



# STATE OF CONNECTICUT

## CONNECTICUT SITING COUNCIL

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### VIA ELECTRONIC MAIL

May 16, 2019

TO: Parties and Intervenors

FROM: Melanie Bachman, Executive Director *NAB*

RE: **DOCKET NO. 485** – MCM Holdings, LLC and Celco Partnership d/b/a Verizon Wireless application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility at one of two sites: 1542 Boston Post Road or at the end of Kirtland Street, Westbrook, Connecticut.

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Comments have been received from the Connecticut Department of Transportation, Bureau of Engineering and Construction, received May 15, 2019. A copy of the comments is attached for your review.

MB/RDM/lm

c: Council Members



STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION

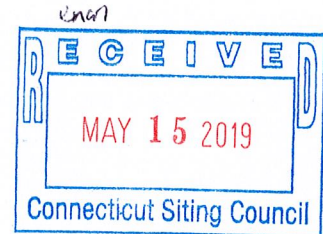


2800 BERLIN TURNPIKE, P.O. BOX 317546  
NEWINGTON, CONNECTICUT 06131-7546

Phone:

May 16, 2019

Ms. Melanie Bachman  
Acting Executive Director  
Connecticut Siting Council  
Ten Franklin Square  
New Britain, CT 06051



Dear Ms. Bachman:

**Subject: Docket No. 485  
Water Tank Facility Replacement  
1542 Boston Post Rd.  
Town of Westbrook**

The Department of Transportation has reviewed the above-mentioned Docket and offers the following comments.

The proposed project may result in an overhead and underground utility work on State Route 80 (North Branford Road), within the state right of way, therefore Cellco Wireless Communications, must attain a Highway Encroachment Permit in conjunction with the Connecticut General Statutes prior to performing any work within the right of way. The District 2 Permit Office will need review four complete sets of construction plans which show all work within the State highway right of way, all site work, any required easements and standard details for highway construction prior to issuing the encroachment permit.

The District 2 Permit Office will determine the bond amount, insurance coverage, maintenance and protection of traffic, inspection, roadway restoration and pavement restoration requirements. Please see attached D.O.T. Screening Check List.

Should you have any further questions, please contact, Ms. Latoya Smith, Utility Engineer (Utilities), at (860) 594-2533

Very truly yours,

Andrzej Mysliwicz

Digitally signed by Andrzej  
Mysliwicz  
DN: C=US,  
E=Andrzej.Mysliwicz@ct.gov,  
CN=Andrzej Mysliwicz  
Date: 2019.05.15 08:48:20-0400

Mr. Andrzej Mysliwicz

Transportation Supervising Engineer  
Bureau of Engineering and Construction

Latoya Smith:ls LS/DB/AM

bcc: Mark Rolfe

James A. Fallon-Leo Fontaine-Andrzej Mysliwiec-Derek Brown-Latoya Smith

James Chupas- John DeCastro-Christopher Brochu

Edgar T. Hurle-Kevin Carifa-Desmond P. Dickey

STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL

IN RE:

APPLICATION OF MCM HOLDINGS, LLC  
(MCM) and CELLCO PARTNERSHIP D/B/A  
VERIZON WIRELESS (CELLCO) FOR A  
CERTIFICATE OF ENVIRONMENTAL  
COMPATIBILITY AND PUBLIC NEED FOR  
THE CONSTRUCTION, MAINTENANCE AND  
OPERATION OF A TELECOMMUNICATIONS  
TOWER FACILITY AT ONE OF TWO SITES  
IN THE TOWN OF WESTBROOK

DOCKET NO. \_\_\_\_\_

**APPLICATION FOR CERTIFICATE OF  
ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED**

**I. Introduction**

**A. Purpose and Authority**

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 (“RCSA”), as amended, MCM Holdings, LLC (“MCM”) and Cellco Partnership d/b/a Verizon Wireless (“Cellco”) as the applicants (together “Applicants”), hereby submit an application and supporting documentation (collectively, the “Application”) for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a wireless communications facility (the “Facility”) in the Town of Westbrook (the “Town” or “Westbrook”). A Facility at *one* of the two candidate locations is a necessary component of Cellco’s and other wireless carriers’ networks for the provision of personal wireless communications services and will allow wireless carriers to continue providing reliable wireless communications services in the area of Route 1, Water’s Edge Resort and Spa, numerous residences and coastal portions of Long Island Sound.

## **B. Executive Summary**

A new tower Facility is specifically needed to replace a Connecticut Water Company water tank that was taken out of service and which had supported wireless facilities for several years. The water tank was fully decommissioned by the Connecticut Water Company in August of 2018 and subsequently demolished. MCM currently maintains a 163' tall temporary telecommunication tower (171' overall facility height to top of a whip antenna) at the site of the former water tank, 1542 Boston Post Road, which was approved by the Connecticut Siting Council ("CSC") by decision included in **Attachment 1** dated December 7, 2017. Currently, the Old Saybrook Police Department ("OSPD"), AT&T, T-Mobile and Celco all maintain communications equipment at the temporary facility. These facilities are relied on by the surrounding community in Westbrook for both emergency communications and wireless services.

As noted in the CSC's Decision in Petition No. 1330, the temporary tower was approved for continued emergency and wireless communications services while MCM proceeded with plans for a permanent tower facility to replace the Connecticut Water Company water tank. In October of 2018, MCM submitted a Technical Report included in the Bulk Filing to the Town of Westbrook to review two site locations for the permanent facility and an informational hearing was conducted by the Town's Board of Selectmen on December 11, 2018. The Town adopted a resolution and issued a letter stating a preference for Site A included in **Attachment 9**, which is the location of the temporary tower and former water tank, and which property is still owned by the Connecticut Water Company.

The two candidate locations submitted to the CSC are identified throughout this Application as Site A or Site B. Site A, the former site of the water tank and current site

of the temporary facility, has an address of 1542 Boston Post Rd, Westbrook, CT. Site A is an approximately 0.61-acre parcel of land identified as Map 182, Lot 007 on the Town of Westbrook Tax Map and is owned by the Connecticut Water Company. The proposed Facility at Site A consists of a new 130' AGL high self-supporting monopole (with an overall facility height of 138' to the top of the OSPD whip antenna located at the top) and other related equipment shown on the attached drawings all to be located within the existing approximately 6,405 square foot fenced compound. Cellco will mount up to twelve (12) panel antennas and other equipment on a low-profile platform attached to the monopole at a centerline height of 126' AGL. The existing compound enclosed by a 6' high chain link fence will be utilized within which MCM will construct the proposed 130' monopole and Cellco will maintain its existing 11.8'x 30.2' equipment shelter. Additional space will be used by AT&T, T-Mobile and OSPD for their equipment located at the site. Site A has frontage on Boston Post Road and there is an existing gravel access drive providing vehicular access to the existing fenced area. Utility connections serving Site A currently extend underground from an existing utility pole on Boston Post Road.

Site B is comprised of two parcels of land located in close proximity to Site A and located off Kirtland Street in Westbrook bearing no specific site address but identified as Map 182, Lot 003 (0.39 acre) and Map 177, Lot 122 (1.92 acres) on the Town of Westbrook Tax Map. The proposed Facility at Site B consists of a new 130' AGL high self-supporting monopole (with an overall facility height of 138' to the top of the OSPD whip antenna located at the top) and other related equipment shown on the attached drawings all to be located within a new 3,000 square foot fenced compound. Cellco will mount up to twelve (12) panel antennas and other equipment on a low-profile platform at a centerline height of 126' AGL. The proposed compound would be enclosed by an 8' high chain link fence

within which MCM will construct the proposed monopole and Cellco will install equipment on a 9'-4"x16' prefabricated steel platform on concrete piers with steel canopy. Additional space will be used by AT&T, T-Mobile and OSPD for their equipment. Vehicular access between the site and Boston Post Road will be provided via the partially paved and partially gravel private road known as Kirtland Street. Utility connections would extend underground from an existing utility pole at the street.

Included in this Application and its accompanying attachments are reports, plans and visual materials detailing the proposed Sites, Facilities and the environmental effects associated therewith. A table of the Council's Community Antennas Television and Telecommunication Facilities Application guideline with references to this Application is also included in **Attachment 11**.

### **C. The Applicants**

Applicant MCM is a Connecticut Limited Liability Company with offices at 40 Woodland Street, Hartford, CT 06105. MCM owns and/or operates numerous facilities in the State of Connecticut. MCM will construct, maintain and own the Facility at whichever Site is approved and will sublease space to tenants such as Cellco, AT&T, T-Mobile, OSPD and others.

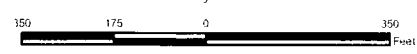
Applicant Cellco is a Delaware Partnership with an administrative office located at 20 Alexander Drive, Wallingford, CT 06492. Cellco is licensed by the Federal Communications Commission ("FCC") to operate a wireless telecommunications system in the State of Connecticut within the meaning of C.G.S. Section 16-50i(a)(6). Cellco does not conduct any other business in the State of Connecticut other than the provision of personal wireless services under FCC rules and regulations.



**Legend**

- ⊠ Site A
- ⊠ Site B
- Site Parcel Boundary
- Approximate Parcel Boundary (CTDEEP GIS)

*Map Notes:*  
 Base Map Source: CT ECO 2016 Imagery  
 Map Scale: 1 inch = 350 feet  
 Map Date: September 2018



**Figure 1 - Site Location Map**

Proposed Wireless Telecommunications Facility

Site A: 1542 Boston Post Road  
 Westbrook, Connecticut

Site B: Kirtland Street  
 Westbrook, Connecticut

