2010).

² FCC Declaratory Ruling WT Docket No. 08-165.

In 2012, Congress passed the Middle Class Tax Relief and Job Creation Act which included a provision (Section 6409) which mandates the approval of certain eligible wireless facility modifications. The provisions of Section 6409 were further clarified in the FCC's October 17, 2014 Report and Order (FCC-14-153) and were specifically designed to accelerate broadband deployment by improving wireless siting policies.

Included as Attachment 5 is a copy of the FCC's authorization issued to Cellco for its wireless service in Hartford County, 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 East Street Facility would not enlarge Cellco's authorized service area.

B. Statement of Need and System Design

1. Need for the East Street Facility

In 1988 (Docket No. 93), Cellco established a wireless facility on West Peak in Meriden, Connecticut. Cellco's Meriden facility consists of antennas at the 79-foot level on a 150-foot lattice tower on West Peak. This site was designated as Cellco's Meriden cell site. Due to its overall ground elevation (approximately 1620 feet above mean sea level), this site provides coverage to a significant area, a significant benefit to Cellco's wireless system and customers in the early years of wireless service in Connecticut.

As the Council is well aware, the wireless industry and the technology through which wireless service is provided has evolved dramatically since 1988. The early facility siting strategy of tall towers or cell sites at higher ground elevations, like the Meriden site, providing service to a large geographic area, has given way to the development of shorter, more numerous

cell sites, closer to one another, providing higher quality and more reliable wireless services. As Cellco's network has developed in the Meriden, Southington and the surrounding areas, service provided by the Meriden cell site has proven to be problematic, causing interference with several surrounding cell sites.

In an effort to resolve these problems, Cellco has decided to take its Meriden cell site off the air and pursue two new replacement cell sites that would satisfy existing coverage objectives in the area and provide significant capacity relief to Cellco's wireless network. One of the two replacement sites that Cellco is pursuing involves the installation of antennas on an existing City of Meriden-owned water tank at 528 Johnson Avenue in Meriden. The Meriden Planning and Zoning Commission approved Cellco's shared use of the water tank site on December 10, 2014. The second site designed to replace service from the Meriden facility is the East Street Facility described in this Application.

Plots showing coverage from Cellco's existing Milldale, Southington 2 and Berlin 3 cell sites alone and together with the coverage from the proposed East Street Facility are included as Attachment 6.³

2. Cell Site Information

The proposed East Street Facility would be located in the westerly portion of an approximately 27 acre parcel at 99 East Street in Southington. The Property is owned by the Town of Southington ("Town") and is the site of the Town's leaf composting facility. At this site, Cellco would construct a 90-foot self-supporting monopole telecommunications tower disguised as a pine tree. Simulated branches would extend to an overall height of 97 feet above

³ While the location of the Meriden facility is depicted on the plots, coverage from that facility location is not shown.

ground level (“AGL”). Cellco would install a total of twelve (12) panel-type antennas (three (3) 700 MHz antennas; three (3) 850 MHz antennas; three (3) 1900 MHz antennas; and three (3) 2100 MHz antennas) at a centerline height of 80 feet AGL. The top portion of the tower has been reserved for the Town of Southington. Equipment associated with Cellco’s antennas would be located in a 12’ x 30’ shelter installed near the base of the tower within a 50’ x 50’ fenced compound. Vehicular access to the proposed cell site would extend from East Street over an existing dirt and gravel driveway a distance of approximately 600 feet then over a new gravel driveway extension an additional 160 feet to the cell site. Utilities will extend underground from existing service along East Street, along the easterly side of the Property.

The proposed East Street Facility will provide reliable wireless service to a 3.1 mile portion of Route 120, and an overall area of 13.6 square miles at 700 MHz frequencies; a 3.0 mile portion of Route 120, and an overall area of 13.3 square miles at 850 MHz frequencies; a 2.6 mile portion of Route 120, and an overall area of 7.3 square miles at 1900 MHz frequencies; and a 2.75 mile portion of Route 120, and an overall area of 9.1 square miles at 2100 MHz frequencies.

The tower and facility compound area would be designed to accommodate multiple carriers as well as Town of Southington emergency services antennas and equipment and would be capable of being extended by 20 feet. As of the date of this filing no other wireless carrier has expressed an interest in this tower site.

Cellco’s equipment shelter would house radio and related equipment, including (a) receiving, transmitting, switching, processing and performance monitoring equipment; and (b) automatic heating and cooling equipment. A back-up generator would also be installed in a

segregated generator room within the shelter for use during power outages and periodically for maintenance purposes.

The tower and equipment shelter would be enclosed by an 8-foot high security fence and gate. Cellco's equipment shelter would be equipped with a silent intrusion and system alarms and will be monitored on a 24-hour basis to receive and to 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.

The proposed East Street Facility would provide wireless telecommunications coverage and capacity relief along significant portions of Route 120, as well as local roads, residential areas and commercial areas in southern portions of Southington, between Cellco's existing Milldale, Southington 2 and Berlin 3 cell sites.

Cellco's existing Milldale cell site consists of antennas at the 138-foot level of a 160-foot tower at 1394 Meriden-Waterbury Turnpike in Southington. The Milldale tower is located approximately 1.75 miles southwest of the proposed East Street Facility. Cellco's existing Southington 2 cell site consists of antennas at the 47.5-foot level on the roof of a building at 168 Center Street in Southington. The Southington 2 cell site is located approximately 1.5 miles northwest of the proposed East Street Facility. Cellco's existing Berlin 3 cell site consists of antennas at the 95-foot level on an existing 125-foot tower at 1684 Chamberlain Highway in Berlin. The Berlin 3 tower is located approximately 3.0 miles east of the proposed East Street Facility.

3. System Design and Cell Site Equipment

a. System Design

Cellco's wireless system in general and the proposed East Street Facility, in particular, have been designed and developed to allow Cellco to achieve and to maintain high quality, reliable wireless service. The system design 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.

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 and long distance carrier networks.

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. Cell Site 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. The major electronic components of each cell site are radio frequency transmission and receiving equipment and cell site controller equipment. This equipment is capable of expanding in modules to meet system growth needs. The cell site 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.

In addition to the ground-mounted radio equipment, Cellco intends to install twelve (12) panel-type transmit/receive antennas; six (6) remote radio heads (RRH), one each behind its 700 MHz and 2100 MHz antennas; two (2) HYBRIFLEX™ fiber optic antenna cables; and a GPS antenna. Back-up power to the East Street Facility will be provided by a 35 kW, propane-fueled generator. Specifications for Cellco's antennas, RRHs, antenna cables and generator are included in Attachment 7.

4. Technological Alternatives

Pursuant to authorization by the FCC, Cellco is authorized to provide wireless telecommunications services throughout the State of Connecticut. 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, like the ones described above, is to locate a facility 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 East Street Facility would satisfy

this goal and provide high-quality reliable wireless service along portions of Routes 120 and 364, and local roads as well as residential and commercial land uses in the area.

The methodology of cell site selection for a wireless system generally limits the search for possible locations to a specific site search area established by Cellco's Radio Frequency (RF) Engineers and network designers. In any search area, Cellco first examines the use of existing towers or other sufficiently tall structures that might help satisfy its coverage objectives. A list of existing towers or other non-tower structures considered is included in Attachment 8. Cellco currently shares two (2) existing towers and maintains antennas on a building roof-top within approximately three (3) miles of the East Street Facility location. These existing sites are identified on the coverage maps included in Attachment 6. These adjacent cell sites cannot, however, satisfy the coverage objectives for the East Street Facility search area.

Cellco also regularly investigates the use of existing, non-tower structures in an area, when available, as an alternative to building a new tower. No such non-tower structures of suitable height were available to lease in the area. Cellco initiated a site search process for the East Street cell site in November 2012, and identified the Property as a viable candidate for a cell site. Cellco determined that an antenna height of 80 feet at this location would satisfy its wireless service objectives in the area. The Site Search Summary (Attachment 8) together with the site information contained in Attachment 1 support Cellco's position that the sites selected represent the most feasible alternative of the sites investigated.

2. Tower Sharing

The Applicant will design the approved facility tower and compound to be shared by a minimum of three (3) wireless carriers, and the Town, or local emergency service providers if a

need exists and will design and build a tower that is capable of being extended by 20 feet. This type of tower sharing arrangement would reduce, if not eliminate, the need for these other carriers or municipal entities to develop a separate tower in this same area in the future. As of the date of this filing, no other wireless carrier has yet expressed any interest in the East Street Facility. The Town of Southington has reserved the top portion of the tower for its use in the future.

3. Overall Costs and Benefits

Aside from the limited visual impacts discussed further below, the Applicant believes that there are no significant costs attendant to the construction, maintenance, and operation of the proposed cell site. In fact, the public will benefit substantially from its increased ability to receive high-quality, reliable wireless service in the Town of Southington.⁴ The East Street 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 the Applicant for development of the proposed cell site are set forth in Section III.D. of the Application.

4. 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 and individuals across the country have become much more dependent on wireless services especially in emergency situations. The public safety benefits of wireless telephone service are illustrated by the Connecticut State Police Enhanced 911 emergency calling system. The E-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.

environmental impact, including a specification of every significant adverse effect, 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 East Street Facility would be a part has been designed to meet the public need for high-quality, reliable wireless service while minimizing, to the extent possible, any potential adverse environmental impacts. 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 proposed tower site, 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, for example, can help to further reduce visual impacts associated with these structures. Attachment 9 contains Visibility Analysis prepared by All-Points Technology Corporation for the East Street Facility. The Visibility Analysis assesses the visual impact of the tower on the surrounding areas and includes photosimulations for the Council’s review and consideration.

According to the Visibility Analysis, areas where the tower would be visible above the tree canopy comprise approximately 30 acres, or 0.37 percent of the 8,042 acre study area. Year-round visibility of the East Street Facility tower are limited to the western portions of the Property and the immediate vicinity, within about 1/4 mile of the cell site. Areas where seasonal views are

anticipated comprise approximately 67 additional acres.

There are approximately 40 residences within 1,000 feet of the East Street Facility. The closest off-site residence is located at 163 East Street, approximately 450 feet to the southeast. Weather permitting, the Applicant will raise balloons with a diameter of at least three (3) feet at the East Street Facility location on the day of the Council's hearing on this Application, or at a time otherwise specified by the Council.

b. Environmental Reviews and 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 Energy and Environmental Protection, Public Health, Public Utility Regulatory Authority, Economic Development, and Transportation, the Council on Environmental Quality, and the Office of Policy and Management, Energy Division. In addition to the Council's solicitation of comments, Cellco, as a part of the National Environmental Policy Act ("NEPA") Checklist, solicits comments on the proposed East Street Facility from the U.S. Department of the Interior, Fish and Wildlife Service ("USFWS"), Environmental and Geographic Information Center of the Connecticut Department of Energy Environmental Protection ("DEEP") and the Connecticut Historical Commission, State Historic Preservation Officer ("SHPO").

(1) USFWS Compliance Determination

According to the USFWS Compliance Determination dated December 1, 2014, no federally listed or proposed, threatened or endangered species or critical habitat are known to occur in Southington, Connecticut. The proposed development of the East Street Facility would not, therefore, have any adverse effect on federally-listed, endangered or threatened species. (*See*

USFWS Compliance Determination – Attachment 10).

(2) **DEEP Natural Diversity Database Review**

According to DEEP’s records, a candidate State Special Concern species, the *Spotted Turtle*, may occur in the vicinity of the Property. In response, Cellco has developed protective measures that will be incorporated into construction plans (D&M Plans) if the Application is approved. As discussed in Section III.C.5.d. below, the proposed East Street Facility will have no direct impact on Federal or State wetlands in the area. (See NDDDB Related Correspondence – Attachment 11).

(3) **Avian Resources Evaluation**

The proposed East Street Facility is not proximate to Important Bird Areas and complies with the USFWS Guidelines for minimizing impact on birds. Cellco does not anticipate that the proposed tower will impact migratory bird species. (See Avian Resources Evaluation – Attachment 12).

(4) **State Historic Preservation Officer**

There are no historic resources within one-half mile of the proposed East Street Facility. Regardless, Cellco has filed its request for State Historic Preservation Officer (“SHPO”) review of this tower proposal. A copy of the SHPO’s final comments on this proposal will be filed with the Council as soon as they are available.

c. **Non-Ionizing Radio Frequency Radiation**

The FCC has adopted standards for exposure to Radio Frequency (“RF”) emissions from telecommunications facilities like those proposed in the Application. To ensure compliance with

the applicable standards, Cellco has performed field approximation calculations for the proposed East Street Facility according to the methodology prescribed by the FCC Office of Engineering and Technology Bulletin No. 65, Edition 97-01 (August 1997) (“OET Bulletin 65”). The Far Field approximations are a conservative approximation for RF power density levels at various distances from the base of the tower. The calculations indicate that the maximum RF emissions from the proposed facility will be well within the limits established by the FCC. (See Far Field Approximation Information included in Attachment 13).

d. Other Environmental Issues

No sanitary facilities are required for either the East Street Facility. The operations at the East Street 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 the Cellco project team, the Applicant submits that the proposed East Street Facility will have no significant adverse effect on scenic, natural, historic or recreational features, and that none of the potential effects alone or cumulatively with other effects is sufficient reason to deny this Application.

5. Consistency with Local Land Use Controls

The Council Application Guide for Community Antenna Television and Telecommunication Facilities, as amended in July 2012, requires the inclusion of a narrative summary of the project’s consistency with the Town’s Plan of Conservation and Development (the “Plan”) 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 East Street Facility would be located on an approximately 27- acre parcel owned by the Town. The Property is zoned “R 20/25” and is used primarily as the Town’s leaf composting facility. Portions of the Property are also used for active agricultural purposes.

b. Plan of Conservation and Development

The Town of Southington Plan of Conservation & Development (Adopted August 1, 2006) (the “Plan”), does not identify telecommunications facilities as a land use consistent or inconsistent with the general planning and conservation principles or policies of the Town. Four (4) copies of the Plan were filed, in bulk, with the Council.

c. Zoning Regulations

According to the Town’s Zoning Map, the Property is located in the “R 20/25” Residential Zone. Pursuant to Section 11-18.1 of the Southington Zoning Regulations, wireless telecommunications facilities are permitted on publicly-owned parcels in excess of eight (8) acres subject to the approval of a Special Permit from the Planning and Zoning Commission. Wireless facilities may extend to a height of up to 175 feet and must be located a minimum of 250 feet from any existing residential structure. The tower must be designed to accommodate at least three (3) carriers and associated equipment shelters may not exceed 200 square feet or 12 feet in height with the exception of the shelter size, the proposed East Street Facility complies with each of these requirements.

d. Inland Wetland and Watercourse Regulations

The Southington Inland Wetlands and Watercourses Regulations (the “IWW Regulations”) define Regulated Activity as any operation within, or use of, a wetland or

watercourse involving removal or deposition of material, or any obstruction, construction, alteration or pollution of the land of such wetlands or watercourses, as well as areas within 100 feet of perennial streams; 50 feet of an intermittent watercourse; 50 feet of a pond or lake; 50 feet of a regulated soil type; and 200 feet of a vernal pool. Four (4) copies of the Southington IWW Regulations were filed, in bulk, with the Council. Dean Gustafson, Professional Soil Scientist with VHB, Inc., conducted a field investigation and completed a Wetlands & Vernal Pool Evaluation for the Property. A copy of the Wetlands & Vernal Pool Evaluation is included in Attachment 14.

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, the Applicant 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. Four (4) copies of the Southington IWW Regulations were filed, in bulk, with the Council.

According to the Federal Emergency Management Agency Flood Insurance Rate Map (“FIRM”), Map Numbers 09003C0603F (Effective September 26, 2008) the East Street Facility would be located in Flood Zone X, an area outside the 500 year flood zone. A copy of the FIRM is also included in Attachment 15.

6. Local Input

Section 16-50l(e) of the Connecticut General Statutes, as amended, requires local input on matters before the Council. On July 9, 2014, Cellco representatives met with Southington’s Deputy

Town Manager and Town Attorney Mark Sciota and Director of Planning and Development, Robert A. Phillips, to commence the ninety (90) day municipal consultation process. Messrs. Sciota and Phillips received copies of technical information summarizing Cellco's plans to establish a telecommunications facility as described above. At the request of the Town, Cellco representatives hosted a Public Information Meeting ("PIM") at Southington Town Hall on September 18, 2014. At this meeting, Cellco discussed, in detail, the aspects of the proposed East Street Facility, the need for wireless service in Southington and the Connecticut Siting Council application process. Notice of the PIM was sent to the owners of property whose land abuts the Property and on August 29, 2014, was published in the *Southington Observer*.

7. Consultations With State and Federal Officials

Attachments 10, 11 and 16 and Section III.D. of the Application describes consultations with state and federal officials regarding the proposed East Street 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 enlarged.

b. Federal Aviation Administration

As it does with all of its tower applications, Cellco conducted on air-space analyses for the proposed East Street Facility to determine if the proposed tower would constitute an obstruction or hazard to air navigation. This analysis has confirmed, pursuant to FAA standards and guidelines, that the proposed tower would not constitute an obstruction or hazard to air navigation. Therefore, no obstruction marking or lighting would be required. A copy of the Federal Airways and Airspace Summary Report is included in Attachment 16.

c. United States Fish and Wildlife Service

See Section III.D.3.b.(1) above.

d. Connecticut Department of Energy and Environmental Protection

(1) Environmental and Geographic Information Center

See Section III.D.3.b.(2) above.

(2) Bureau of Air Management

Pursuant to R.C.S.A. § 22a-174-3, the on-site emergency back-up generator proposed as a part of this Application will require the issuance of a permit from the DEEP 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 East Street Facility.

e. Connecticut State Historic Preservation Officer

See Section III.D.3.b.(3) above.

D. Estimated Cost and Schedule

1. Overall Estimated Costs

The total estimated cost of construction for the East Street Facility is \$815,000. This estimate includes:

(1)	Cell site radio equipment of approximately	\$450,000
(2)	Tower, coax and antenna costs of approximately	155,000
(3)	Power systems costs of approximately	40,000

(4)	Equipment building costs of approximately	50,000
(5)	Miscellaneous costs (including site preparation and installation) of approximately	120,000

2. Overall Scheduling

Site preparation and engineering would commence following Council approval of Cellco’s Development and Maintenance (“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 establishment of the East Street Facility will not have any substantial adverse environmental effects. A public need exists for high quality reliable wireless service in the Town of Southington and throughout 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 need far outweighs any possible environmental effects resulting from the construction of the proposed cell site.

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

Respectfully submitted,

CELLCO PARTNERSHIP D/B/A VERIZON
WIRELESS

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