



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

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January 18, 2019

Christopher B. Fisher, Esq.
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

RE: DOCKET NO. 478 - Eco-Site, Inc. Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 63 Woodland Street, Glastonbury, Connecticut.

Dear Attorney Fisher:

At a public meeting of the Connecticut Siting Council (Council) held on January 17, 2019, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on October 19, 2018, including additional information submitted to the Council on November 30, 2018.

In its consideration of the D&M Plan, the Council also approved the construction, maintenance and operation of a 150-foot monopole telecommunications facility at this site.

This approval applies only to the D&M Plan submitted on October 19, 2018, and additional information received on November 30, 2018. Requests for any changes to the D&M Plan shall be approved by Council staff in accordance with Regulations of Connecticut State Agencies Section (RCSA) §16-50j-77(b).

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

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

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

Enclosed is a copy of the staff report for this D&M Plan, dated January 17, 2019.

Thank you for your attention and cooperation.

Sincerely,

James J. Murphy, Jr.
James J. Murphy, Jr.
Acting Chairman

JM/RDM/lm

Enclosure: Staff Report, dated January 17, 2019

c: Service List

- The Honorable Thomas P. Gullotta, Chairman, Town of Glastonbury
Richard J. Johnson, Town Manager, Town of Glastonbury
Khara Dodds, Director of Planning and Land Use Services, Town of Glastonbury



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### Docket 478

#### Eco-Site Inc.

#### 63 Woodland Street, Glastonbury

#### Development and Management Plan

#### Staff Report

January 17, 2019

On April 2, 2018, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Eco-Site Inc. (EcoSite) for the construction, maintenance, and operation of a 150-foot wireless telecommunications facility located at 63 Woodland Street in Glastonbury, Connecticut. As required in the Council's Decision and Order (D&O), EcoSite submitted a Development and Management (D&M) Plan to the Council and the Town of Glastonbury (Town) on or about October 18, 2018 that included provisions for either a monopole or monopine tower design.

On November 7, 2018, the Council submitted interrogatories to EcoSite regarding the D&M Plan with responses due by November 16, 2018. On November 15, 2018, the Council granted EcoSite an extension of time to November 30, 2018 to respond to the Council interrogatories and requested that EcoSite grant the Council an extension of time to render a decision on the D&M Plan. On November 27, 2018, EcoSite granted the Council an extension of time to render a decision on the D&M Plan to January 31, 2019. On November 30, 2018, EcoSite submitted interrogatory responses and revised site plans to the Council.

The Town was a party to the proceeding and indicated a preference for a monopine design at the site to lessen the visual impact of the facility on the surrounding area, including a nearby park that contained historic mill foundations. The Council's D&O, in deference to the Town, approved a 150-foot tower at the site of either a monopole or monopine design to accommodate antennas for T-Mobile Northeast, LLC and Town communication equipment. At the time of the Council's approval, the Town's specific equipment needs and specific height requirements for their communication equipment were not known. Due to this uncertainty, the exact tower design was to be decided at the D&M Plan stage in the event the Town's communication needs, once known, would not be compatible with a monopine design.

Consistent with the Council's D&O, in June 2018, EcoSite consulted with the Town prior to the submission of the D&M Plan to the Council in regard to the Town's specific emergency communication equipment needs and the appropriateness of a monopine design based on those needs. The Town submitted correspondence to the Council on October 24, 2018 indicating the Glastonbury Town Council voted on June 26, 2018 to request a monopine structure at the site.

The Town indicated it will install three omnidirectional antennas and one dish antenna at a tower height of 160 feet at a date to be determined. A 10-foot extension of the tower height is not before the Council at this time. Once the Town is ready to install its equipment, the Town would notify EcoSite. EcoSite will make all required regulatory filings prior to installing the 10-foot extension on the tower.

The 150-foot tall monopine or monopole tower will be designed in accordance with the EIA/TIA standard "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures- Revision G". EcoSite will construct a 150-foot monopole or monopine at the site, designed to support a 10-foot extension. The 10-foot extension would support the Town's communication equipment and would be installed at a future date. The 150-foot tower will be designed to support four levels of antennas and related equipment, mounted on antenna frames. T-Mobile will install 9 panel antennas and 6 remote radio heads on sector frames at a tower centerline height of 146 feet above ground level.



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EcoSite will construct a 50-foot by 50-foot equipment compound at the site, within a 100-foot by 100-foot lease area. The compound will be enclosed by a 6-foot high chain link fence with three strands of barbed wire. T-Mobile will install four equipment cabinets on a 10-foot by 20-foot concrete pad within the compound. Associated electrical and meter boxes would be installed on a steel H-frame structure adjacent to the equipment pad.

Access to the site will follow an existing dirt road for approximately 3,750 feet. From the existing dirt road, a new 12-foot wide, 650-foot long gravel access drive will be constructed uphill to the tower site. The northern end of the new access drive would utilize retaining walls on both sides of the driveway to stabilize hillside slopes. The precast modular block retaining walls will extend to approximately four feet in height. Stormwater controls for the new section of access drive will consist of swales with rip rap armoring towards the bottom of the hill and grass-lined swales near the top of the hill and compound.

Approximately 55,000 square feet of woodland would be cleared to develop the new access drive and compound area. Erosion and sedimentation controls will be installed around the work area and would be in compliance with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*. There are no wetlands or watercourses within the construction limits of the new access drive and compound.

Underground utilities to the site will extend along the existing dirt road and new access drive from an existing utility pole on Woodland Street. The utility line will extend along the north edge of the dirt road and will be routed into the interior of the dirt road only in areas where the dirt road crosses a culvert. Pull boxes will be installed at intervals of 300 to 630 feet along the edge of the existing dirt road. Each pull box will be protected by two bollards. For the new access drive segment, the underground utility run will be installed within the driveway for approximately 80 feet, then within a shallow swale along the east edge of the driveway.

A 25-kilowatt diesel-fueled generator installed within the compound will provide emergency power only to T-Mobile's equipment. The generator has a 220 gallon belly tank and can provide approximately 120 hours of run time at 75 percent network loading. The Town is not locating on the facility at this time. When the Town does locate at the facility in the future, the Town might install their own emergency power generator to service their own communication equipment.

Consistent with the Council's Decision and Order, the cumulative worst-case radio frequency power density level at the base of the tower will be 1.2 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit.

Typical construction hours will be 8 AM to 6 PM, Monday through Saturday.

The D&M Plan is consistent with the Council's D&O for Docket No. 478.