



# STATE OF CONNECTICUT

## CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)

[www.ct.gov/csc](http://www.ct.gov/csc)

December 14, 2015

Julie D. Kohler, Esq.  
Cohen and Wolf, P.C.  
1115 Broad Street  
Bridgeport, CT 06604

RE: **DOCKET NO. 458** – Florida Tower Partners LLC d/b/a North Atlantic Towers Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation, of a telecommunications facility at one of two locations at Bethel Tax Assessor's Map 65, Block 57, Lot 122, 62-64 Codfish Hill Road, Bethel, Connecticut.

Dear Attorney Kohler:

At a public meeting of the Connecticut Siting Council (Council) held on December 10, 2015, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on November 10, 2015.

This approval applies only to the D&M Plan submitted on November 10, 2015, and other supplemental data dated December 9, 2015. Requests for any changes to the D&M Plan shall be approved by Council staff in accordance with Regulations of Connecticut State Agencies Section (RCSA) §16-50j-77(b). Furthermore, the Certificate Holder is responsible for reporting requirements pursuant to RCSA 16-50j-77.

Please be advised that changes and deviations from this plan are enforceable under the provisions of the Connecticut General Statutes § 16-50u. Enclosed is a copy of the staff report on this D&M Plan, dated December 10, 2015.

Thank you for your attention and cooperation.

Sincerely,

Robert Stein  
Chairman

RS/RDM/cm

Enclosure: Staff Report, dated December 10, 2015

c: Parties and Intervenors  
The Honorable Matthew S. Knickerbocker, First Selectman, Town of Bethel  
Steven Palmer, Director/Town Planner, Town of Bethel



# STATE OF CONNECTICUT

## CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)

[www.ct.gov/csc](http://www.ct.gov/csc)

**Docket 458**  
**North Atlantic Towers**  
**Development and Management Plan**  
**Staff Report**  
**December 10, 2015**

On September 17, 2015, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Florida Tower Partners LLC d/b/a North Atlantic Towers (NAT) for the construction, maintenance, and operation of a wireless telecommunications facility located at 62-64 Codfish Hill Road in Bethel, Connecticut. As required in the Council's Decision and Order (D&O), NAT submitted a Development and Management (D&M) Plan for the project to the Council and the Town of Bethel on November 10, 2015. Additional information was submitted on December 9, 2015.

The tower site is located on a 49-acre residentially-zoned parcel at 62-64 Codfish Hill Road. The property, located on the north side of Codfish Hill Road, consists of a mix of woodlands, wetlands and old fields. The property owner's residence is located on the parcel, adjacent to Codfish Hill Road. The tower site, known as Site 2, is located in a wooded area in the central portion of the property adjacent to an existing dirt road.

Consistent with the Council's D&O, NAT will construct a 150-foot monopole at the site, designed to support four levels of platform-mounted antennas. The monopole will be approximately 67.5 inches at the base, tapering to 29.4 inches at the top. The tower and foundation will be designed to support a 20-foot tower extension. NAT will construct a 75-foot by 75-foot equipment compound within a 100-foot by 100-foot lease area at the site. An eight-foot high chain link fence with 1.25-inch mesh will enclose the compound.

Site access will use the route of the existing dirt road on the property. The dirt road will be widened to a travel width of 12 feet and surfaced with gravel over a distance of 880 feet from the property owner's residence to the compound site. A 30-foot section of exposed ledge will be removed by chipping to widen the access drive as it rises from the end of property owners paved driveway. Cable guide rails will be installed along portions of the access drive and in the compound turnaround area. A 225-foot section of the access drive will be reinforced by installing geo-grid mesh under the gravel. Two level spreaders will be installed along the access drive to disperse runoff overland.

Underground utilities to the site will extend along the edge of the gravel drive from a new utility pole on Codfish Hill Road. The new utility pole will be installed to bring existing overhead utilities from the west side of Codfish Hill Road to the east side of the road.

Cellco Partnership d/b/a Verizon Wireless (Cellco) will install 12 panel antennas — three 700 MHz antennas, three 850 MHz antennas, three 1900 MHz antennas, and three 2100 MHz antennas — on an antenna platform mounted at a centerline height of 150 feet above ground level. Cellco will install equipment cabinets and a propane generator on a 12-foot by 26-foot concrete pad within the compound. Cellco's equipment cabinets will be covered with a metal canopy supported by columns.



CONNECTICUT SITING COUNCIL

Affirmative Action / Equal Opportunity Employer

Consistent with the Council's D&O, the D&M Plan contains a Turtle Protection Program for the wood turtle and box turtle that incorporates Department of Energy and Environmental Protection recommended construction practices to reduce potential impact to turtle populations during the turtles' active period of April 1 to November 15. The program includes site monitoring by an environmental inspector from All Points Technology Corporation.

The project would require the removal of a total of 66 trees with a diameter of six inches at breast height. To reduce potential impacts to birds nesting within the construction area, NAT will not perform site clearing activities from April 15 through July 15.

NAT will implement and maintain appropriate soil erosion and sedimentation control measures during construction, in accordance with the 2002 *Connecticut Guidelines for Soil Erosion and Sediment Control*, as amended.

The cumulative power density from the radio frequency emissions from the operation of Cellco's proposed antennas, as measured at the base of the tower, would be 17.4 percent of the standard for the General Public/Uncontrolled Maximum Permissible Exposure, as adopted by the Federal Communications Commission.

All of the Development and Management Plan requirements set forth in the Council's Decision & Order for Docket 458 are in compliance; therefore, Council staff recommends approval. Council staff recommends that approval of requested significant changes to the approved D&M Plan be delegated to Council staff in accordance with Regulations of Connecticut State Agencies §16-50j-77(b). In accordance with that section, if advance written notice is impractical, the Certificate Holder shall provide verbal notice of the changes and shall submit written specifications to the Council within 48 hours after the verbal notice. All changes pursued without advance notification and approval shall be subject to a penalty, enforceable by the Attorney General pursuant to C.G.S. §16-50u.