

Petition No. 1096
AT&T
1270 North High Street, East Haven
Staff Report
April 15, 2014

On March 18, 2014, the Connecticut Siting Council (Council) received a petition (Petition) from New Cingular Wireless PCS, LLC (AT&T) for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed installation of a rooftop telecommunications facility at 1270 North High Street, East Haven. Specifically, AT&T proposes to install a 45-foot guyed lattice tower on the top of the Woodview Associates apartment complex. Given the height of the building, the top of the tower would reach a height of 77 feet above ground level (AGL). AT&T would install 12 panel antennas at the 71-foot AGL level of the tower. AT&T would also install 21 remote radio heads (or 7 per sector) behind the antennas.

This petition was field reviewed by Council member Dr. Barbara Bell and Michael Perrone of the Council staff on April 2, 2014. Attorney Lucia Chiochio from Cuddy and Feder LLP; Douglas Roberts, Senior Project Architect from Hudson Design Group LLP; and David Osuch, Real Estate Consultant, from SAI also attended the field review all on behalf of AT&T.

AT&T's equipment would be located in a spare room on the fourth floor of the building. Two air conditioning units (one primary and one backup) would be located on the roof. These units would prevent the equipment room from becoming too warm and would reject waste heat outside in order to protect the radio equipment.

A natural gas-fueled backup generator would be installed outside on the ground near the northern portion of the building. Natural gas service is already located nearby on the subject property. The generator would be connected via a new underground line under the sidewalk. (See generator location photo.)

A Professional Engineer duly licensed in the State of Connecticut has certified that the tower design is structurally adequate to support the proposed loading. The engineer recommends that building column locations and sizes are verified prior to any equipment installation.

The maximum power density taking into account a 10-dB off-beam pattern loss is approximately 14.4 percent. This is based on the antenna centerline height of 71 feet. There are no other buildings within a horizontal distance of 71 feet, so the distance to the ground of 71 feet is the closest point of uncontrolled access and the appropriate distance to use for power density calculation purposes.

Lighting or marking of the tower would not be required. In addition, the air conditioning units on the roof would meet the applicable noise standards at the property boundaries. The backup generator is exempt from noise standards. Natural gas-fueled generators have the advantage of essentially unlimited run time in the event of a power outage and don't require re-fueling visits.

The subject property is wooded on all sides. However, no trees would be removed. The apartment complex has existing access, so no new access drive would be required. Most of the construction would be on the roof and inside the equipment room. The only work on the ground would be the construction and connection of the generator and its concrete pad. The nearest wetland is about 375 feet southwest of the generator location. Provided that effective erosion and sedimentation controls are designed, implemented, and maintained, the project is unlikely to impact existing wetlands.

The visual impact is not expected to be significant given the existing trees on the subject property. Specifically, the tower would only be about 22 feet taller than the average existing tree height of 55 feet. Thus, the year-round visibility would be limited to 180 acres or about 2.2 percent of the two-mile radius study area. Seasonal visibility would be limited to within a 300-foot radius of the host property. The tower would not be visible from any schools. Furthermore, there are no schools or commercial day care centers within 250 feet.

Notice to the Town of East Haven, abutting property owners, and other required persons was submitted on or about March 11, 2014. No comments have been received to date.

Staff recommends approval with the following conditions:

- The building column and location sizes are verified prior to the equipment installation per the recommendation of the structural analysis report dated December 2, 2013 and sealed by Daniel Hamm, P.E. If the site conditions differ, the engineer of record shall be notified as specified in that report; and
- Proper erosion and sedimentation controls shall be employed at the site as necessary for the generator installation.



Proposed backup generator location (approximately where the shrub is located).



Aerial view of apartment complex with approximate location of the proposed rooftop tower.



Approximate rooftop tower location (adjacent to this pair of wind-driven ventilators) looking roughly to the east.



View from the approximate tower location looking to the west.