



# 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)

### CERTIFIED MAIL RETURN RECEIPT REQUESTED

October 5, 2015

Kenneth C. Baldwin, Esq.  
Robinson & Cole LLP  
280 Trumbull Street  
Hartford, CT 06103-3597

RE: **PETITION NO. 1180** - Cellco Partnership d/b/a Verizon Wireless petition for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed installation of a small cell telecommunications facility on the roof of an existing building at Holy Family Monastery Retreat House & Center located at 303 Middle Road, Farmington, Connecticut.

Dear Attorney Baldwin:

At a public meeting held on October 1, 2015, the Connecticut Siting Council (Council) considered and ruled that the above-referenced proposal would not have a substantial adverse environmental effect, and pursuant to Connecticut General Statutes § 16-50k, would not require a Certificate of Environmental Compatibility and Public Need with the following conditions:

- Unless otherwise approved by the Council, if the facility authorized herein is not fully constructed within three years from the date of the mailing of the Council's decision, this decision shall be void, and the facility owner/operator shall dismantle the facility and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made. The time between the filing and resolution of any appeals of the Council's decision shall not be counted in calculating this deadline. Authority to monitor and modify this schedule, as necessary, is delegated to the Executive Director. The facility owner/operator shall provide written notice to the Executive Director of any schedule changes as soon as is practicable;
- Any request for extension of the time period to fully construct the facility shall be filed with the Council not later than 60 days prior to the expiration date of this decision and shall be served on all parties and intervenors, if applicable, and the Town of Farmington;
- Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
- Any nonfunctioning antenna and associated antenna mounting equipment on this facility owned and operated by the Petitioner shall be removed within 60 days of the date the antenna ceased to function;
- If the facility ceases to provide wireless services for a period of one year the Petitioner shall dismantle the tower and remove all associated equipment or reapply for any continued or new use to the Council within 90 days from the one year period of cessation of service. The Petitioner may submit a written request to the Council for an extension of the 90 day period not later than 60 days prior to the expiration of the 90 day period; and

- This Declaratory Ruling may be transferred or partially transferred, provided both the facility owner/operator/transferor and the transferee are current with payments to the Council for their respective annual assessments and invoices under Conn. Gen. Stat. §16-50v. The Council shall be notified of such sale and/or transfer and of any change in contact information for the individual or representative responsible for management and operations of the facility within 30 days of the sale and/or transfer. Both the facility owner/operator/transferor and the transferee shall provide the Council with a written agreement as to the entity responsible for any quarterly assessment charges under Conn. Gen. Stat. §16-50v(b)(2) that may be associated with this facility.

This decision is under the exclusive jurisdiction of the Council and is not applicable to any other modification or construction. All work is to be implemented as specified in the petition dated August 17, 2015.

Enclosed for your information is a copy of the staff report on this project.

Very truly yours,



Robert Stein  
Chairman

RS/CH/lm

Enclosure: Staff Report dated October 1, 2015

- c: The Honorable Nancy Nickerson, Chairman, Town of Farmington  
Kathleen Eagen (via e-mail service), Town Manager, Town of Farmington  
William Warner, Town Planner, Town of Farmington  
Passionist Fathers of Connecticut, Inc.





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### **Petition No. 1180**

### **Cellco Partnership d/b/a Verizon Wireless**

**303 Middle Road, Farmington**

### **Staff Report**

**October 1, 2015**

On August 18, 2015, the Connecticut Siting Council (Council) received a petition from Cellco Partnership d/b/a Verizon Wireless (Cellco) for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed installation of a small cell telecommunications facility attached to an existing building at 303 Middle Road, Farmington, owned by the Passionist Fathers of Connecticut, Inc. The facility would provide coverage to existing 2100 MHz service gaps in portions of Farmington and West Hartford, and capacity relief to Cellco's network in portions of Farmington, West Hartford and Newington.

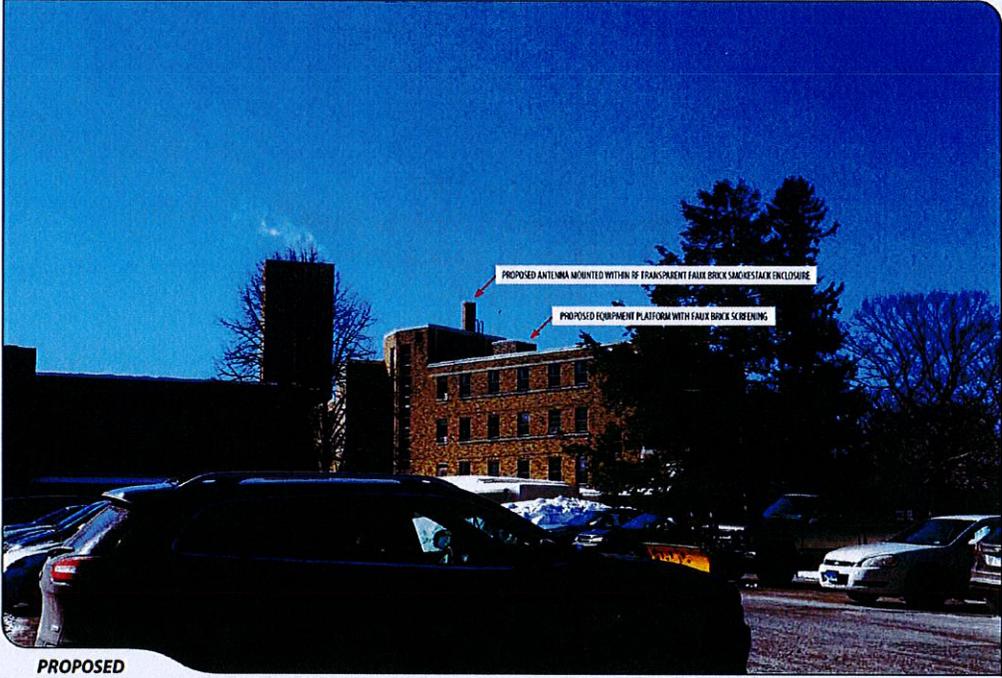
Specifically, Cellco would install a single canister-type antenna and remote radio head to the top of a small tower, attached to the roof of the existing building. The tower, antenna and remote radio head would be concealed inside a faux chimney structure designed to match the building. The mast and antenna would extend approximately nine feet above the existing mechanical penthouse, to an overall height of 54.4 feet above ground level. Radio equipment cabinets associated with the small cell antenna would be located on an 8-foot by 8-foot platform also located on the roof of the building adjacent to the existing penthouse. Like the small tower, the platform and equipment cabinets would be surrounded by a seven feet high screen wall designed to match the brick of the existing building. The 17.4-acre parcel is within Farmington's residential zone district. The property is surrounded by residential uses in Farmington and West Hartford.

The visual impact of the project is expected to be negligible as the small cell facility and equipment platform would be concealed to appear as original design elements of the building. The visibility of the proposed "small cell" installation would be limited to locations on the Property and immediately west along Tunxis Road. See the photo-simulation on the next page. No ground disturbance of any kind would occur and no trees or vegetation of any kind would need to be removed, as all improvements are located on the roof of the existing building.

The site would have a cumulative worst-case power density of 0.91 percent of the applicable limit using a -10 dB off-beam adjustment. No notice to the Federal Aviation Administration is required.

Notice was provided to Farmington's Town Manager Kathleen A. Eagen, West Hartford's Mayor Scott Slifka, and the Passionist Fathers of Connecticut, Inc., the owner of the Property. A copy of the Petition was also sent to the owners of land that abuts the Property. No comments have been received to date.

Cellco contends that this proposed project would not have a substantial adverse environmental effect.



**PROPOSED**

PHOTO 4	LOCATION HOST PROPERTY	ORIENTATION SOUTHWEST	DISTANCE TO SITE +/- 317 FEET
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**PROPOSED**

PHOTO 3	LOCATION HOST PROPERTY - INSIDE BUILDING	ORIENTATION SOUTHWEST	DISTANCE TO SITE +/- 181 FEET
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