



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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www.ct.gov/csc

CERTIFIED MAIL RETURN RECEIPT REQUESTED

February 5, 2016

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

RE: **PETITION NO. 1209** - 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 wireless telecommunications facility on the roof of the existing Hoffman Car Dealership building located at 36 Albany Turnpike, Simsbury, Connecticut.

Dear Attorney Baldwin:

At a public meeting held on February 4, 2016, 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:

1. 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;
2. 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 Simsbury;
3. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
4. 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;
5. The facility owner/operator shall remit timely payments associated with annual assessments and invoices submitted by the Council for expenses attributable to the facility under Conn. Gen. Stat. §16-50v;

6. This Declaratory Ruling may be transferred, provided the facility owner/operator/transferor is current with payments to the Council for annual assessments and invoices under Conn. Gen. Stat. §16-50v and the transferee provides written confirmation that the transferee agrees to comply with the terms, limitations and conditions contained in the Declaratory Ruling, including timely payments to the Council for annual assessments and invoices under Conn. Gen. Stat. §16-50v; and
7. If the facility owner/operator is a wholly owned subsidiary of a corporation or other entity and is sold/transferred to another corporation or other entity, 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.

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 December 23, 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 February 4, 2016

- c: The Honorable Lisa L. Heavner, First Selectman, Town of Simsbury
Michael Glidden, Assistant Town Planner, Town of Simsbury
Hoffman Enterprises Ltd. Partnership



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Petition No. 1209

Cellco

36 Albany Turnpike, Simsbury

Small Cell Facility

Staff Report

February 4, 2016

On December 24, 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 at 36 Albany Turnpike, Simsbury, Connecticut. This small cell facility would provide wireless service in Cellco's 2100 MHz frequency range.

Specifically, Cellco would install a small tower attached to the inside of an existing mechanical equipment screen wall on the roof of an existing commercial building owned by Hoffman Enterprises Ltd. Partnership. The tower would have a single canister-type antenna and a remote radio head. The tower and antenna would extend to a height of approximately 45.3 feet above ground level, approximately 4 feet 5 inches above an existing screen wall on the building (9.6 feet above the building roof). Equipment associated with the proposed facility would be located on an 8-foot by 8-foot concrete pad located in the parking lot on the north side of the building, surrounded by bollards. Antenna cables would extend from the equipment cabinet along the exterior wall of the building and then across the roof to the roof-mounted tower. Power and telephone service to the proposed facility would extend from existing service on the property.

The subject property is located within Simsbury's Business Zone (B-3) District. The property is developed with a large commercial complex consisting of multi-automotive sales and service dealerships and is located in a mixed business and residential area. Commercial properties are located to the west, south and farther east. Areas to the north are undeveloped and heavily wooded.

While there are residences located to the east and northeast of the subject property, the visual impact is not expected to be significant due to visibility being limited to locations on the southern portions of the property within approximately 500 feet of the building.

The site would have a cumulative worst-case power density of 2.00 percent of the applicable limit using a -10 dB off-beam adjustment.

Notice was provided to the Town of Simsbury, the property owner, and abutting property owners on or about December 23, 2015. Copies of this Petition were also sent to Leslee Hill, First Selectman for the Town of Canton and Brandon Robertson, Town Manager for the Town of Avon, two towns located within 2,500 feet of the proposed facility. No comments have been received to date.

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

Site Location

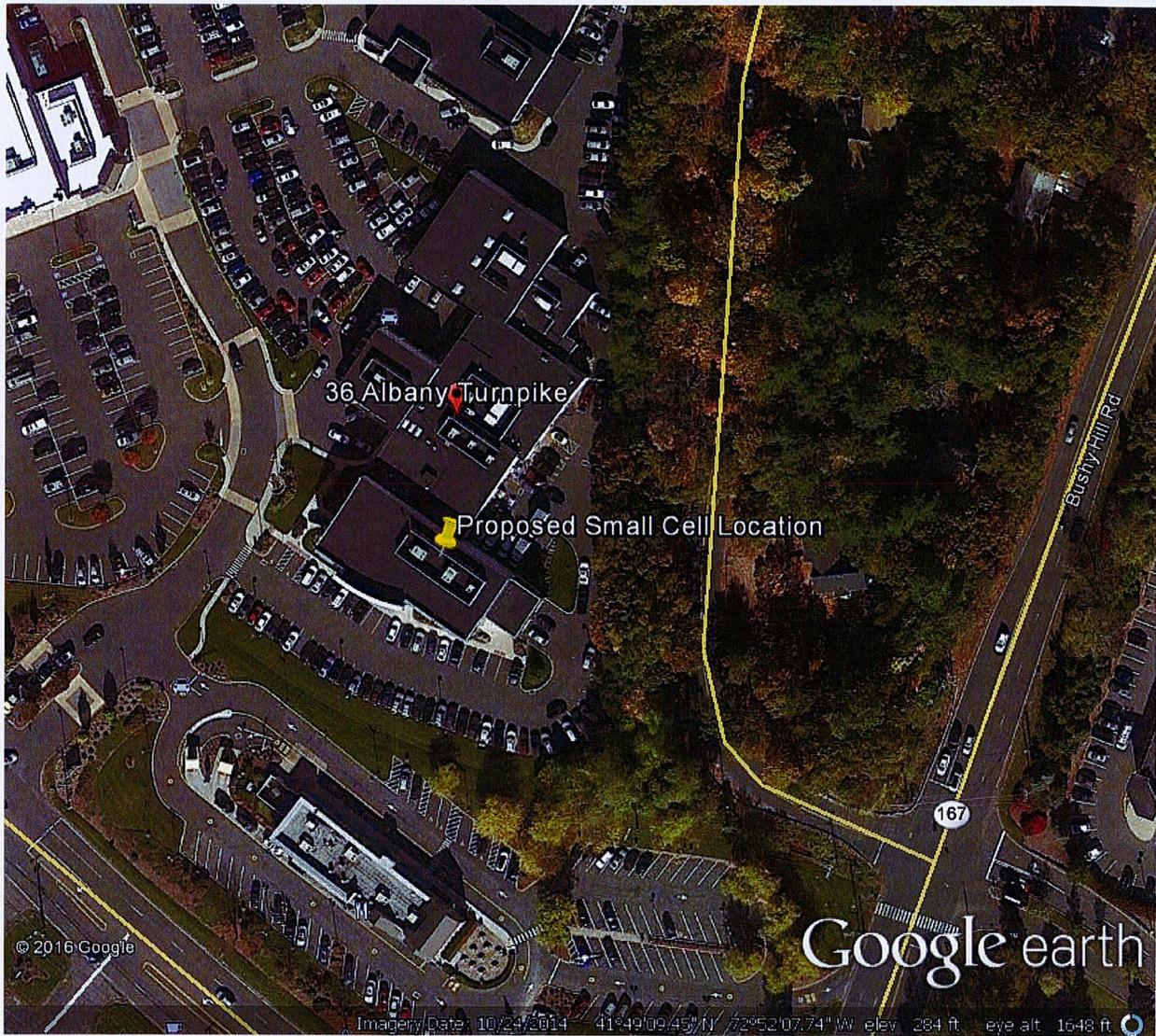
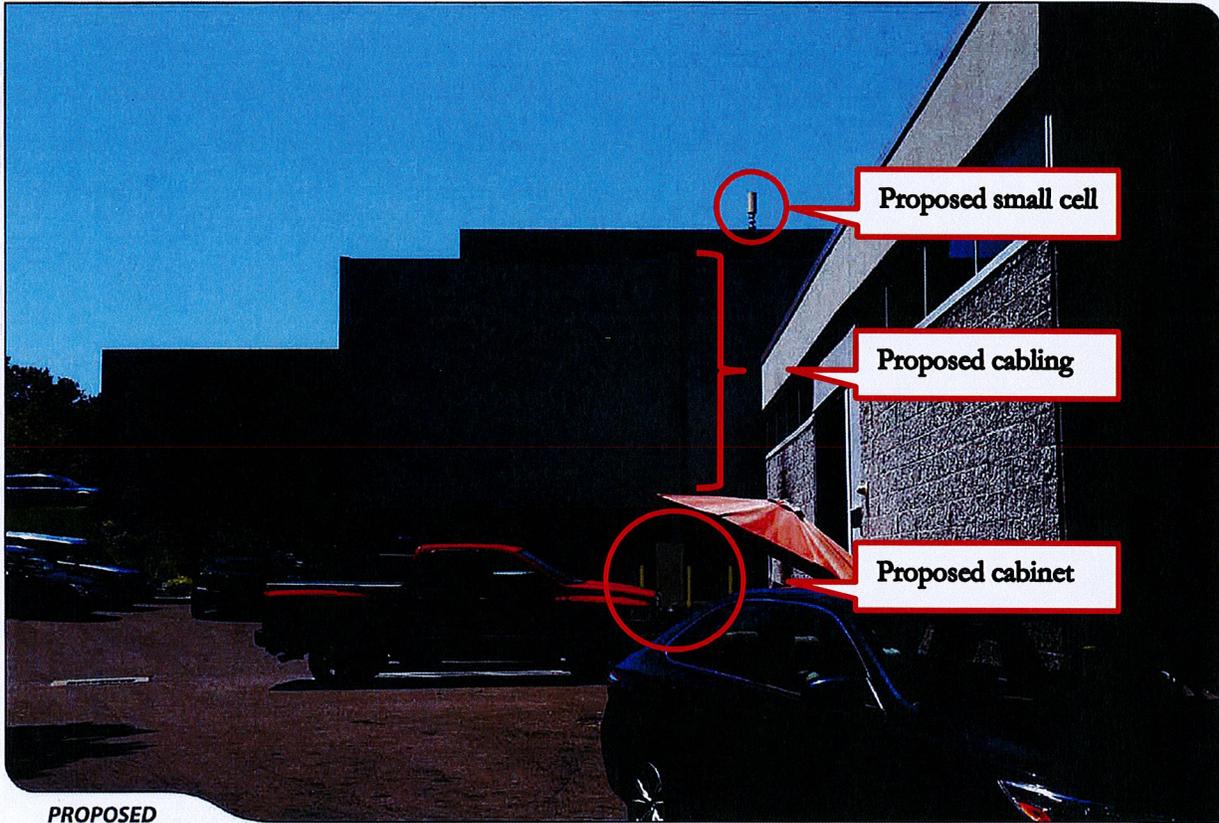


Photo-simulation as viewed from 36 Albany Turnpike parking lot



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
1	HOST PROPERTY	SOUTHWEST	+/- 209 FEET



