

# **ATTACHMENT 3**

## ATTACHMENT 3

### General Facility Description

1837 Ponus Ridge Road, New Canaan, Connecticut

Tax/PIN Identification: Map: 23 Block: 27 Lot: 57

5.16 Acre Parcel

The proposed tower site is located on an approximately 5.16-acre parcel located at 1837 Ponus Ridge Road owned by 1837 LLC. It is classified in the 4-acre Residence Zoning District and is improved with a single-family residence. The proposed telecommunications facility includes an approximately 5,100 s.f. lease area located in the northeastern section of the host parcel.

The facility consists of a new self-supporting monopole designed to resemble a pine tree ("monopine") that is 110' in height with faux branches extending an additional 5' above the top of the pole, bringing the total height of the monopine tower to approximately 115'. The monopine tower will be located within a 3,000 s.f. fenced equipment compound. AT&T would install six (6) antennas with nine (9) remote radio head units (RRHs) at a centerline height of 106'. The tower would be designed for future shared use of the structure by other FCC licensed wireless carriers. Municipal antennas for the Town include a 12' long omni antenna located at the top of the monopine structure; a 12' log omni antenna located at approximately 60' AGL; and a 2' microwave dish at an elevation of 114' AGL. The monopine will be designed with a hinge point at approximately 80' AGL so that in the unlikely event of a catastrophic failure, the tower radius will be contained within the parcel boundaries.

AT&T will install a walk-in equipment cabinet and 15kW diesel emergency generator at the tower base on a concrete pad with a containment trench within the 3,000 s.f. equipment compound. The equipment compound would accommodate AT&T's equipment, the Town's equipment and provide for future shared use of the Facility by

other carriers. The equipment compound would be enclosed by an 8' high chain link fence with evergreen landscaping outside of the fence along the northern and eastern sides of the equipment compound.

Vehicle access to the Facility would be provided from Ponus Ridge Road over an existing paved driveway a distance of approximately 40' then along a proposed gravel access drive a distance of approximately 460' to the proposed compound. Utility connections would be routed underground from the existing utility pole located on Ponus Ridge Road.

**SITE EVALUATION REPORT**  
**New Canaan NW CT050**

**I. LOCATION**

- A. COORDINATES: 41° 10' 18.89" N  
73° 32' 36.90" W
- B. GROUND ELEVATION: 394.00± AMSL
- C. USGS MAP: USGS 7.5 quadrangle for Pound Ridge
- D. SITE ADDRESS: 1837 Ponus Ridge Road  
New Canaan, CT 06840
- E. ZONING WITHIN ¼ MILE OF SITE: Abutting areas to the north and east of the property are zoned 4 Acre Residence Zone. Abutting areas to the south and west of the property are zoned 4 Acre Residence Zone and Floodplain Overlay Zone.

**II. DESCRIPTION**

- A. SITE SIZE: 5.16 Ac (Vol 1023 - Page 0771)  
LEASE AREA/COMPOUND AREA: 5,100 SF/3,000 SF
  - B. TOWER TYPE/HEIGHT: A 110' monopine.
  - C. SITE TOPOGRAPHY AND SURFACE: The facility is located in a wooded portion of a vacant residential property. Site slopes and decreases in elevation from east to west.
  - D. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The proposed compound is located in the northern area of a 5.16± acre residential parcel that is wooded. Residential properties are located north and east of the subject site. Residential properties and the Laurel Reservoir (opposite side of Ponus Ridge Road) are located south and west of the subject site. Wetlands are located on property approximately 240'± west of the proposed compound and approximately 137'± west of the proposed gravel access driveway at its closest point.
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- E. LAND USE WITHIN ¼ MILE OF SITE: Residential properties to the north, south, east and west. In addition, the Laurel Reservoir is located south and west of the property.

### III. FACILITIES

- A. POWER COMPANY: Eversource
- B. POWER PROXIMITY TO SITE: 585'±
- C. TELEPHONE COMPANY: Frontier
- D. PHONE SERVICE PROXIMITY: 585'±
- E. VEHICLE ACCESS TO SITE: Access to the proposed telecommunication facility will be along existing paved driveway to a proposed gravel & paved access driveway (approx. 500'±)
- F. OBSTRUCTION: Wetlands located onsite approximately 240'± west of the proposed compound and 137'± west of the proposed gravel access driveway at its closest point.
- G. CLEARING AND FILL REQUIRED: Total area of disturbance is 40,000± sf. (.92± ac.); 103 trees will need to be removed. The site improvements shall entail approximately 5,170 CY of excavation and 65 CY of fill for the construction of the compound and access driveway. Approximately 250 CY of clean broken stone is needed for the compound and driveway construction. The utility trench from the demarc to the compound will excavate approximately 340 CY of material that will be used to backfill the trench.

### IV. LEGAL

- A. PURCHASE [ ] LEASE [X]
- B. OWNER: 1837 LLC
- C. ADDRESS: 19 Old Kings Highway South, Darien, CT 06820
- D. DEED ON FILE AT: Volume 1023 - Page 0771



## Site Impact Statement

**Site:** New Canaan NW CT050  
**Site Address:** 1837 Ponus Ridge Rd.  
New Canaan, CT 06840

**Access distances:**

Existing paved driveway (approx. 40'±) to a proposed gravel & paved access driveway (approx. 460'±) (total approximately 500').

**Distance to Nearest Wetlands**

Wetlands are located on property approximately 240'± west of the proposed compound and approximately 137'± west of the proposed gravel access driveway at its closest point.

**Distance to Property Lines:**

357'+/- to the western property boundary from the tower  
144'+/- to the northern property boundary from the tower  
130'+/- to the northeastern property boundary from the tower  
110'+/- to the eastern property boundary from the tower  
248'+/- to the southwestern property boundary from the tower

337'+/- to the western property boundary from the compound  
122'+/- to the northern property boundary from the compound  
72'+/- to the northeastern property boundary from the compound  
45'+/- to the eastern property boundary from the compound  
227'+/- to the southwestern property boundary from the compound

**Residence Information:**

There are 11 single family residences within 1,000' feet of the compound. The closest on site residence is approximately 232 feet to the south and is located at Parcel 23-27-57 (1837 Ponus Ridge Road). The closest off site residence is approximately 273 feet to the north and is located at Parcel 28-27-64 (59 Squires Lane).

**Special Building Information:**

Wetlands are located on property approximately 240'± west of the proposed compound and approximately 137'± west of the proposed gravel access driveway at its closest point.

**Tree Removal Count:**

103 trees need to be removed to construct the access driveway and the compound area.

6" - 10" dbh	28 trees
10" - 14" dbh	36 trees
14" or greater dbh	39 trees

**Cut/Fill:** The site improvements shall entail approximately 5,170 CY of excavation and 65 CY of fill for the construction of the compound and access driveway. Approximately 250 CY of clean broken stone is needed for the compound and driveway construction. The utility trench from the demarc to the compound will excavate approximately 340 CY of material that will be used to backfill the trench.

**Clearing/Grading Necessary:** Total area of disturbance = 40,000+/- SF

**ALL-POINTS TECHNOLOGY CORPORATION, P.C.**

567 VAUXHALL STREET EXTENSION – SUITE 311 · WATERFORD, CT 06385 · PHONE 860-663-1697 · FAX 860-663-0935



## Tree Inventory

March 30, 2022

Cuddy & Feder, LLP  
Attn: Lucia Chiocchio  
445 Hamilton Avenue  
14<sup>th</sup> Floor  
White Plains, NY 10601

RE: Tree Inventory  
Site: New Canaan Northwest CT050  
1837 Ponus Ridge Road  
New Canaan, CT 06840

Dear Ms. Chiocchio:

A Tree Inventory was completed at the subject site during the month of April 2021 to determine the size and quantity of existing trees that will need to be removed for the installation of the proposed facility. The proposed site will require clearing and earthwork to construct the access route and the compound area. Installation of the proposed compound area and access driveway will require the removal of 103 trees.

6" - 10" dbh	28 trees
10" - 14" dbh	36 trees
14" or greater dbh	39 trees

The interior wooded area to be disturbed for construction of the compound area will be approximately 5,100 square feet. A new access driveway will be installed to provide access and utility corridor to the proposed compound. The total combined area of disturbance for compound, access drive, and utility improvements is 40,000 sf.

Sincerely,

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

*Robert C. Burns*

Robert C. Burns, P.E.  
Program Manager

**ALL-POINTS TECHNOLOGY CORPORATION, P.C.**

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**Homeland Towers  
1837 Ponus Ridge Rd New Canaan, CT  
1000' RESIDENTIAL BUILDING LIST**

<b>PARCEL ID</b>	<b>STREET ADDRESS</b>	<b>BUILDING TYPE</b>	<b>DISTANCE FROM COMPOUND* (ft+/-)</b>
28-27-64	59 Squires Lane	Single Family	273'
28-27-35	51 Squires Lane	Single Family	793'
28-27-65	60 Squires Lane	Single Family	538'
		Single Family	768'
28-25-113	1801 Ponus Ridge	Single Family	682'
23-27-57	1837 Ponus Ridge	Single Family	232'
23-27-39	1937 Ponus Ridge	Single Family	862'
28-25-21	322 Dan's Highway	Single Family	950'
28-27-61	329 Dan's Highway	Single Family	923'
28-27-9	331 Dan's Highway	Single Family	524'
28-25-133	346 Dan's Highway	Single Family	725'
28-29-6	359 Dan's Highway	Single Family	301'

\*Information gathered from New Canaan Assessor's Database & CTECO Ortho Aerial Images