

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE:

A PETITION OF CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS FOR A
DECLARATORY RULING ON THE NEED TO
OBTAIN A SITING COUNCIL CERTIFICATE
FOR THE INSTALLATION OF A SMALL
CELL TELECOMMUNICATIONS FACILITY
ON THE ROOF OF THE BUILDING AT 1843
MERIDEN-WATERBURY TURNPIKE,
SOUTHINGTON, CONNECTICUT

PETITION NO. ____

JANUARY 21, 2015

PETITION FOR A DECLARATORY RULING:
INSTALLATION HAVING NO
SUBSTANTIAL ADVERSE ENVIRONMENTAL EFFECT

I. Introduction

Pursuant to Sections 16-50j-38 and 16-50j-39 of the Regulations of Connecticut State Agencies (“R.C.S.A.”), Cellco Partnership d/b/a Verizon Wireless (“Cellco”) hereby petitions the Connecticut Siting Council (the “Council”) for a declaratory ruling (“Petition”) that no Certificate of Environmental Compatibility and Public Need (“Certificate”) is required under Section 16-50k(a) of the Connecticut General Statutes (“C.G.S.”) to install a new “small cell” telecommunications stub tower on the roof of the Econo Lodge Motel (“Motel”) building at 1843 Meriden-Waterbury Turnpike (Route 322) in Southington, Connecticut (the “Property”). The Property is owned by Sidin Holdings LLC (“Owner”). Cellco identifies this proposed cell site as its Milldale SC Facility.

II. Factual Background

The Property is a 3.87 acre parcel in Southington’s Business (B) zone and is currently

occupied by two commercial buildings (the Motel and Dunkin Donuts) and associated parking areas. The rear (northerly) portion of the Property is leased to the adjacent property owner for truck parking. The Property is surrounded by the Travel America (“TA”) Truck Stop and I-84 to the west, the Southington Multiplex Movie Theatre and other commercial uses to the east, the Home Depot to the south and residential uses to the north. (See Attachment 1 – Site Vicinity Map and Site Schematic (Aerial Photograph)).

Cellco currently maintains three (3) cell sites within approximately 2.25 miles of the Property. Cellco’s Milldale cell site consists of antennas at the 138-foot level on a tower at 1394 Meriden Waterbury Road in Southington. Cellco’s Cheshire North 2 cell site consists of antennas at the 140-foot level on a tower at 705 West Johnson Road in Cheshire. Cellco’s Wolcott cell site consists of antennas at the 177-foot level on a tower at 347 East Street in Wolcott. The Alpha sector antennas at Cellco’s Cheshire North 2 cell site are currently forecast to reach their capacity limits in 2015. Significant commercial development in the area around the Property, including the Motel, the TA Truck Stop and Home Depot and proximity to I-84 and I-691 have been identified as data traffic concentration areas that contribute to the existing capacity problem. In an effort to relieve the immediate capacity problem at the Cheshire North 2 cell site and relieve other significant capacity demands in the area, Cellco has proposed to install a small cell facility on the roof of the Motel building at the Property.

III. Proposed Milldale SC Facility

Cellco is licensed to provide wireless telecommunications services in the 850 MHz, 1900 MHz, 700 MHz and 2100 MHz frequency ranges in Southington and throughout the State of Connecticut. Initially, the proposed Milldale SC Facility described above will provide wireless service in Cellco’s 2100 MHz (AWS) frequency range only. Coverage plots showing Cellco’s

2100 MHz service in southwest Southington and the surrounding towns today and the coverage footprint for the proposed Milldale SC Facility are included in Attachment 2.

The proposed Milldale SC Facility would consist of a single canister-type antenna and remote radio head (RRH) attached to a stub tower on the roof of the Motel building. The antenna, RRH and tower will be concealed by a faux chimney structure extending approximately eight (8) feet above the roof. Equipment associated with the small cell will be located in a 2nd floor equipment room inside the building. Power and telephone service to the small cell equipment will extend from existing service inside the building. (See Cellco's Project Plans included in Attachment 3). Project engineers have determined that the building is structurally capable of supporting Cellco's small cell equipment and concealment. A Structural Feasibility Letter and specifications for the small cell antenna and RRH that Cellco intends to install at this site are included in Attachment 4.

IV. Discussion

A. The Proposed Small Cell Facility Will Not Have A Substantial Adverse Environmental Effect

The Public Utility Environmental Standards Act (the "Act"), C.G.S. § 16-50g et seq., provides for the orderly and environmentally compatible development of telecommunications facilities in the state to avoid "a significant impact on the environment and ecology of the State of Connecticut." C.G.S. § 16-50g. To achieve these goals, the Act established the Council, and requires a Certificate of Environmental Compatibility and Public Need for the construction of telecommunication towers¹ "that may, as determined by the council, have a substantial adverse environmental effect". C.G.S. § 16-50k(a).

¹ Pursuant to R.C.S.A. § 16-50j-2a(23), "tower" means a structure, whether free standing or attached to a building or other structure, that has a height greater than its diameter and is high relative to its surroundings.

1. Physical Environmental Effects

Cellco respectfully submits that the installation of a stub tower supporting a single canister-type antenna and RRH, a faux chimney concealment structure and equipment inside the existing Motel building, will not involve a significant alteration in the physical and environmental characteristics of the Property. No ground disturbance of any kind is necessary or proposed as a part of this small cell facility installation.

2. Visual Effects

The installation of a concealed stub tower, a canister-type antenna and RRH on the roof of the Motel building at the Property would not be highly visible or have a significant impact on aesthetics in the area. The faux chimney structure would be painted to match the existing brick façade of the building and appear as an original building feature. (See Limited Visual Assessment and Photo-Simulations included in Attachment 5).

3. FCC Compliance

Radio frequency (“RF”) emissions from the proposed installation will be far below the standards adopted by the Federal Communications Commission (“FCC”). Included in Attachment 6 is a worst-case RF emissions calculation for Cellco’s Milldale SC Facility.

4. FAA Summary Report

Included in Attachment 7 is a Federal Airways & Airspace Summary Report verifying that the new stub tower and concealment structure on the roof of the Motel building at the Property would not constitute an obstruction or hazard to air navigation and that notification to the FAA is not required.

B. Notice to the Town Council and Town Manager, Property Owner and Abutting Landowners

On January 21, 2015, a copy of this Petition was sent to Southington’s Town Manager

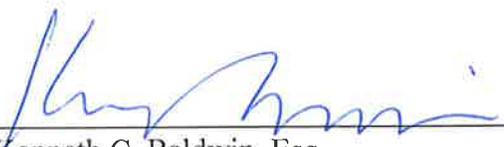
Garry Brumback, Deputy Town Manager Mark Sciota and to Michael Riccio, the Chairman of the Southington Town Council. A copy of the Petition was also sent to Sidin Holdings LLC, the owner of the Property. Included in Attachment 8 is a copy of the letters sent to Messrs. Brumback, Sciota and Riccio and the owner of the Property. Notice of Cellco's intent to file this Petition was sent to the owners of land that abuts the Property. A sample abutter's letter with attachments, and the list of those abutting landowners who were sent notice of the filing of the Petition is included in Attachment 9.

V. Conclusion

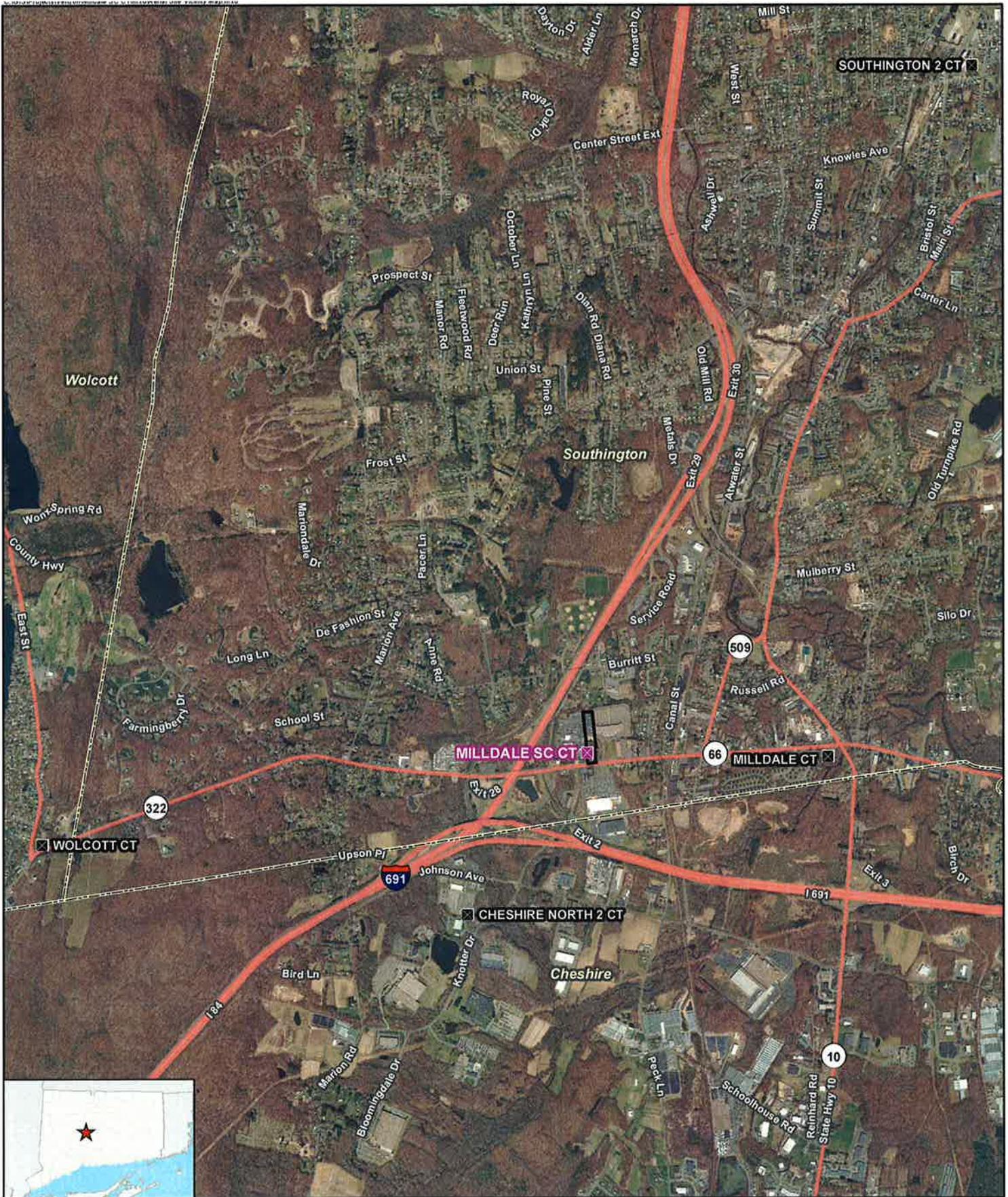
Based on the information provided above, Cellco respectfully requests that the Council issue a determination in the form of a declaratory ruling that the installation of a concealed stub tower on the roof of the building at the Property to support a small cell antenna and RRH will not have a substantial adverse environmental effect and does not require the issuance of a Certificate of Environmental Compatibility and Public Need pursuant to § 16-50k of the General Statutes.

Respectfully submitted,

CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS

By 
Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597
(860) 275-8200
Its Attorneys

ATTACHMENT 1



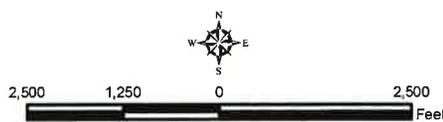
Legend

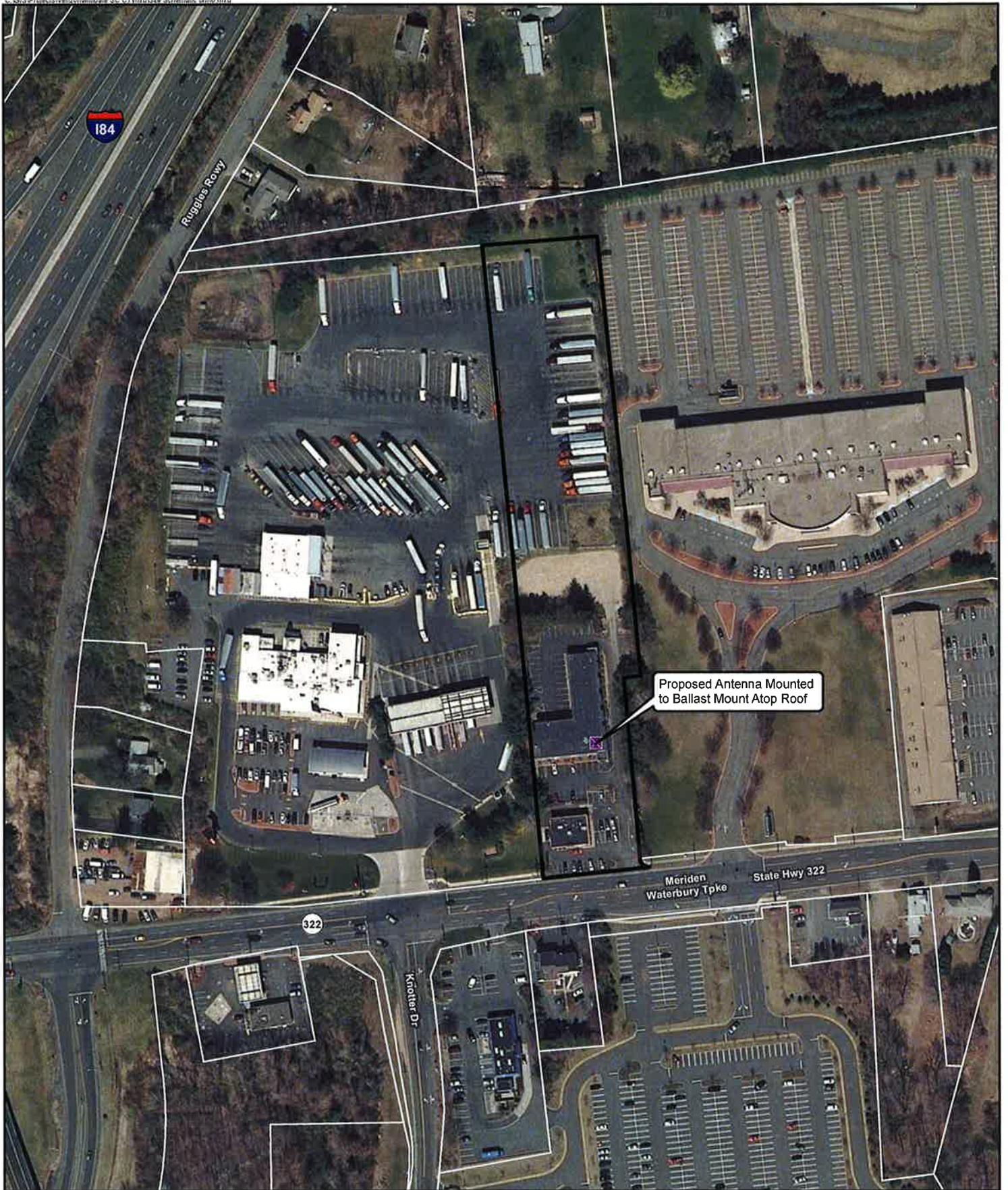
-  Proposed Verizon Wireless Facility
-  Surrounding Verizon Wireless Facilities
-  Subject Property
-  Municipal Boundary

Site Vicinity Map

Proposed Wireless
 Milldale SC CT
 1843 Meriden-Waterbury Turnpike
 Milldale, Connecticut

Base Map Source: 2012 Aerial Photograph (CTECO)
 Map Scale: 1 inch = 2,500 feet
 Map Date: November 2014





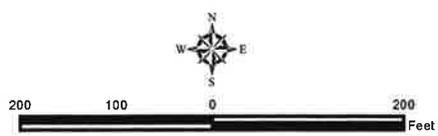
Legend

- Milldale SC CT Site
- Subject Property
- Approximate Parcel Boundary (CTDEEP GIS)

Site Schematic

Proposed Wireless
 Milldale SC CT
 1843 Meriden-Waterbury Turnpike
 Milldale, Connecticut

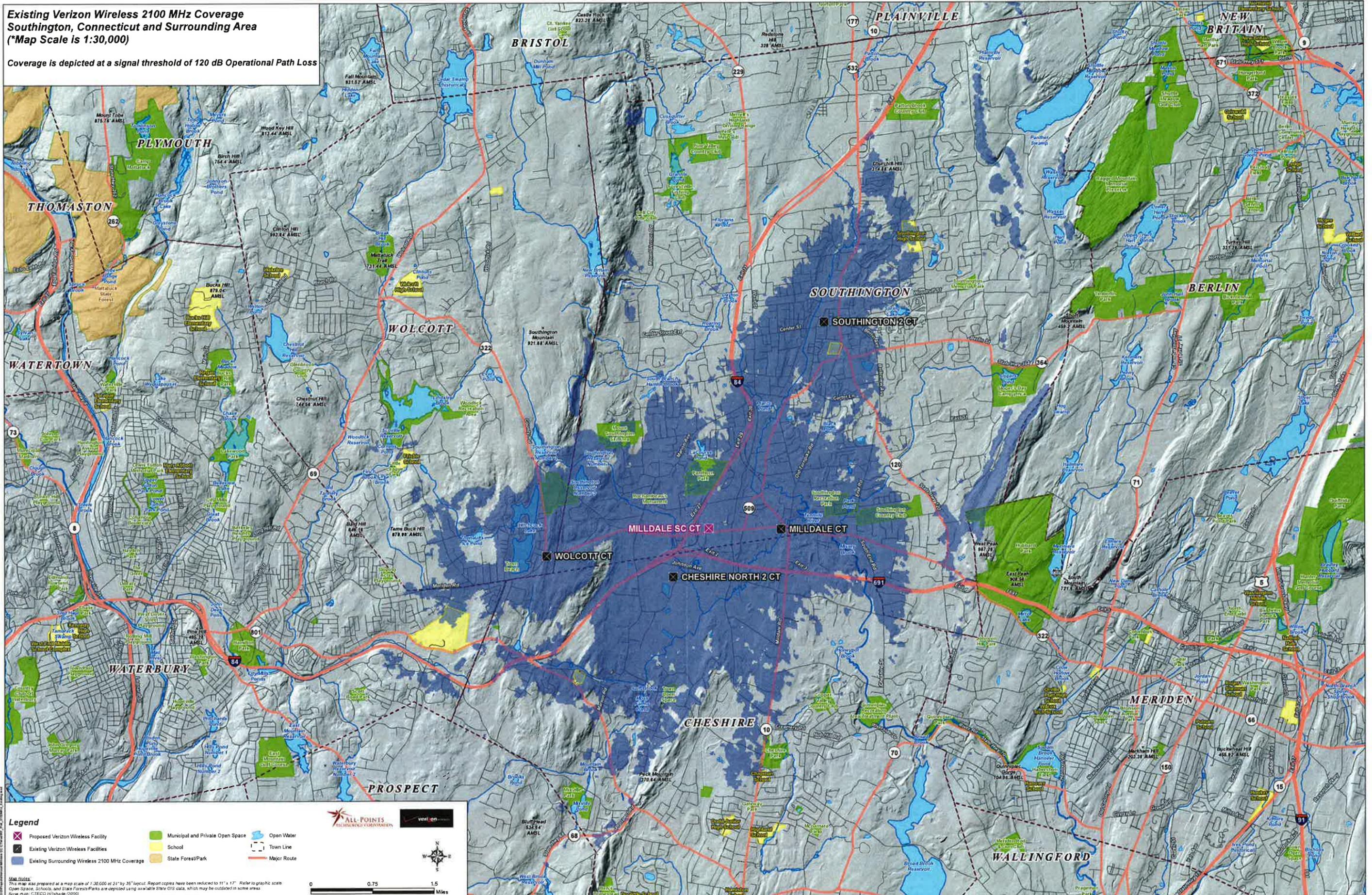
Map Notes:
 Base Map Source: 2012 Aerial Photograph (CTECO)
 Map Scale: 1 inch = 200 feet
 Map Date: January 2015



ATTACHMENT 2

**Existing Verizon Wireless 2100 MHz Coverage
Southington, Connecticut and Surrounding Area
(*Map Scale is 1:30,000)**

Coverage is depicted at a signal threshold of 120 dB Operational Path Loss



Legend

- X Proposed Verizon Wireless Facility
- █ Existing Verizon Wireless Facilities
- █ Existing Surrounding Wireless 2100 MHz Coverage
- █ Municipal and Private Open Space
- █ School
- █ State Forest/Park
- █ Open Water
- █ Town Line
- █ Major Route

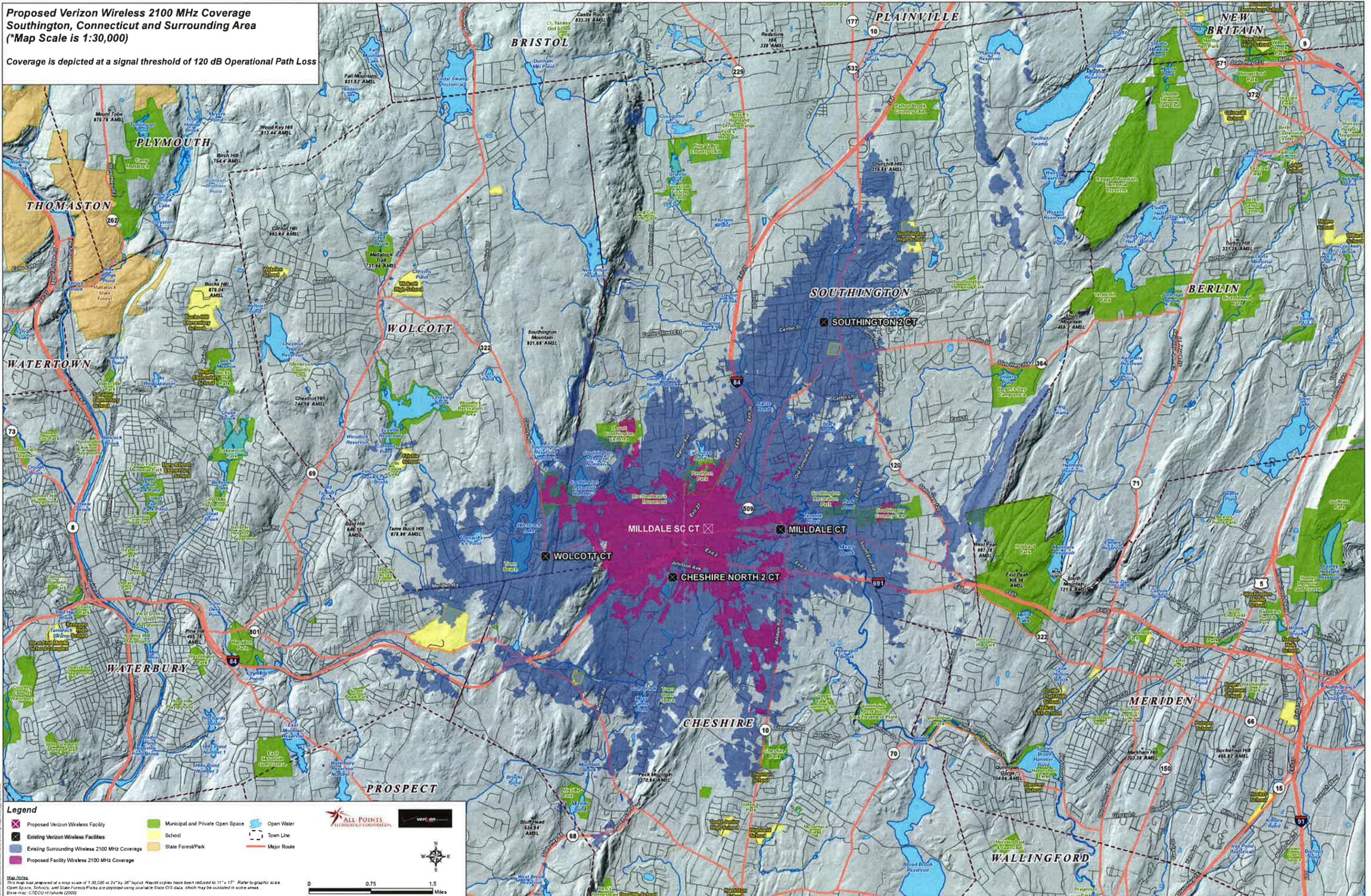
Map Notes
This map was prepared at a map scale of 1:30,000 of 24" by 36" layout. Report copies have been reduced to 11" x 17". Refer to graphic scale. Open Space, Schools, and State Forests/Parks are depicted using available State GIS data, which may be outdated in some areas. Base map: ©2002 Microsoft Corporation.

ALL POINTS
TELECOMMUNICATIONS CORPORATION

verizon

**Proposed Verizon Wireless 2100 MHz Coverage
Southington, Connecticut and Surrounding Area
(*Map Scale is 1:30,000)**

Coverage is depicted at a signal threshold of 120 dB Operational Path Loss



Legend

- X Proposed Verizon Wireless Facility
- X Existing Verizon Wireless Facilities
- Existing Surrounding Wireless 2100 MHz Coverage
- Proposed Facility Wireless 2100 MHz Coverage
- Municipal and Private Open Space
- School
- State Forest/Park
- Open Water
- Town Line
- Major Route

Map Notes:
This map was prepared at a map scale of 1:30,000 at 24" by 36" layout. Report copies have been reduced to 11" x 17". Refer to graphic scale for Open Space, Schools, and State Forest/Parks are depicted using available State GIS data, which may be outdated in some areas.
Base map: ©TECO H/ishade (2006)

ALL POINTS
TELECOMMUNICATIONS ENGINEERS

verizon

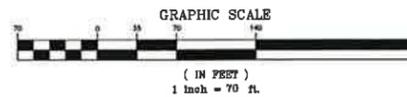
Map Scale: 1:30,000

0 0.75 1.5 Miles

ATTACHMENT 3



1
C-1
ABUTTERS MAP
SCALE: 1" = 70'



<p>Cellco Partnership d/b/a Verizon Wireless WIRELESS COMMUNICATIONS FACILITY MILLDALE SC 1843 MERIDEN WATERBURY TPKE MILLDALE, CT 06467</p>		<p>PROFESSIONAL ENGINEER SEAL</p>										
<p>CENITEK engineering Carmel in Hudson® 2008 486-0300 2003 486-8557 Fax 63-2 North Highland Road Hartford, CT 06105 www.CenitekEng.com</p>		<p>ISSUED FOR CS5 ISSUED FOR CS5 - CLIENT REVIEW</p>										
<p>DATE: 12/19/14 SCALE: AS NOTED JOB NO. 14283.000</p>		<p>REV. DATE DRAWN BY CHECKED BY DESCRIPTION</p> <table border="1"> <tr> <td>1</td> <td>01/16/15</td> <td>HRK</td> <td>DMD</td> <td>ISSUED FOR CS5</td> </tr> <tr> <td>0</td> <td>12/22/14</td> <td>HRK</td> <td>DMD</td> <td>ISSUED FOR CS5 - CLIENT REVIEW</td> </tr> </table>	1	01/16/15	HRK	DMD	ISSUED FOR CS5	0	12/22/14	HRK	DMD	ISSUED FOR CS5 - CLIENT REVIEW
1	01/16/15	HRK	DMD	ISSUED FOR CS5								
0	12/22/14	HRK	DMD	ISSUED FOR CS5 - CLIENT REVIEW								
<p>ABUTTERS MAP</p>												
<p>C-1</p>												
<p>Sheet No. 2 of 1</p>												

ATTACHMENT 4

January 16, 2015

Mrs. Shelby Docker
Verizon Wireless
99 East River Drive
East Hartford, Connecticut 06108

Re: Structural Feasibility Letter (Rev. 1)
Verizon Wireless Site Milldale SC CT
1843 Meriden Waterbury Tpke
Milldale, Connecticut

CEN TEK Project No. 14283.000

Dear Mrs. Docker

This letter is to confirm the structural feasibility of constructing the proposed wireless communications small cell facility at the referenced property based on Lease Exhibit drawings submitted 01/15/2015 marked Rev. 2. Structural documentation of the existing building was available. Documentation was developed by Rosen and Moore Associates Architecture and Engineering dated 1983. A site visit by Centek personnel was conducted on 10/15/2014 for the purpose of documenting existing structural member sizes and configurations. A preliminary structural analysis was prepared for use in making a final recommendation.

The host building is a 2-story wood framed structure currently utilized as a hotel. The basement level is below grade and consists of concrete foundation walls with interior concrete piers supporting structural steel columns. Basement columns support first floor structural steel beams being utilized as bearing for first floor wood framing. The 1st and 2nd floor levels consist of 2 inch by 10 inch wood joists spaced 16 inches on-center below the hotel/storage rooms and spaced 12 inches on-center below the hotel corridors and hallways. Roof framing is constructed with 14 inch deep Trus Joist I-joists (TJI) spaced at 24 inches on-center. Of particular concern were the wood joists within the second floor storage room which is the proposed equipment cabinet location. The joist span is 9'-5" in this area. Joist wood specie was conservatively assumed to be Douglas Fir-Larch with a wood grade of No. 2.

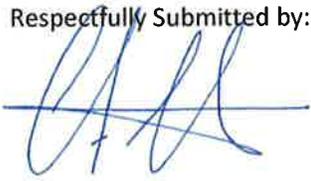
The weight of the Verizon equipment cabinet and roof antenna concealed ballast frame along with applicable wind, snow and occupant loadings will be transferred to the structural bearing of the host building through the aforementioned wood joists and wood I-joists. The beam capacities were verified utilizing the existing building dead and live loads in conjunction with the proposed equipment cabinet weight of 1971 lbs provided by Verizon Wireless (cabinet product number CUBE-PM63922MC2). The roof antenna concealed ballast frame location was found to be satisfactory.

Centek Engineering, Inc. will prepare sealed design documents for the proposed unmanned wireless communications small cell facility located at the 2-story (\pm 25 ft.) host building. The final design will comply with the requirements of the 2005 Connecticut State Building Code with most current supplements. Should modifications to the existing structure be warranted to accommodate the proposed installation, it is our opinion that they could be implemented without

CENTEK engineering, INC.
Structural Feasibility Letter Rev. 1
Verizon Wireless ~ Milldale SC CT
1843 Meriden Waterbury Tpke
Milldale, Connecticut

adverse effect to the existing facility operations. Centek Engineering, Inc. must be contacted if modifications or changes are made to the weights or locations of the antenna concealed ballast frame or equipment cabinet prior to the submission of sealed design documents. In conclusion, our preliminary analysis finds that the proposed Verizon Wireless small cell facility will not adversely affect the structural integrity of the host building.

Respectfully Submitted by:



Carlo F. Centore, PE
Principal ~ Structural Engineer



Prepared by:



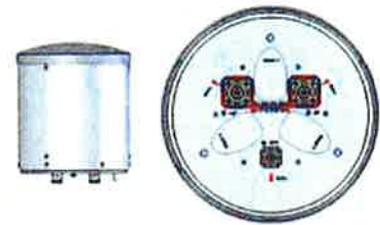
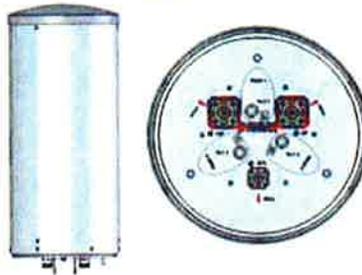
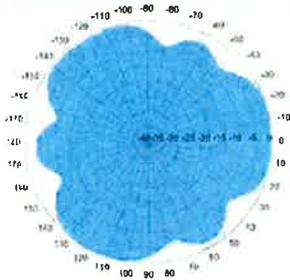
Luigi V. Peronace,
Structural Engineer

Metro Cell Antennas with Internal Diplexer and GPS Antenna

Dualband Quasi-Omni (360°), Metro Cell Antenna

NH360QS-DG-F0M

NH360QT-DG-F0



ELECTRICAL SPECIFICATIONS

	698 - 896 and 1710 - 2170 MHz					698 - 896 and 1710 - 2170 MHz				
	698 - 806	806 - 896	1710 - 1880	1850 - 1990	1920 - 2170	698 - 806	806 - 896	1710 - 1880	1850 - 1990	1920 - 2170
Operating Frequency Range	698 - 896 and 1710 - 2170 MHz					698 - 896 and 1710 - 2170 MHz				
Frequency Bands, MHz	698 - 806	806 - 896	1710 - 1880	1850 - 1990	1920 - 2170	698 - 806	806 - 896	1710 - 1880	1850 - 1990	1920 - 2170
Polarization	±45°	±45°	±45°	±45°	±45°	±45°	±45°	±45°	±45°	±45°
Gain, dBi	4.3	5.3	8.0	8.1	8.5	1.3	2.3	4.0	4.2	4.5
Beamwidth, Horizontal, degrees	360	360	360	360	360	360	360	360	360	360
Beamwidth, Vertical, degrees	30.0	24.0	16.0	15.0	14.0	60.0	55.0	32.5	30.0	28.5
USLS, dB	12	12	14	13	13	-	-	14	12	11
Beam Tilt, degrees	0	0	0-16	0-16	0-16	0	0	0	0	0
Isolation, dB	25	25	25	25	25	25	25	25	25	25
VSWR (Return Loss, dB)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)	1.5 (14.0)
PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150	-150	-150	-150	-150	-150
Input Power per Port, maximum, watts	250	250	250	250	250	250	250	250	250	250

MECHANICAL SPECIFICATIONS

Connector Interface	7 - 16 DIN Female	7 - 16 DIN Female
Connector Quantity, Location	2, Bottom	2, Bottom
GPS Connector Interface	4.1/9.5 DIN Female	4.1/9.5 DIN Female
GPS Connector Quantity, Location	1, Bottom	1, Bottom
Length, mm (inch)	730 (28.7)	360 (14.2)
Outer Diameter, mm (inch)	305 (12.0)	305 (12.0)
Wind Speed, maximum, km/h (mph)	241.4 (150)	241.4 (150)
Net Weight, kg (lb)	20.0 (44.1)	12.0 (26.5)

AVAILABILITY

Expected Ready Date for Manufacturing	March 2014	June 2014
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ALCATEL-LUCENT WIRELESS PRODUCT DATASHEET RRH2X60-AWS FOR BAND 4 APPLICATIONS

The Alcatel-Lucent RRH2x60-AWS is a high power, small form factor Remote Radio Head operating in the AWS frequency band (3GPP Band 4) for LTE technology. It is designed with an eco-efficient approach, providing operators with the means to achieve high quality and high capacity coverage with minimum site requirements and efficient operation.



A distributed Node B expands the deployment options by using two components, a Base Band Unit (BBU) containing the digital assets and a separate RRH containing the radio-frequency (RF) elements. This modular design optimizes available space and allows the main components of a Node B to be installed separately, within the same site or several kilometers apart.

The Alcatel-Lucent RRH2x60-AWS is linked to the BBU by an optical-fiber connection carrying downlink and uplink digital radio signals

along with operations, administration and maintenance (OA&M) information.

SUPERIOR RF PERFORMANCE

The Alcatel-Lucent RRH2x60-AWS integrates all the latest technologies. This allows to offer best-in-class characteristics.

It delivers an outstanding 120 watts of total RF power thanks to its two transmit RF paths of 60 W each.

It is ideally suited to support multiple-input multiple-output (MIMO) 2x2 operation.

It includes four RF receivers to natively support 4-way uplink reception diversity. This improves the radio uplink coverage and this can be used to extend the cell radius commensurate with 2x2MIMO 2x60 W for the downlink.

It supports multiple discontinuous LTE carriers within an instantaneous bandwidth of 45 MHz corresponding to the entire AWS B4 spectrum.

The latest generation power amplifiers (PA) used in this product achieve high efficiency (>40%), resulting in improved power consumption figures.

OPTIMIZED TCO

The Alcatel-Lucent RRH2x60-AWS is designed to make available all the benefits of a distributed Node B, with excellent RF characteristics, with low capital expenditures (CAPEX) and low operating expenditures (OPEX).

The Alcatel-Lucent RRH2x60-AWS is a very cost-effective solution to deploy LTE MIMO.

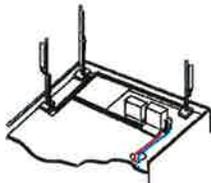
EASY INSTALLATION

The RRH2x60-AWS includes a reversible mounting bracket which allows for ease of installation behind an antenna, or on a rooftop knee wall while providing easy access to the mid body RF connectors.

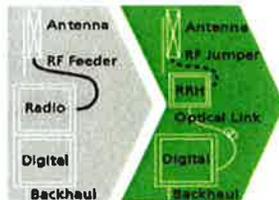
The limited space available in some sites may prevent the installation of traditional single-cabinet BTS equipment. However, many of these sites can host an Alcatel-Lucent RRH2x60-AWS installation, providing more flexible site selection and improved network quality along with greatly reduced installation time and costs.

The Alcatel-Lucent RRH2x60-AWS is a zero-footprint solution and is convection cooled without fans for silent operation, simplifying negotiations with site property owners and minimizing environmental impacts.

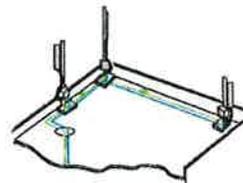
Installation can easily be done by a single person as the Alcatel-Lucent RRH2x60-AWS is compact and weighs about 20 kg, eliminating the need for a crane to hoist the BTS cabinet to the rooftop. A site can be in operation in less than one day.



Macro



RRH for space-constrained cell sites



Distributed

FEATURES

- RRH2x60-AWS integrates two power amplifiers of 60W rating (at each antenna connector)
- Support multiple carriers over the entire 3GPP band 4
- RRH2x60-AWS is optimized for LTE operation
- RRH2x60-AWS is a very compact and lightweight product
- Advanced power management techniques are embedded to provide power savings, such as PA bias control

BENEFITS

- MIMO LTE operation with only one single unit per sector
- Improved uplink coverage with built-in 4-way receive diversity capability
- RRH can be mounted close to the antenna, eliminating nearly all losses in RF cables and thus reducing power consumption by 50% compared to conventional solutions
- Distributed configurations provide easily deployable and cost-effective solutions, near zero footprint and

silent solutions, with minimum impact on the neighborhood, which ease the deployment

- RETA and TMA support without additional hardware thanks to the AISG v2.0 port and the integrated Bias-Tees. Bias-Tees support AISG DC supply and signaling.

TECHNICAL SPECIFICATIONS

Specifications listed are hardware capabilities. Some capabilities depend on support in a specific software release or future release.

Dimensions and weights

- HxWxD : 510x285x186mm (27 l with solar shield)
- Weight : 20 kg (44 lbs)

Electrical Data

- Power Supply : -48V DC (-40.5 to -57V)
- Power Consumption (ETSI average traffic load reference) : 250W @2x60W

RF Characteristics

- Frequency band: 1710-1755, UL / 2110-2155 MHz, DL (3GPP band 4)
- Output power: 2x60W at antenna connectors
- Technology supported: LTE
- Instantaneous bandwidth: 45 MHz
- Rx diversity: 2-way and 4-way uplink reception
- Typical sensitivity without Rx diversity: -105 dBm for LTE

Connectivity

- Two CPRI optical ports for daisy chaining and up to six RRHs per fiber
- Type of optical fiber: Single-Mode (SM) and Multi-Mode (MM) SFPs
- Optical fiber length: up to 500m using MM fiber, up to 20km using SM fiber
- TMA/RETA : AISG 2.0 (RS485 connector and internal Bias-Tee)
- Six external alarms
- Surge protection for all external ports (DC and RF)

Environmental specifications

- Operating temperature: -40°C to 55°C including solar load
- Operating relative humidity: 8% to 100%
- Environmental Conditions : ETS 300 019-1-4 class 4.1E
- Ingress Protection : IEC 60529 IP65
- Acoustic Noise : Noiseless (natural convection cooling)

Safety and Regulatory Data

- EMC : 3GPP 25113, EN 301 489-1, EN 301 489-23, GR 1089, GR 3108, OET-65
- Safety : IEC60950-1, EN 60825-1, UL, ANSI/NFPA 70, CAN/CSA-C22.2
- Regulatory : FCC Part 15 Class B, CE Mark – European Directive : 2002/95/EC (ROHS); 2002/96/EC (WEEE); 1999/5/EC (R&TTE)
- Health : EN 50385

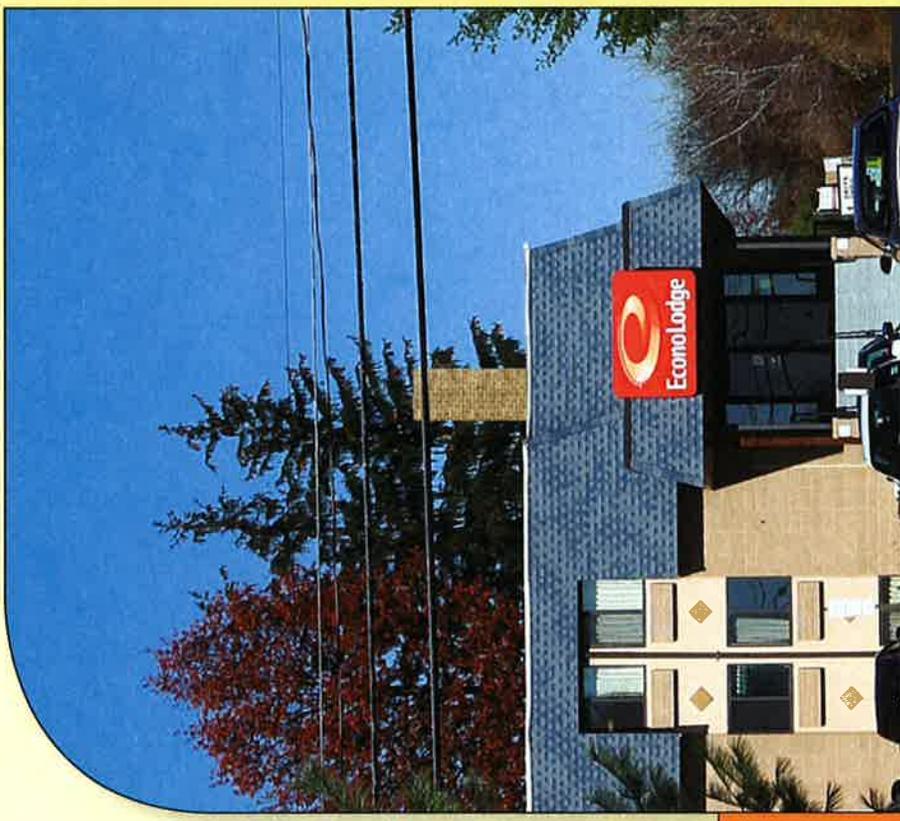
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ATTACHMENT 5

Limited Visual Assessments and Photo-Simulations

MILLDALE SC
1845 MERIDEN WATERBURY TPKE
SOUTHINGTON, CT 06489



Prepared in January 2015 by:
All-Points Technology Corporation, P.C.
3 Saddlebrook Drive
Killingworth, CT 06141

Prepared for Verizon Wireless



LIMITED VISUAL ASSESSMENT & PHOTO-SIMULATIONS

At the request of Cellco partnership LLC d/b/a Verizon Wireless, All-Points Technology Corporation, P.C. ("APT") completed a limited visual assessment and prepared computer-generated photo-simulations depicting the proposed installation of a small cell wireless telecommunications Facility at 1843 Meriden-Waterbury Turnpike (CT Route 322) in Milldale, Connecticut (the "Property").

Project Setting

The Property is located in a commercial area east of a large truck stop area associated with Exit 28 off Interstate 84 ("I-84") and north of CT Route 322. The Property is currently improved with an L-shaped, three-story EconoLodge motel. The proposed Facility would include the installation of a single canister antenna enclosed within a radio-frequency ("RF") transparent faux chimney extending above the rooftop. The faux chimney would be painted to match the color of the existing brick façade of the building. The Facility would also include a remote radio head mounted behind the riser pole below the antenna within the chimney enclosure. Associated equipment would be located within the building.

Methodology

On November 19, 2014, APT personnel conducted a field reconnaissance to photo-document existing conditions. Four (4) nearby locations were selected to represent where the existing building is visible and depict proposed conditions with the proposed Facility installation. At each photo location, the geographic coordinates of the camera's position were logged using global positioning system ("GPS") technology. Photographs were taken with a Canon EOS 6D digital camera body and Canon EF 24 to 105 millimeter ("mm") zoom lens, with lens set to 50 mm.

"The lens that most closely approximates the view of the unaided human eye is known as the normal focal-length lens. For the 35 mm camera format, which gives a 24x36 mm image, the normal focal length is about 50 mm."¹

Three-dimensional computer models were developed for the building and proposed small cell components from AutoCAD information. Photographic simulations were then generated to portray scaled renderings of the proposed installation. Using field data, site plan information and image editing software, the proposed Facility was scaled to the correct location and height, relative to the existing structure and surrounding area. For presentation purposes in this report, all of the photographs were produced in an approximate 7-inch by 10.5-inch format². A photolog map and copies of the existing conditions and photo-simulations are attached.

¹ Warren, Bruce. Photography, West Publishing Company, Eagan, MN, c. 1993, (page 70).

² When viewing in this format size, we believe it is important to provide the largest representational image while maintaining an accurate relation of sizes between objects within the frame of the photograph and depicting the subject in a way similar to what an observer might see, to the greatest extent possible.

Conclusions

The visibility of the proposed small cell installation would be limited to locations within approximately 600 feet of the building. The antenna would be enclosed within an RF-transparent, faux chimney painted to match the color of the existing brick building façade, essentially appearing as an original part of the building. The roof currently hosts whip antennas on its west side. There are also substantial utilities and transportation infrastructure in the immediate area. Based on the results of this assessment, it is APT's opinion that the proposed installation of Verizon Wireless equipment at the Property would not be highly visible or have a significant impact on aesthetics in the area.

Limitations

This analysis does not claim to depict the only areas, or all locations, where visibility may occur; it is intended to provide a representation of those areas where the Facility is likely to be seen. The photo-simulations provide a representation of the Facility under similar settings as those encountered during the field reconnaissance. Views of the Facility can change throughout the seasons and the time of day, and are dependent on weather and other atmospheric conditions (e.g., haze, fog, clouds); the location, angle and intensity of the sun; and the specific viewer location. Weather conditions on the day of the reconnaissance included mostly sunny skies and the photo-simulations presented in this report provide an accurate portrayal of the Facility during comparable conditions.

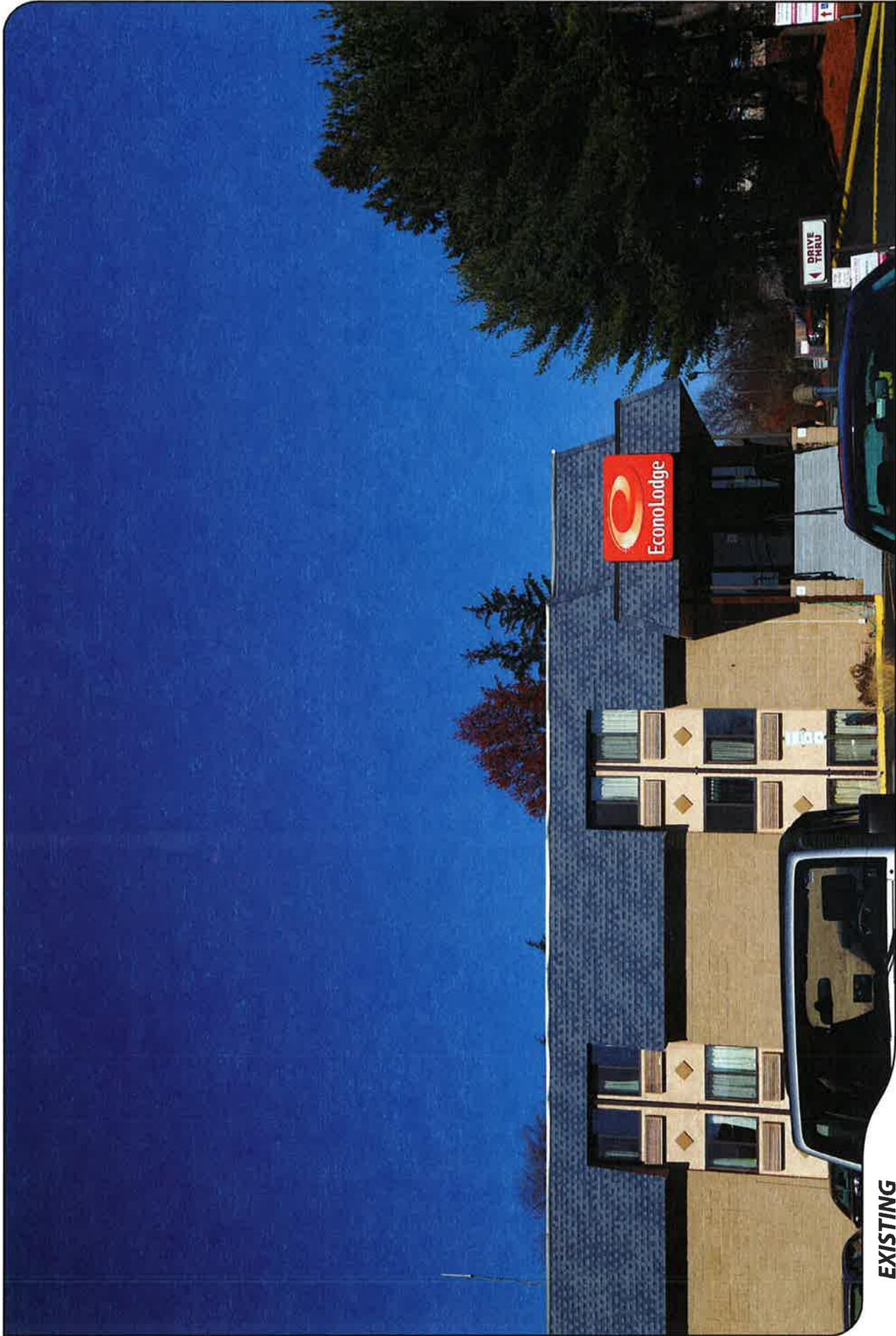
ATTACHMENTS



PHOTO LOG

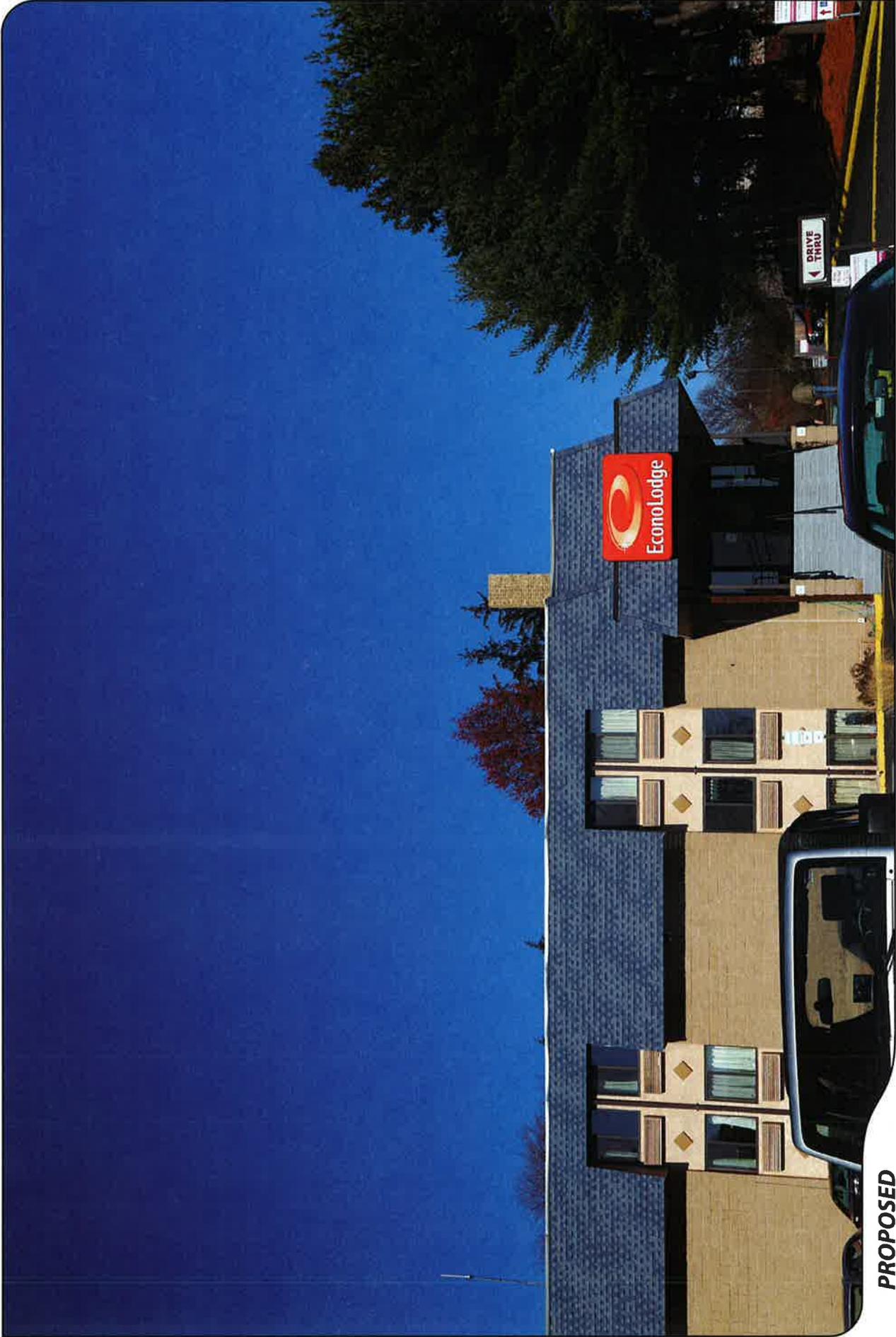
- Legend
- Site
 - Photo Location





EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
1	HOST PROPERTY	NORTH	+/- 180 FEET



PROPOSED

PHOTO

1

LOCATION

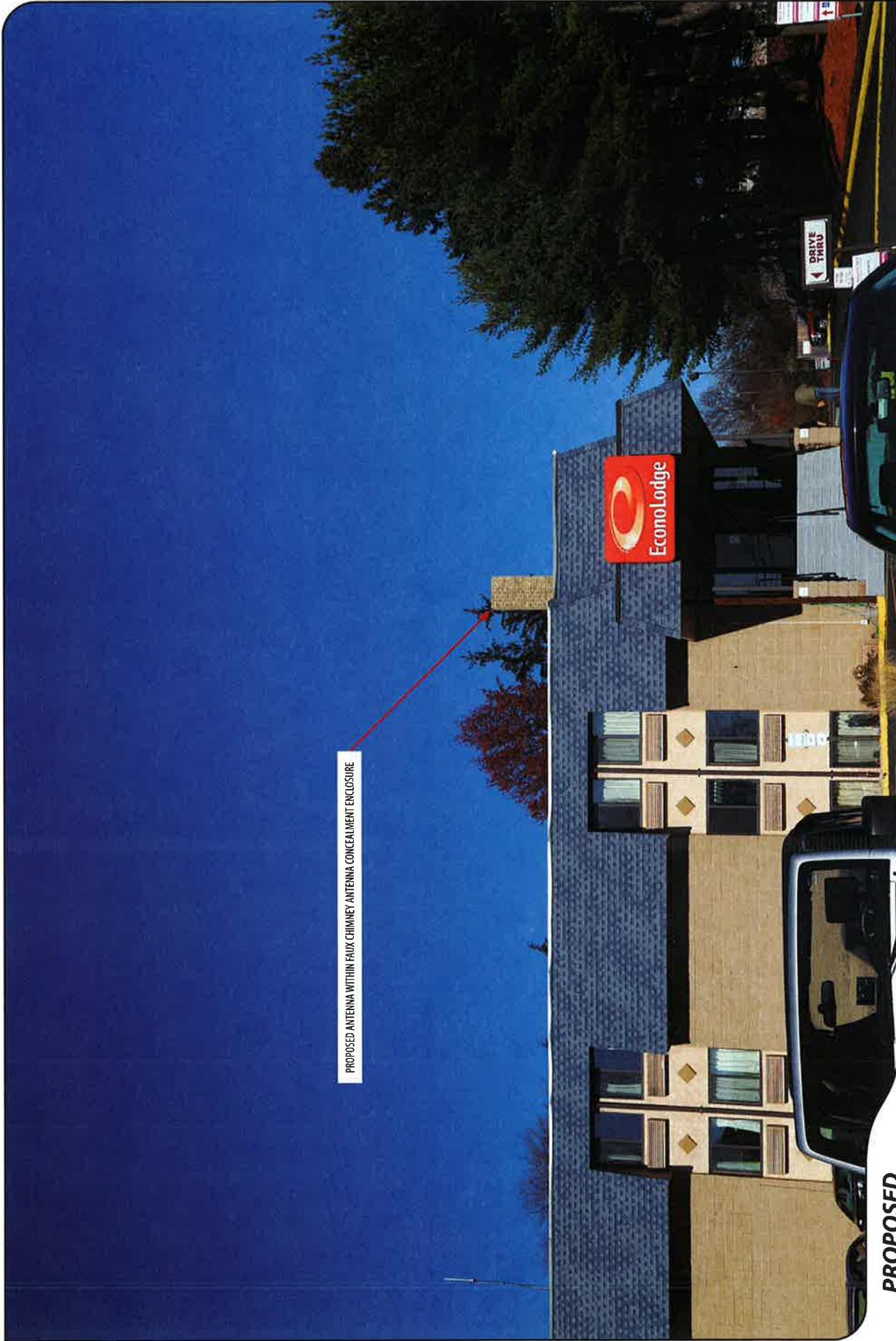
HOST PROPERTY

ORIENTATION

NORTH

DISTANCE TO SITE

+/- 180 FEET

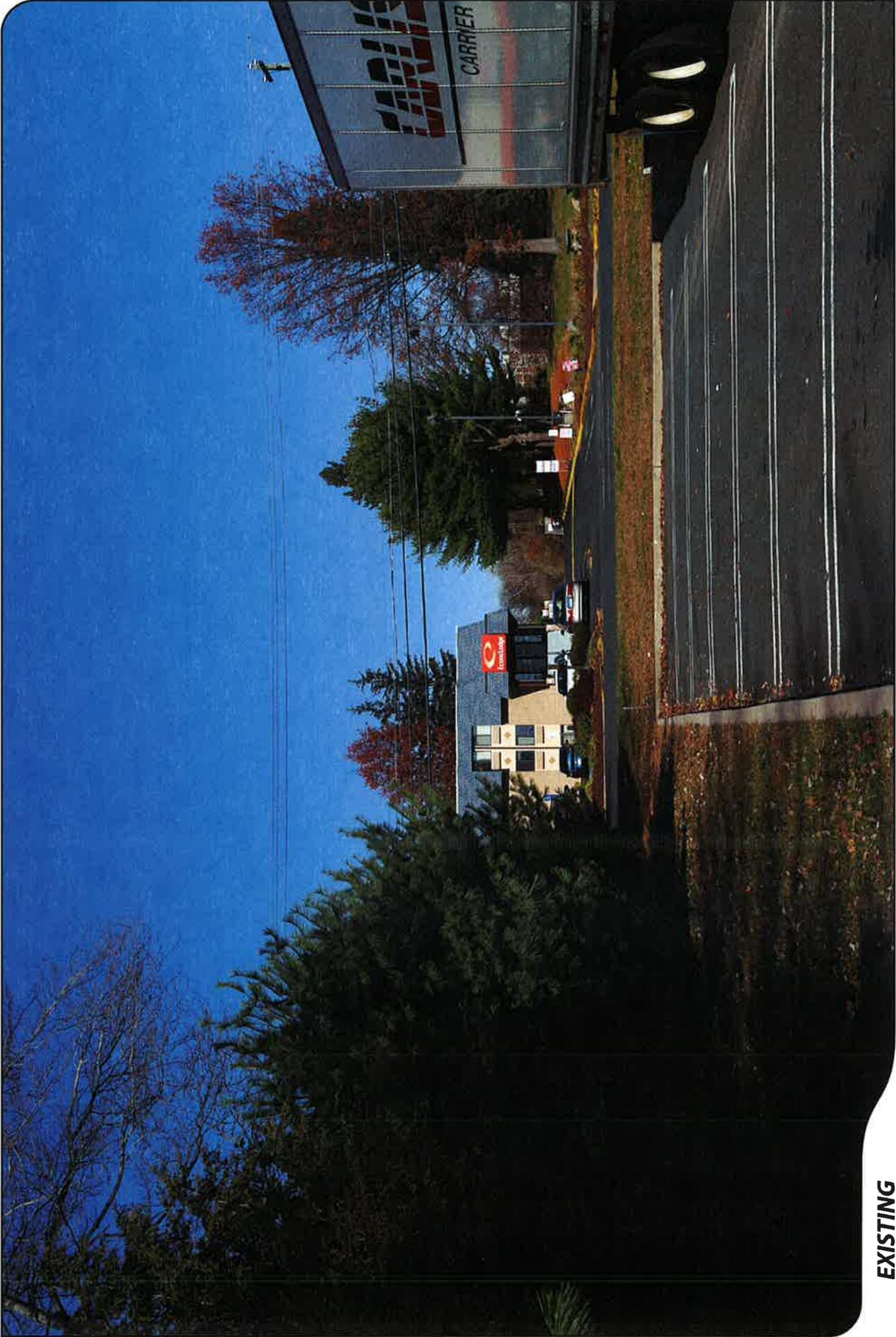


PROPOSED ANTENNA WITHIN FAUX CHIMNEY ANTENNA CONCEALMENT ENCLOSURE

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
1	HOST PROPERTY	NORTH	+/- 180 FEET

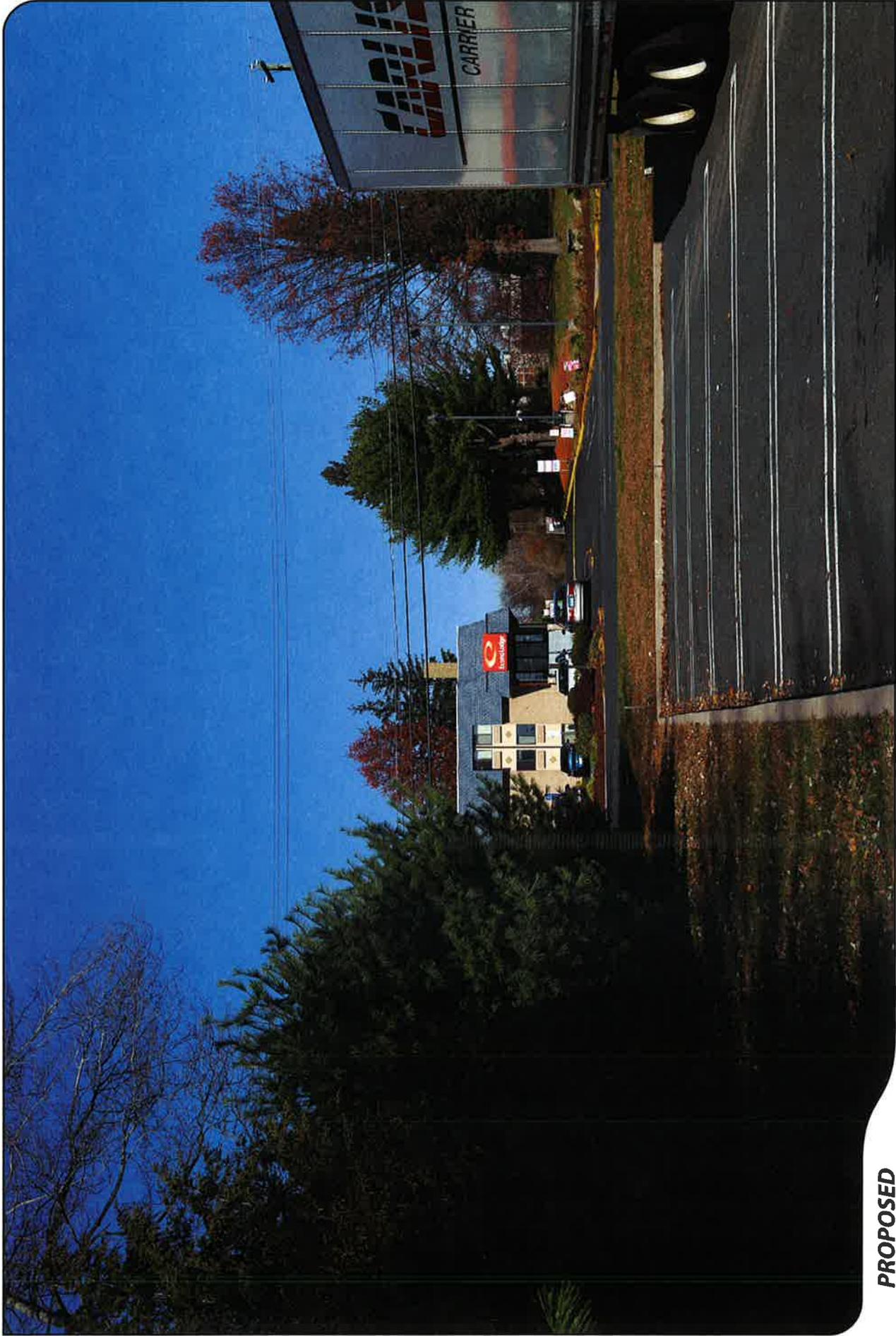




EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCETO SITE
2	HOME DEPOT PARKING LOT	NORTH	+/- 0.07 MILE

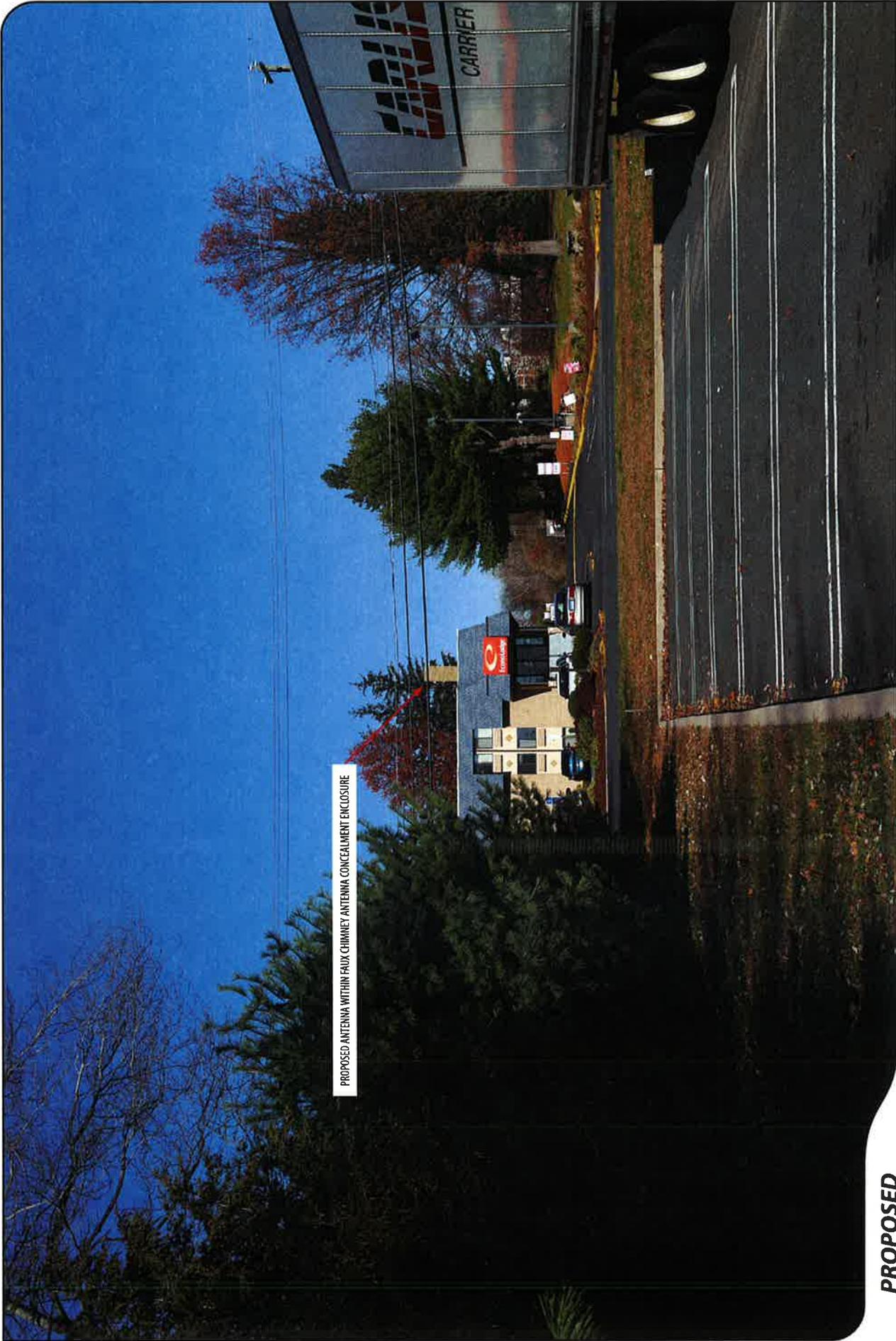




PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
2	HOME DEPOT PARKING LOT	NORTH	+/- 0.07 MILE





PROPOSED ANTENNA WITHIN FAUX CHIMNEY ANTENNA CONCEALMENT ENCLOSURE

PROPOSED

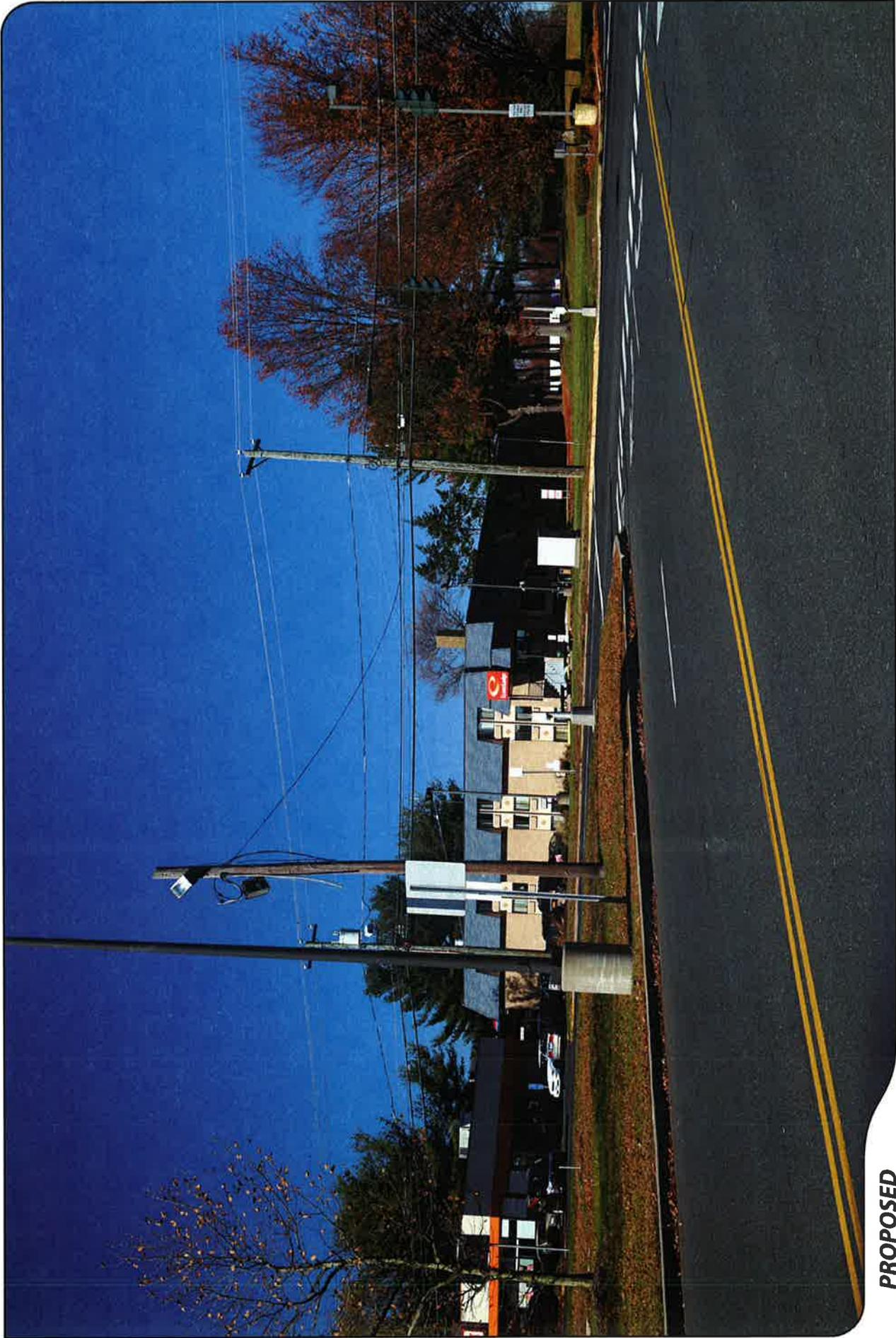
PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
2	HOME DEPOT PARKING LOT	NORTH	+/- 0.07 MILE





EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
3	HOME DEPOT PARKING LOT	NORTHWEST	+/- 0.08 MILE



PROPOSED

PHOTO

3

LOCATION

HOME DEPOT PARKING LOT

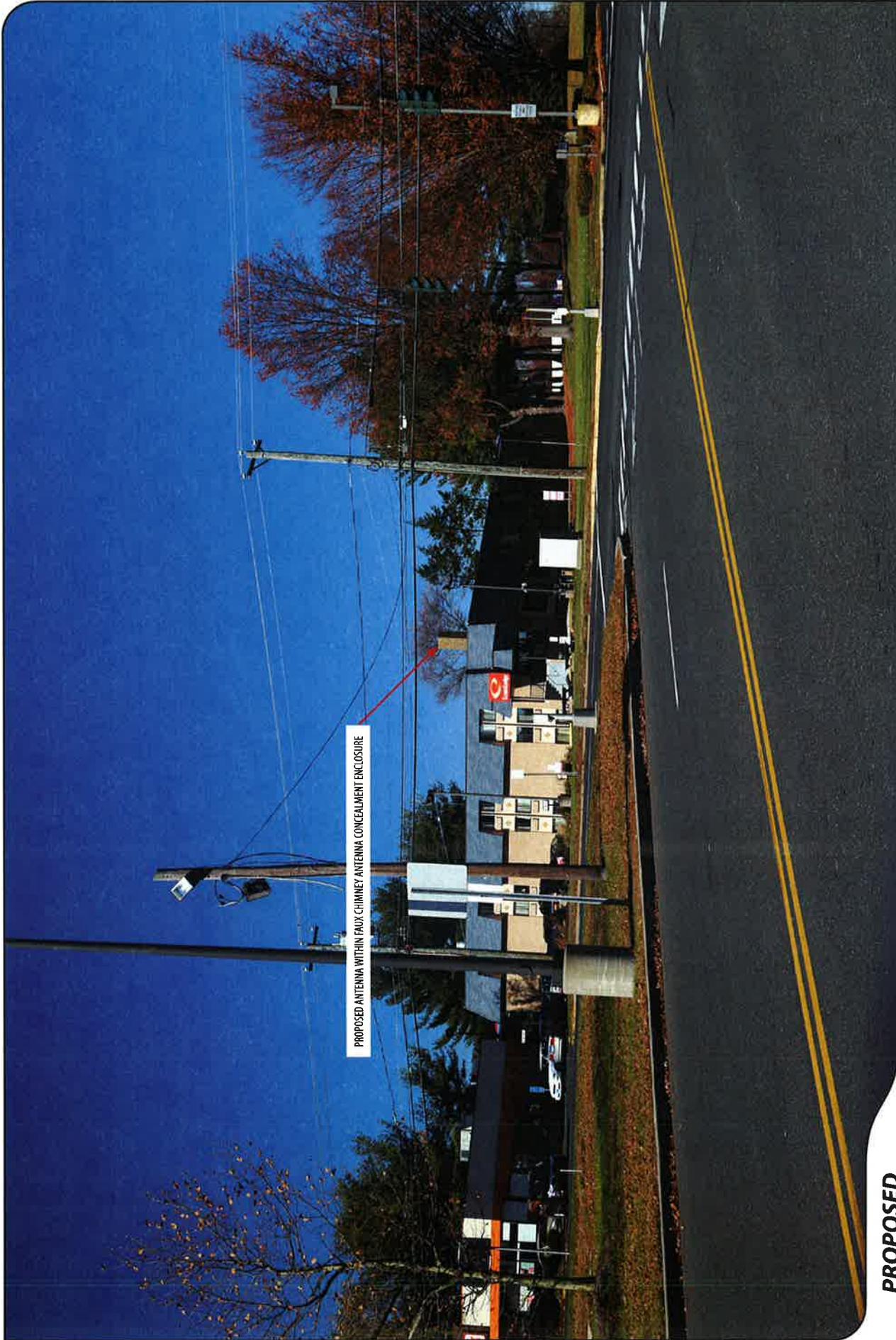
ORIENTATION

NORTHWEST

DISTANCE TO SITE

+/- 0.08 MILE





PROPOSED ANTENNA WITHIN FAUX CHIMNEY ANTENNA CONCEALMENT ENCLOSURE

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
3	HOME DEPOT PARKING LOT	NORTHWEST	+/- 0.08 MILE





EXISTING

PHOTO

4

LOCATION

RAVE CINEMAS PARKING LOT

ORIENTATION

NORTHWEST

DISTANCE TO SITE

+/- 0.04 MILE





PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
4	RAVEĆINEMAS PARKING LOT	NORTHWEST	+/- 0.04 MILE





PROPOSED

PHOTO
4

LOCATION

RAVE CINEMAS PARKING LOT

ORIENTATION

NORTHWEST

DISTANCE TO SITE

+/- 0.04 MILE



ATTACHMENT 6

Site Name: **MILLDALE SC CT**
 Cumulative Power Density

Operator	Operating Frequency (MHz)	Number of Trans.	ERP Per Trans. (watts)	Total ERP (watts)	Distance to Target (feet)	Calculated Power Density (mW/cm ²)	Maximum Permissible Exposure* (mW/cm ²)	Fraction of MPE (%)
VZW 700	746	0	0	0	0	0.00	0.50	0.00%
VZW Cellular	869	0	0	0	0	0.00	0.58	0.00%
VZW PCS	1970	0	0	0	0	0.00	1.00	0.00%
VZW AWS	2145	1	264	264	30	0.11	1.00	10.55%

Total Percentage of Maximum Permissible Exposure

10.55%

*Guidelines adopted by the FCC on August 1, 1996, 47 CFR Part 1 based on NCRP Report 86, 1986 and generally on ANSI/IEEE C95.1-1992

MHz = Megahertz

mW/cm² = milliwatts per square centimeter

ERP = Effective Radiated Power

Absolute worst case maximum values used.

ATTACHMENT 7

* Federal Airways & Airspace *
* Summary Report: Alteration Of Existing Structure *
* Antenna Structure *

*

Airspace User: Your Name

File: MILLLDALE_SC_CT

Location: Milldale, CT

Latitude: 41°-33'-52.08" Longitude:
72°-54'-31.23"

SITE ELEVATION AMSL.....206 ft.
STRUCTURE HEIGHT.....34 ft.
OVERALL HEIGHT AMSL.....240 ft.

NOTICE CRITERIA

- FAR 77.9(a): NNR (DNE 200 ft AGL)
- FAR 77.9(b): NNR (DNE Notice Slope)
- FAR 77.9(c): NNR (Not a Traverse Way)
- FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for MMK
- FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for N41
- FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)
For new construction review Air Navigation Facilities at

bottom

of this report.

If the proposed construction is an alteration to an existing structure, notice requirements may be superceded by the item exemptions listed below.

The location and analysis were based upon an existing structure. However, no existing aeronautical study number was identified. If the 'existing' structure penetrates an obstruction surface defined by CFR 77.17, 77.19, 77.21 or 77.23 (see below) it is strongly recommended the FAA be notified of the 'existing' structure to determine obstruction marking or lighting

of requirements. It is not uncommon for the FAA to issue a Determination
to No Hazard (DNH) for an existing structure and modify the airspace
to accommodate the structure, should that be required. If the FAA
issues a DNH enter the aeronautical study number (ASN) in the space provided
on the Airspace Analysis Window Form and re-run Airspace.

No frequencies were identified in this alteration are included in
the FAA's Co-Location Policy published in the Federal Register November 15,
2007.

Therefore, application of the Co-Location Policy notice exemption
rule can not be applied.

Notice Criteria found in Title 14 CFR 77.9 applies to the alteration
of existing structures.

OBSTRUCTION STANDARDS

FAR 77.17(a) (1): DNE 499 ft AGL
FAR 77.17(a) (2): DNE - Airport Surface
FAR 77.19(a): DNE - Horizontal Surface
FAR 77.19(b): DNE - Conical Surface
FAR 77.19(c): DNE - Primary Surface
FAR 77.19(d): DNE - Approach Surface
FAR 77.19(e): DNE - Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: MMK: MERIDEN MARKHAM MUNI

Type: A RD: 28360.56 RE: 103
FAR 77.17(a) (1): DNE
FAR 77.17(a) (2): Does Not Apply.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Approach Slope: DNE
VFR Transitional Slope: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: N41: WATERBURY

Type: A RD: 44497.51 RE: 853.4
FAR 77.17(a) (1): DNE
FAR 77.17(a) (2): Does Not Apply.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Approach Slope: DNE
VFR Transitional Slope: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a) (3) Departure Surface Criteria (40:1)

DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 1500 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE	DELTA
ARP FAA	To FACIL	IN NM	
IDENT TYP NAME			
ELEVATION IFR			
CT95 HEL MERIDEN-WALLINGFORD HOSPITAL	112.76	4.83	+95
No Impact to Private Landing Facility Structure is beyond notice limit by 24348 feet.			
1CT3 HEL ST MARY'S	262.39	5.83	-60
No Impact to Private Landing Facility Structure 0 ft below heliport.			

AIR NAVIGATION ELECTRONIC FACILITIES

GRND	FAC	ST	DIST	DELTA					
APCH	APCH								
ANGLE	IDNT	TYPE	AT	FREQ	VECTOR	(ft)	ELEVA	ST	LOCATION
BEAR									
.17	MMK	CO	Y	134.92	131.03	28490	+84	CT	MERIDEN
-.22	JWE	NDB	I	36	220.02	86731	-331	CT	CLERA
-.34	HFD	VOR/DME	R	114.9	74.1	102676	-609	CT	HARTFORD
.01	MAD	VOR/DME	R	110.4	147.04	108923	+20	CT	MADISON
.12	HVN	VOR/DME	R	109.8	176.66	110287	+234	CT	NEW HAVEN
0.00	BDL	RADAR	ON		24.29	149639	+4	CT	BRADLEY INTL
.03	BDL	VORTAC	D	109.0	23.57	149777	+80	CT	BRADLEY
.08	BDR	VOR/DME	R	108.8	201.86	158609	+231	CT	BRIDGEPORT
-.28	PWL	VOR/DME	I	114.3	291.82	203301	-1010	NY	PAWLING
-.12	CMK	VOR/DME	I	116.6	240.46	211591	-454	NY	CARMEL

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.

Movement Method Proof as specified in §73.151(c) is not required.
Please review 'AM Station Report' for details.

Nearest AM Station: WXCT @ 2971 meters.

Airspace® Summary Version 14.11.376

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Airspace®
Copyright © 1989 - 2014

01-16-2015
16:13:53

ATTACHMENT 8

January 21, 2015

Via Certified Mail, Return Receipt Requested

Garry Brumback, Town Manager
Town of Southington
75 Main Street
Southington, CT 06489

Re: **Proposed Installation of a “Small Cell” Telecommunications Facility at 1843
Meriden Waterbury Turnpike, Southington, Connecticut**

Dear Mr. Brumback:

This firm represents Cellco Partnership d/b/a Verizon Wireless (“Cellco”). Today, Cellco filed a Petition for Declaratory Ruling (“Petition”) with the Connecticut Siting Council (“Council”) seeking approval to install a new “small cell” telecommunications facility at 1843 Meriden Waterbury Turnpike in Southington (the “Property”). The “small cell” will consist of a single canister-type antenna and remote radio head (“RRH”) attached to a small tower/mast structure on the roof of the building. The mast, antenna and RRH will be concealed by a faux chimney structure. Equipment associated with the “small cell” will be located inside the existing building.

The “small cell” facility will provide improved wireless service to the Property and the surrounding commercial areas and capacity relief to Cellco’s existing cell sites in the area. A copy of the Petition is attached for your review. Landowners whose property abuts the Property were also sent notice of this filing along with a copy of the Petition’s project plans.

13328722-v1

Robinson+Cole

Garry Brumback
January 21, 2015
Page 2

Please contact me if you have any questions regarding this proposal.

Sincerely,



Kenneth C. Baldwin

Attachment
Copy to:
Sandy M. Carter

January 21, 2015

Via Certified Mail, Return Receipt Requested

Mark Sciota, Deputy Town Manager
Town of Southington
75 Main Street
Southington, CT 06489

Re: **Proposed Installation of a “Small Cell” Telecommunications Facility at 1843
Meriden Waterbury Turnpike, Southington, Connecticut**

Dear Mr. Sciota:

This firm represents Cellco Partnership d/b/a Verizon Wireless (“Cellco”). Today, Cellco filed a Petition for Declaratory Ruling (“Petition”) with the Connecticut Siting Council (“Council”) seeking approval to install a new “small cell” telecommunications facility at 1843 Meriden Waterbury Turnpike in Southington (the “Property”). The “small cell” will consist of a single canister-type antenna and remote radio head (“RRH”) attached to a small tower/mast structure on the roof of the building. The mast, antenna and RRH will be concealed by a faux chimney structure. Equipment associated with the “small cell” will be located inside the existing building.

The “small cell” facility will provide improved wireless service to the Property and the surrounding commercial areas and capacity relief to Cellco’s existing cell sites in the area. A copy of the Petition is attached for your review. Landowners whose property abuts the Property were also sent notice of this filing along with a copy of the Petition’s project plans.

13328725-v1

Robinson+Cole

Mark Sciota
January 21, 2015
Page 2

Please contact me if you have any questions regarding this proposal.

Sincerely,



Kenneth C. Baldwin

Attachment
Copy to:
Sandy M. Carter

January 21, 2015

Via Certified Mail, Return Receipt Requested

Michael Riccio, Chairman
Town Council
Town of Southington
75 Main Street
Southington, CT 06489

Re: **Proposed Installation of a “Small Cell” Telecommunications Facility at 1843
Meriden Waterbury Turnpike, Southington, Connecticut**

Dear Mr. Riccio:

This firm represents Cellco Partnership d/b/a Verizon Wireless (“Cellco”). Today, Cellco filed a Petition for Declaratory Ruling (“Petition”) with the Connecticut Siting Council (“Council”) seeking approval to install a new “small cell” telecommunications facility at 1843 Meriden Waterbury Turnpike in Southington (the “Property”). The “small cell” will consist of a single canister-type antenna and remote radio head (“RRH”) attached to a small tower/mast structure on the roof of the building. The mast, antenna and RRH will be concealed by a faux chimney structure. Equipment associated with the “small cell” will be located inside the existing building.

The “small cell” facility will provide improved wireless service to the Property and the surrounding commercial areas and capacity relief to Cellco’s existing cell sites in the area. A copy of the Petition is attached for your review. Landowners whose property abuts the Property were also sent notice of this filing along with a copy of the Petition’s project plans.

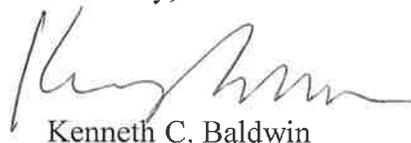
13328726-v1

Robinson+Cole

Michael Riccio
January 21, 2015
Page 2

Please contact me if you have any questions regarding this proposal.

Sincerely,



Kenneth C. Baldwin

Attachment
Copy to:
Sandy M. Carter

January 21, 2015

Via Certified Mail, Return Receipt Requested

Sidin Holdings LLC
P.O. Box 803
Milldale, CT 06467-0803

Re: **Proposed Installation of a “Small Cell” Telecommunications Facility at 1843
Meriden Waterbury Turnpike, Southington, Connecticut**

Dear Sir or Madam:

This firm represents Cellco Partnership d/b/a Verizon Wireless (“Cellco”). Today, Cellco filed a Petition for Declaratory Ruling (“Petition”) with the Connecticut Siting Council (“Council”) seeking approval to install a new “small cell” telecommunications facility at 1843 Meriden Waterbury Turnpike in Southington (the “Property”). The “small cell” will consist of a single canister-type antenna and remote radio head (“RRH”) attached to a small tower/mast structure on the roof of the building. The mast, antenna and RRH will be concealed by a faux chimney structure. Equipment associated with the “small cell” will be located inside the existing building.

The “small cell” facility will provide improved wireless service to the Property and the surrounding commercial areas and capacity relief to Cellco’s existing cell sites in the area. A copy of the Petition is attached for your review. Landowners whose property abuts the Property were also sent notice of this filing along with a copy of the Petition’s project plans.

13328727-v1

Robinson+Cole

Sidin Holdings LLC
January 21, 2015
Page 2

Please contact me if you have any questions regarding this proposal.

Sincerely,



Kenneth C. Baldwin

Attachment

Copy to:

Sandy M. Carter

ATTACHMENT 9

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts

January 21, 2015

Via Certified Mail, Return Receipt Requested

«Name_and_Address»

Re: Notice of Intent to File a Petition for Declaratory Ruling with the Connecticut Siting Council for the Installation of a “Small Cell” Telecommunications Facility at 1843 Meriden Waterbury Turnpike, Southington, Connecticut

Dear «Salutation»:

This firm represents Cellco Partnership d/b/a Verizon Wireless (“Cellco”). Today, Cellco filed a Petition for Declaratory Ruling (“Petition”) with the Connecticut Siting Council (“Council”) seeking approval to install a new “small cell” telecommunications facility at 1843 Meriden Waterbury Turnpike in Southington (the “Property”). The “small cell” will consist of a single canister-type antenna and remote radio head (“RRH”) attached to a small tower/mast structure on the roof of the Econo Lodge Motel building. The mast, antenna and RRH will be concealed by a faux chimney structure. Equipment associated with the “small cell” will be located inside the Motel building. A set of Project Plans and aerial photograph showing the location of Cellco’s proposed small cell are attached for your review.

This notice is being sent to you because you are listed as an owner of land that abuts the Property. If you have any questions regarding the Petition, the Council’s process for reviewing the proposed petition or the details of the filing itself, please feel free to contact me at the number listed above. You may also contact the Council directly at 860-827-2935.

January 21, 2015
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth C. Baldwin". The signature is written in a cursive style with a long horizontal flourish at the end.

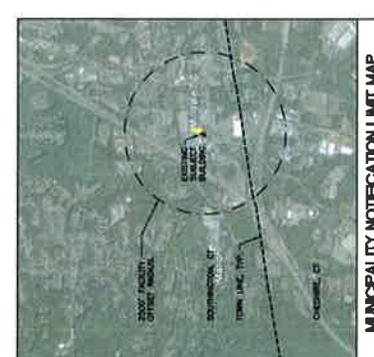
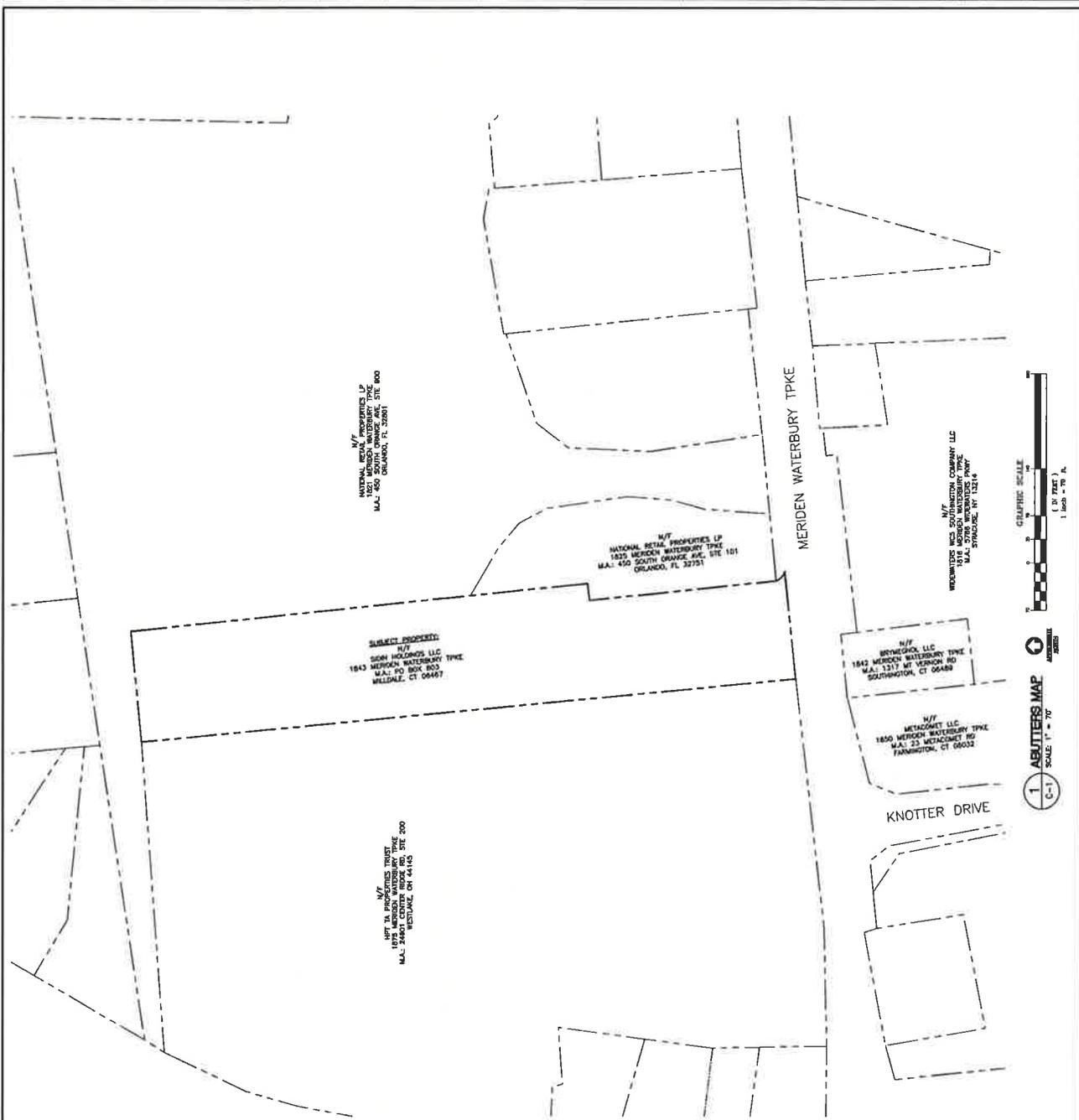
Kenneth C. Baldwin

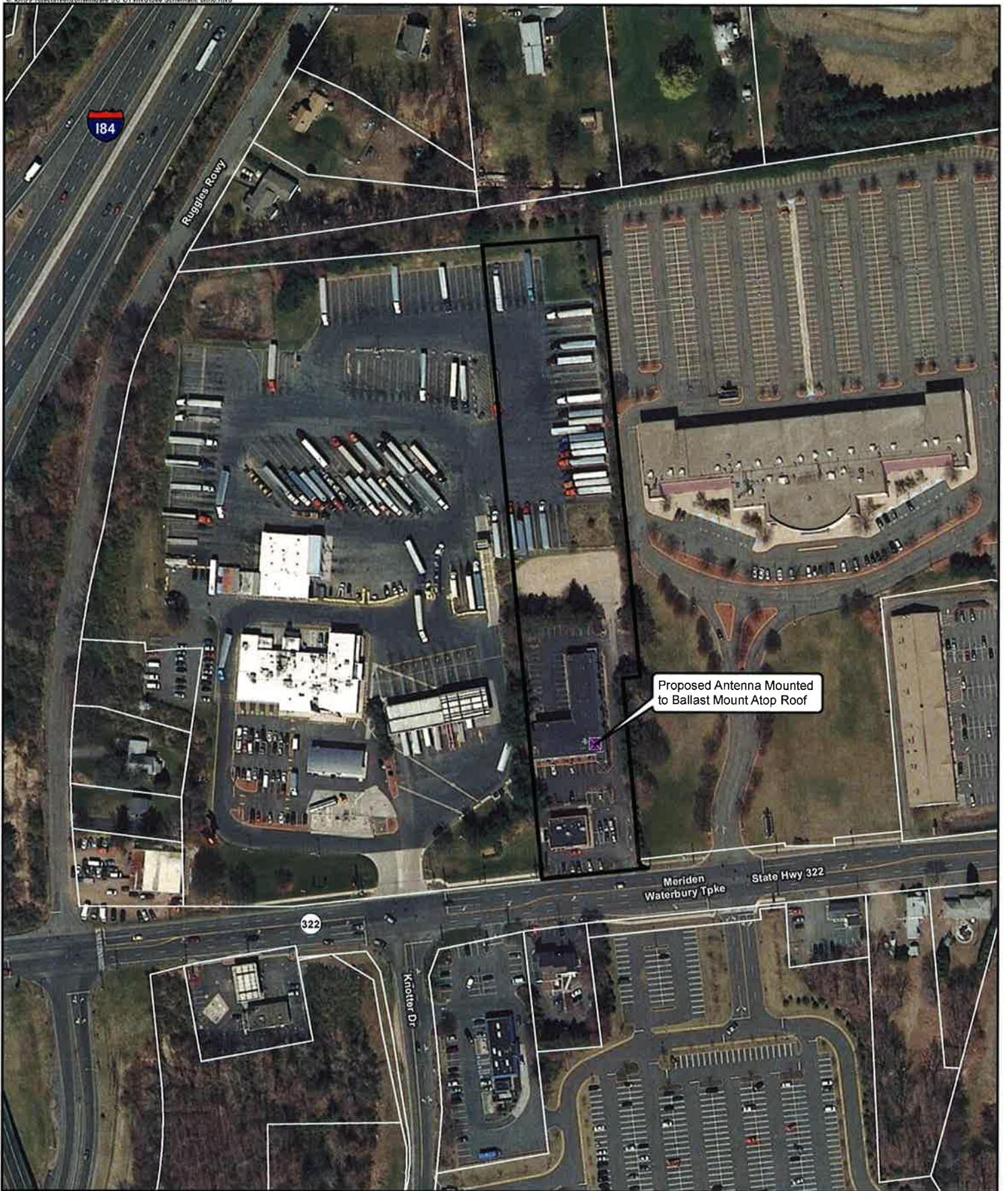
Attachment

Copy to:

Sandy M. Carter

CELECO PARTNERSHIP d/b/a Verizon Wireless 1843 MERIDEN WATERBURY TPKE MIDDLETOWN CT 06447		CELECO PARTNERSHIP d/b/a Verizon Wireless 1843 MERIDEN WATERBURY TPKE MIDDLETOWN CT 06447	www.Celeco.com 1843 MERIDEN WATERBURY TPKE MIDDLETOWN CT 06447	CELECO PARTNERSHIP d/b/a Verizon Wireless	RECEIVED 12/17/14 SCALE: AS NOTED JOB NO. 14030000	ABUTTERS MAP C-1
PROJECT NAME: 1843 MERIDEN WATERBURY TPKE SHEET NO.: 1 DATE: 12/17/14 DRAWN BY: JMM CHECKED BY: JMM DESCRIPTION: 1843 MERIDEN WATERBURY TPKE - CELECO PARTNERSHIP	REV. NO. DATE BY DESCRIPTION 1 01/16/13 JMM 1843 MERIDEN WATERBURY TPKE 2 12/17/14 JMM 1843 MERIDEN WATERBURY TPKE - CELECO PARTNERSHIP					





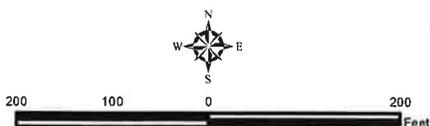
Legend

-  Milldale SC CT Site
-  Subject Property
-  Approximate Parcel Boundary (CTDEEP GIS)

Site Schematic

Proposed Wireless
 Milldale SC CT
 1843 Meriden-Waterbury Turnpike
 Milldale, Connecticut

Map Notes:
 Base Map Source: 2012 Aerial Photograph (CTECO)
 Map Scale: 1 inch = 200 feet
 Map Date: January 2015



CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

ABUTTING PROPERTY OWNERS

**1843 MERIDEN-WATERBURY TURNPIKE
SOUTHINGTON, CONNECTICUT**

	<u>Map/Lot</u>	<u>Property Address</u>	<u>Owner and Mailing Address</u>
1.	30/29	1821 Meriden Waterbury Turnpike	National Retail Properties LP 450 South Orange Avenue, Suite 900 Orlando, FL 32801
2.	30/27	1875 Meriden Waterbury Turnpike	HPT TA Properties Trust 24601 Center Ridge Road, Ste 200 Westlake, OH 44145-53639
3.	20/21	1850 Meriden Waterbury Turnpike	Metacommet LLC 23 Metacommet Road Farmington, CT 06032
4.	20/20	1842 Meriden Waterbury Turnpike	Brymagnol LLC 1317 Mt. Vernon Road Southington, CT 06489
5.	20/19	1816 Meriden Waterbury Turnpike	Widewaters WC5 Southington Company LLC 5786 Widewaters Parkway Syracuse, NY 13214