



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

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November 9, 2018

Lucia Chiocchio, Esq.
Kristen Motel, Esq.
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601

RE: **DOCKET NO. 480** – SectorSite LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility on town-owned property behind the Southwest Fire Station located at 2 Westwoods Drive, Farmington, Connecticut.

Dear Attorneys Chiocchio and Motel:

At a public meeting of the Connecticut Siting Council (Council) held on November 8, 2018, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on September 25, 2018.

This approval applies only to the D&M Plan submitted on September 25, 2018, and additional information received on October 19, 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 November 8, 2018.

Thank you for your attention and cooperation.

Sincerely,

Robert Stein
Chairman

RS/RDM/lm

Enclosure: Staff Report, dated November 8, 2018

c: Service List

The Honorable Nancy Nickerson, Chairman, Town of Farmington
Kathleen Eagen, Town Manager, Town of Farmington
William Warner, Town Planner, Town of Farmington



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Docket 480

SectorSite LLC

2 Westwoods Drive, Farmington

Development and Management Plan

Staff Report

November 8, 2018

On May 11, 2018, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to SectorSite LLC (SectorSite) for the construction, maintenance, and operation of a wireless telecommunications facility located at 2 Westwoods Drive in Farmington, Connecticut. As required in the Council's Decision and Order (D&O), SectorSite submitted a Development and Management (D&M) Plan for the project to the Council and the Town of Farmington on or about September 25, 2018. The Council submitted interrogatories concerning the D&M Plan on October 4, 2018. SectorSite submitted interrogatory responses and revised site plans on October 19, 2018.

Consistent with the Council's Decision and Order, SectorSite will construct a 130-foot monopole on a Town-owned 230 acre parcel at 2 Westwoods Road. The tower site is in a cornfield behind the Southwest Fire Station. Access to the site will be from a new 55-foot long, 10-foot wide gravel driveway that extends from an existing driveway that services the firehouse.

The 130-foot tall flagpole tower and foundation will be capable of supporting four levels of internally-mounted antennas, with space for three antennas at each level. Antennas can be mounted at an approximate centerline height of 97 feet, 107 feet, 117 feet and 127 feet. T-Mobile will install 3 antennas at both the 127-foot and 117-foot levels of the tower. No other carriers are proposing to locate at the facility at this time.

The tower and concrete pad-type foundation will be designed in accordance with the EIA/TIA standard "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures- Revision G-2" and the 2016 State of Connecticut Building Code. The tower and foundation will be designed to support an extension of up to 20 feet.

SectorSite will construct a 48-foot by 48-foot equipment compound at the site. The compound will be enclosed by an eight-foot high chain link fence with vehicle access controlled by a swing gate. T-Mobile will install equipment cabinets on an approximate 20-foot by 8-foot concrete pad within the compound. Two H-frames will be installed adjacent to the equipment cabinets to support 12 remote radio units.

Underground utilities will be installed to the compound from an existing utility pole located adjacent to a sidewalk on the north side of Westwoods Drive. The utility line will be installed within a 10-foot wide, 200-foot long access easement extending through the existing cornfield and extends parallel to the firehouse access drive.

As required by the Federal Aviation Administration (FAA), the flagpole tower must be lit at night with three or more floodlights that provide a minimum illumination of 15-foot candles over the top one-third of the tower. SectorSite will install four photocell activated LED floodlights on 10-foot masts along the perimeter of the compound. The lights would have a glare shield to reduce scattered illumination. Power lines to the floodlights will be installed within an underground conduit, connected to the facility electrical panel. The floodlights will also be connected to an on-site emergency generator. In the event the floodlights fail to illuminate during an emergency event, SectorSite would follow FAA Light Outage protocols.



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A 12-foot by 18-foot flag will be installed on the tower. The Town will be responsible for daily maintenance of the flag. When necessary, SectorSite will provide replacement flags.

SectorSite will install a shared 100-kW diesel-fueled emergency generator on a concrete pad within the compound. The generator will be able to support T-Mobile, FAA lighting, and an additional carrier. Assuming two carriers and operation of the FAA lighting, it can run for approximately 121 hours before refueling is required. The generator features a double-walled fuel tank and leak detection alarms.

The eastern box turtle and spotted turtle, State-listed Species of Special Concern, occur in the vicinity of the project site. SectorSite will implement standard Department of Energy and Environmental turtle protection measures during construction to reduce potential impacts to these species. Turtle protection measures include, but are not limited to, use of siltation barriers to isolate work areas from non-work areas, a sweep of the construction area after isolation barriers are in place, contractor education, and use of natural fiber erosion netting, where necessary, to allow for the natural degradation of netting materials after the project is fully constructed.

The Department of Energy and Environmental Protection Natural Diversity Database (NDDB) determination letter is valid until November 8, 2019. If work does not commence by this date, a new NDDB determination letter must be obtained.

Erosion and sedimentation controls will be installed in accordance with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*. A grass-lined swale will be installed along the north side of the access drive to divert any stormwater away from the compound and into the cornfield. No landscaping is proposed.

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 1.9 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit.

Construction hours will be 8 AM to 5 PM Monday to Saturday. T-Mobile will install its equipment at the facility after SectorSite completes construction of the tower and compound.

All of the Development and Management Plan requirements set forth in the Council's Decision & Order for Docket 480 are in compliance; therefore, Council staff recommends approval.