

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE:

APPLICATION OF HOMELAND TOWERS, LLC
AND NEW CINGULAR WIRELESS PCS, LLC d/b/a
AT&T FOR A CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY AND
PUBLIC NEED FOR THE CONSTRUCTION,
MAINTENANCE, AND OPERATION OF A
TELECOMMUNICATIONS FACILITY AT
1837 PONUS RIDGE ROAD,
TOWN OF NEW CANAAN, CONNECTICUT

DOCKET NO. 509

June 21, 2022

**RESPONSES OF HOMELAND TOWERS, LLC
AND NEW CINGULAR WIRELESS PCS, LLC (AT&T)
TO PARTY BUSCHMANN, TRUSTEE
PRE-HEARING INTERROGATORIES**

- Q1. Please provide the names and addresses of the members of 1837 LLC, owner of 1837 Ponus Ridge Road, New Canaan, Connecticut.
- A1. *The managers of 1837 LLC are Amy Zabetakis and Joseph Rucci. It is also noted that information regarding property ownership is not relevant to the Siting Council's review in this proceeding pursuant to C.G.S. Section 16-50p(g).*
- A2. Please provide a copy of the deed by which 1837, LLC acquired title to 1837 Ponus Ridge Road, New Canaan, Connecticut.
- Q2. *This information is not included in the legal criteria for the Siting Council to consider in a certificate proceeding as set forth in Connecticut General Statutes ("C.G.S") Section 16-50p. C.G.S. Section 16-50p requires the Siting Council to balance the public need for facilities with their probable environmental impacts and does not allow for Siting Council consideration of historical property ownership.*
- Q3. Please explain the discrepancy in the boundary delineation of 1837 Ponus Ridge Road between the survey at p. 6 of 18 of attachment 4 to the application and the survey referenced in General Notes no. 10 to that survey.
- A3. *We have reviewed the Site Survey provided in conjunction with the application (shown on Page 6 of 18 of the Application) and all courses and distances as shown on the Site Survey correspond / match all courses and distances shown on the "MAP SHOWING SUBDIVISION OF PROPERTY OWNED BY THE STAMFORD WATER COMPANY, NEW CANAAN, CONNECTICUT" with the exception of the final course (S69°29'17"W, 18.81'). The change in this course and distance was necessitated after a Closure Report was developed and computed that the parcel would not "close" if we were to maintain the record distance and bearing (S74°50'00"W, 18.00'). Utilizing the distance and bearing shown on the Site Survey, the parcel now closes with 0.00' error.*

- Q4. Page 5 of 28 of the “Narrative” accompanying the application states that “[t]he facility will be unmanned with no sanitary or water services and will generate on average 1 vehicle trip per month by each wireless carrier consisting of a service technician in a light duty van or truck.” Will the access drive be plowed during winter months, and if so, what road treatments will be used on the access road?
- A4. *Homeland does not regularly plow access drives to their sites since these sites are visited so infrequently. Should a tenant on the tower need access to the tower, they will coordinate plowing/clearing.*
- Q5. Page 17 of 28 of the “Narrative” accompanying the application states that “[n]o direct impacts to any wetlands or watercourses are anticipated.” Have potential indirect impacts to wetlands or watercourses been evaluated? If so, please describe them.
- A5. *Yes, potential indirect impacts to the on-site wetland and its associated intermittent watercourse located along the northwestern property boundary (collectively identified as Wetland 1) were evaluated. Potential indirect impacts could include possible discharge of sediment during construction of the Facility, discharge of stormwater from the completed Facility and changes to drainage patterns from the constructed facility. No activities associated with the proposed Facility would encroach into the 100-foot upland review area as defined in the Town of New Canaan Inland Wetlands and Watercourses Regulations. Wetland 1 is located ±137 feet southeast of the nearest point of the proposed access road edge (±130 feet from the road’s limit of disturbance edge), and ±240 feet southeast of the nearest point of the proposed Facility’s compound. The minimum 130-foot-wide undisturbed vegetative buffer that would separate the proposed Facility’s development footprint from Wetland 1 will continue to provide important functions including water quality (e.g., sediment and nutrient removal, stormwater filtration and infiltration), groundwater recharge, water temperature moderation, and wildlife habitat.*

The proposed Facility’s erosion and sedimentation control plan has been designed in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control. The implementation and maintenance of this plan throughout the duration of construction will result in no indirect impacts to Wetland 1 during construction. To provide further assurances that the erosion and sedimentation control plan is properly implemented, Homeland Towers has committed to monitoring of the controls by a civil engineer independent of the contractor, as well as implementing a wetland protection plan to be monitored by a wetland scientist. Additional details of construction phasing of the erosion and sediment control plan are typically provided during the Connecticut Siting Council’s Development and Management Plan (D&M) phase, should the Council approve the project. The proper and careful phasing of this plan is considered an important component of the final erosion and sediment control plan to ensure proper protection of Wetland 1 and nearby Laurel Reservoir. During development of this plan, Homeland Towers will continue to consult with its wetland scientists to ensure that those details properly protect Wetland 1.

The proposed Facility’s stormwater management plan has been designed to provide proper treatment of stormwater runoff from the constructed facility and to maintain existing drainage patterns. The stormwater management plan is in general compliance with the 2004 Connecticut Stormwater Quality Manual. The portion of the proposed facility that drains towards Wetland 1 (both under existing and proposed conditions),

will collect and treat stormwater in a grass lined swale with stone check dam and discharge through a riprap stilling basin with a level spreader (discharge point FE-1), See Sheet SP-2 of the Site Plans. With FE-1 being a minimum of 160 feet from Wetland 1 via the outfall flow path, there is a significant buffer being provided for additional filtration as well as infiltration of the stormwater discharge by the existing undisturbed forested buffer. It should be noted that the proposed Facility's limits of disturbance located within the local drainage basin associated with Wetland 1 represents only $\pm 1.1\%$ of its total watershed. Therefore, no indirect impacts to Wetland 1 from stormwater generated by the proposed Facility are anticipated. Further refinement of the stormwater management plan, including consideration of possible additional low impact development and/or green infrastructure elements (e.g., rain garden, biofiltration swale, etc.), will occur during the Connecticut Siting Council's D&M Plan phase, should the Council approve the project.

- Q6. Page 9 of 18 of attachment 4 to the application shows the use of diesel generators. Your response to the Siting Council's interrogatories indicates that propane generators will be used. Please provide the type and fuel source of generators which will be used and the total number of generators and fuel sources to be located within the compound.
- A6. *AT&T, Verizon and the Town of New Canaan will each have their own generator with individual propane tanks as a fuel source, all of which will be located within the fenced compound. The plans are in process of being revised to reflect this update.*
- Q7. Does your response to interrogatory 6 require a modification of the plan provided in attachment 4 to the application showing the compound area? If yes, please provide a copy of the modified plan.
- A7. *See A6.*
- Q8. Please name the individual who identified the trees in the tree survey table at page 3 of 18 of attachment 4 to the application and provide a copy of his or her resume or a summary of his or her professional qualifications.
- A8. *Michael Rozeski, PLS, Senior Land Surveyor with Northeast Tower Surveying, Inc identified the trees in the tree survey table. Mr. Rozeski's resume is included in Attachment 1.*
- Q9. Page 9 of 22 of attachment 6 to the application states that "APT recommends a review of the final site plans to assess potential impacts to Wetland 1 due to its sensitivity being a contributing resource to a nearby public water supply resource (Laurel Reservoir)." Has such a review been conducted? If yes, please provide a copy.
- A9. *Yes, APT reviewed the site plans submitted for this Application. The minimum 130-foot undisturbed buffer that separates the proposed facility from Wetland 1 will not result in a likely adverse impact to this wetland resource provided the erosion and sedimentation control plan that has been designed in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control is properly implemented and diligently maintained throughout the duration of construction. Additional details of construction phasing of the erosion and sediment control plan are typically provided during the Connecticut Siting Council's D&M Plan phase, should the Council approve the project.*

The proper and careful phasing of construction is considered an important component of the final erosion and sediment control plan to ensure proper protection of Wetland 1 and nearby Laurel Reservoir. During development of the D&M Plan, APT's wetland scientists would continue their review to ensure that those details properly protect Wetland 1.

See also A5.

Q10. In page 2 of 42 of attachment 9 to the application, Brian Gaudet of All-Points Technology Corporation, P.C., states: "APT completed an independent review of the National Register of Historic Places ("NRHP") and SHPO files to determine if any listed sites, or sites eligible for listing, are located proximate to the Site. The results of our review revealed that no such resources are located within one-half mile of the site." Please explain how APT determined whether any sites eligible for listing on the NRHP were located within one-half mile of the site, and what investigation was undertaken of any potential sites identified.

A10. *APT completes a Cultural Resources Screen for a specified radius, in this case 0.5 mile from the site. The Cultural Resource Screen is compiled from data on the National Park Service's National Register of Historic Places and independent research of SHPO files. Any NRHP resource (individually listed or a district), archaeological site, and State Register of Historic Places (individually listed or a district) are mapped as part of this screen. The Cultural Resources Screen for this site did not identify any of the previously listed resources within the Area of Potential Effect.*

Referring to Page 2 of Attachment 9 of the Application, APT also stated that the Applicants have obligations to comply with the National Environmental Policy Act ("NEPA"). As part of that process, APT engaged the services of Heritage Consultants, LLC of Newington, CT to perform an independent Preliminary Archaeological Assessment, which confirmed APT's initial results. The NEPA process, which is now complete, includes consultation with the State Historic Preservation Office. The SHPO determined that "no historic properties will be affected by the proposed undertaking." Included in Attachment 2 is the SHPO no effect Determination Letter.

Q11. With respect to the northern long-eared bat (*Myotis septentrionalis*), in attachment 9 to the application at page 6 of 42, Dean Gustafson of All-Points Technology Corporation, P.C., states: "Homeland would consider the following additional USFWS voluntary conservation measures, where appropriate and as the project schedule allows, as encouraged in the April 29, 2016 FCC Public Notice, to reduce the potential impacts of activities in [northern long-eared bats]," which measures he then enumerates. Will the applicants undertake the conservation measures listed?

A11. Yes.

Q12. In attachment 9 to the application at page 7 of 42, Dean Gustafson of All-Points Technology Corporation, P.C., states: "Construction-phase protection measures and time of year restrictions for eastern box turtle, little brown bat, and red bat are identified in the January 7th NDDDB letter. APT understands that Homeland will implement the recommended protection measures during construction and adhere to the time of year restrictions to protect state-listed species." Will the applicants undertake the recommended protection measures listed in the January 7th NDDDB letter?

- A12. Yes.
- Q13. Has a geotechnical analysis been performed in connection with the construction of the proposed telecommunications facility at 1837 Ponus Ridge Road? If yes, please provide a copy. If no, please provide any data that you have available regarding the physical characteristics of soil and rock at 1837 Ponus Ridge Road and identify the source(s) of that information.
- A13. *A geotechnical investigation is in process of being scheduled and completed.*
- Q14. What are the size and dimensions of the proposed telecommunications facility compound at 1837 Ponus Ridge Road? Please provide a copy of the most recent site plan.
- A14. *As depicted in the Site Plans included in Attachment 4 of the Application, the proposed fenced compound is a 50'x75' irregularly shaped compound with an area of ±3,000 sq. ft. The Application contains the most recent set of Site Plans.*
- Q15. How long is the proposed access drive? How much of it is to be paved?
- A15. *As shown in the Application Attachments 3 and 4, the proposed access drive follows the existing paved driveway for a distance of approximately 15', then along a new gravel and paved drive for an additional distance of approximately 500'. Approximately 225' of the proposed access drive will be paved.*
- Q16. Please provide the distance in feet from the closest points of (a) the compound area; and (b) the access drive to Laurel Reservoir.
- A16. *The nearest edge of the Reservoir is approximately 410' from the closest point of the compound area.*
- The nearest edge of the Reservoir is approximately 190' from the closest point of the access drive.*
- Q17. Will the Town of New Canaan be charged a fee to maintain antennas on the proposed tower at 1837 Ponus Ridge Road? Please provide copies of any written agreements, draft/proposed or effective, with the Town of New Canaan with respect to the proposed tower.
- A17. *This information is not included in the legal criteria for the Siting Council to consider in a certificate proceeding as set forth in Connecticut General Statutes ("C.G.S") Section 16-50p. C.G.S. Section 16-50p requires the Siting Council to balance the public need for facilities with their probable environmental impacts.*
- Q18. Has any analysis been conducted to determine whether coverage objectives can be met by installing antennas on existing infrastructure? If yes, provide and discuss relevant studies.
- A18. *With respect to AT&T, no existing infrastructure close enough to warrant analysis was identified. See Attachment 2 of the Application.*
- Q19. In your response to the Siting Council's interrogatory 16, you state that "AT&T's objective, particularly with respect to FirstNet service, is to maximize the coverage achievable from

this site. Any reduction in centerline height would reduce the coverage of the site.” Were other tower heights modeled for 1837 Ponus Ridge Road? If so, please provide a coverage plot for each height modeled.

- A19. *The tower is required to accommodate collocators in order to meet the Siting Council’s statutory obligation to minimize the proliferation of towers as set forth in Connecticut General Statutes (“C.G.S.”) Section 16-50p(b)(2). At the proposed height, collocators will be located at 96’ (Verizon), 86’ and 76’ AGL. Going lower than 106’ AGL pushes the 4th carrier below the trees, which would block signals. The overall height is also driven by the Town’s needs for its whip antenna and dish.*
- Q20. Was 982 Oenoke Road in New Canaan considered as a potential location? If so, what heights were modeled for this location? Please provide any coverage plots you prepared for this location.
- A20. *This location was not analyzed as it is located too far from the area of need (approximately 1.5 miles east of Ponus Ridge Road) and intervening terrain would block service from reaching the area where service is needed.*
- Q21. Was 40 Dan’s Highway, New Canaan considered as a potential location? If so, what heights were modeled for this location? Please provide any coverage plots you prepared for this location.
- A21. *This location was not analyzed as it is located too far from the area of need (approximately 0.7 miles east of Ponus Ridge Road) and intervening terrain would block service from reaching the area where service is needed.*
- Q22. Other than making inquiry into the Connecticut Department of Environmental Protection Natural Diversity Database, has the applicant conducted any field investigation of whether any Connecticut-listed endangered, threatened or species of special concern may be present at the site or in its vicinity? If yes, please provide any written report of such investigation.
- A22. *No field surveys for the State listed species identified in the January 7, 2022 NDDB Determination Letter (No. 202112676) have been performed. Those species include State Endangered little brown bat (*Myotis lucifugus*) and State Special Concern red bat (*Lasiurus borealis*) and eastern box turtle (*Terrapene carolina carolina*). The NDDB Determination Letter did not indicate that these species were present on or in the vicinity of the subject property and only indicated that “there are State-listed species (RCSA Sec. 26-306) that may be influenced by activities within the proposed project area.” The NDDB letter did not recommend that surveys be performed but did recommend conservation and protection measures, which the Applicants will implement.*
- Q23. Have field inventories and resource characterization been done for any of the wetlands and watercourses resources at 1837 Ponus Ridge Road? If yes, please provide any written report of such investigation.
- A23. *Yes. Characterization of the delineated wetland resource identified on the 1837 Ponus Ridge Road parcel is provided within the September 27, 2021 Wetland Inspection report prepared by All-Points Technology Corp., P.C., as contained in Attachment 6 of the Application.*

- Q24. What studies were conducted and what resources did the applicant use to determine that the proposed cellular communications tower would not be located in any known bird concentration areas or known migratory or daily movement flyways?
- A24. *An analysis of potential bird concentration areas and flyways are provided in the April 4, 2022 Avian Resources Evaluation report prepared by All-Points Technology Corp., P.C., as contained in Attachment 6 of the Application.*
- Q25. Please provide resumes for (or summaries of the professional qualifications of) Dean Gustafson, Deborah Gustafson, Brian Gaudet, and Michael Libertine.
- A25. *The resumes of Dean Gustafson and Brian Gaudet, who were responsible for the supervision of APT's environmental submissions, are included in Attachment 3.*

CERTIFICATE OF SERVICE

I hereby certify that on this day the foregoing was sent electronically and one (1) original and fifteen (15) hard copies were sent overnight mail to the Connecticut Siting Council and sent electronically to the parties on the service list as noted below.

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Dated: June 21, 2022



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cc: Homeland
AT&T
APT
Smartlink
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ATTACHMENT 1

Northeast Tower Surveying, Incorporated

Michael D. Rozeski, PLS

Senior Land Surveyor

Education

AAS, Forest Technology,
Ranger School, Wanakena,
NY, 1990

Years of Experience

With AECOM; 9
With Other Firms: 18

Registrations/Certifications

Licensed Land Surveyor,
NY - 2003, PA - 2006

Training

1998/Hazardous Waste Site
Worker/OSHA 29CFR
1910.120

2006/OSHA 8-Hour Hazardous
Materials Refresher Course

2007/CSX Roadway Worker
Protection Contractor Safety
Certification

Mr. Rozeski has extensive experience in all phases of land surveying work. His experience includes geodetic horizontal and vertical control, cadastral, topographic, photogrammetric, utility, construction layout, and hydrographic surveys. In addition to extensive field experience, Mr. Rozeski is also involved in the office aspect of surveying. These duties include GPS planning, data processing and reductions, boundary computations, deed and historic records research, client contact, field note review and drafting. He is HAZHOPPER trained and confined space entry certified. He is proficient in the use of robotic electronic total stations, data collection, GPS survey equipment, automatic and digital levels.

Mr. Rozeski is also visiting Instructor for New York State Ranger School in Wanakea, New York since 2010.

Experience

New York State Electric & Gas Corporation, Ithaca Transmission Project, Town of Richford, Tioga County, New York (2007): Senior Land Surveyor for professional surveying services associated with the boundary survey of an 18 acre parcel that was used for a land swap with the NYSDEC for consideration of additional easement rights associated with the design for approximately 30 miles of existing electric transmission line reconstruction from the Etna Substation to the Lapeer Switching Station.. URS was contracted to complete the boundary survey to NYSDEC standards. Tasks included historical deed and records research, geodetic primary control establishment utilizing GPS fast static techniques, boundary survey, boundary computations, survey report, legal description and final plat map preparation.

New York Power Authority, Niagara Power Project, FERC Relicensing, Lewiston, NY (2004-2005): Project Surveyor for as-directed survey services to support the FERC Relicensing for the Niagara Power Project. Tasks included horizontal geodetic control by GPS survey methods and tied into the City of Niagara Falls/NYPA GIS Control Network, vertical control tied into IGLD 1985, installation of water level staff gages for the development of the hydraulic model required as part of the FERC relicensing requirements.

National Fuel Gas Corporation, Surveying Services Contract, Various Locations Throughout Western New York and Northern Pennsylvania (2001-Present): Project Surveyor/Survey Party Chief for as-directed survey and mapping projects assigned under this contract. Tasks included topographic surveys, underground utility line location and stakeout, construction stakeout, right-of-way survey and determination, records research, GIS mapping, and permit application exhibit preparation.

New York State Electric & Gas Corporation, Ithaca Transmission Project, Towns of Dryden, Harford and Lapeer, Cortland and Tompkins Counties, New York (2007): Senior Land Surveyor for professional surveying services associated with the design survey required for approximately 30 miles of existing electric transmission line reconstruction from the Etna Substation to the Lapeer Switching Station.. URS was

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contracted to complete clearing limit surveys to NYSDEC standards through Kennedy and Yellow Barn State Forests. Tasks included historical deed and records research, geodetic primary control establishment utilizing GPS fast static techniques, boundary survey, boundary computations, legal description preparation and final plat map preparation.

Energy East Corporation, Surveying Services Contract, Various Locations Throughout New York State (2005-Present): Project Surveyor/Survey Party Chief for as-directed survey and mapping projects assigned under this contract. Tasks included topographic surveys, wire height determination surveys, right-of-way survey and determination, records research, and map exhibit preparation.

Earth Tech Inc., U.S. Army Engineer District, Buffalo, Remedial Investigation and Civil Survey, Former Guterl Specialty Steel Corporation, FUSRAP Site, Lockport, NY (2007): Senior Land Surveyor responsible for all aspects of the boundary and topographic survey required for the environmental investigation of the 80 acre site under Contract No. W912P4-05-D-0001. Tasks included boundary, topographic, geodetic horizontal and vertical control, monitoring well location and gamma-walkover baseline stakeout surveys.

CSX Intermodal, Terminal Development Group, Seneca Yard Intermodal Facility, Lackawanna, New York (2007): Senior Land Surveyor for professional surveying services required to complete the demolition, re-construction and expansion of the existing 35 acre railroad yard. Tasks included establishment of horizontal and vertical control, existing utility records research and location, construction layout and as-built surveys.

FEMA HMTAP Mapping, Unadilla River Waterway, Chenango and Otsego Counties, New York (2007): Senior Land Surveyor for hydraulic survey for 32 miles of the Unadilla River throughout Chenango and Otsego Counties in New York State required for the updating of the FEMA DFIRM flood mapping. Tasks included the establishment of 72 pairs of GPS inter-visible control points, measurement of 5 bridges sites and the completion of 67 individual stream sections. All work was completed to the standards specified by FEMA as outlined in the Guidelines and Specifications for Flood Hazard Mapping.

AES Corporation, Horizon Wind Energy, Marble River Wind Farm Project, Towns of Clinton and Ellenburg, Clinton County, New York (2006-2007): Senior Land Surveyor/Project Surveyor for professional surveying and photogrammetric mapping services associated with the Marble River Wind Farm Project. This project consists of approximately 38,000 acres located in the Towns of Clinton and Ellenburg, Clinton County, New York. Tasks included ALTA/ACSM Land Title surveys for 134 land tracts totaling approximately 16,000 acres, acquisition of new aerial photography, airborne LIDAR, digital ortho photography, GPS horizontal and vertical geodetic control, photogrammetric control, preliminary construction layout for 109 proposed turbine units and approximately 82 miles of proposed access road centerline, underground collection line, and overhead transmissions at 100' intervals using a combination of GPS Real Time Kinematic (RTK) and conventional survey techniques.

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Noble Environmental Power, LLC, TVGA Consultants, Centerville Windpark Project, Town of Centerville, Allegany County, New York (2006): Project Surveyor for professional surveying services associated with the Centerville Windpark Project. URS was contracted to complete ALTA boundary surveys for 3 parcels that were 190, 200 and 300 acres in size. Tasks included historical deed and records research, geodetic primary control establishment utilizing GPS fast static techniques, boundary survey, boundary computations, legal description preparation and final plat map preparation.

New York State Office of Parks Recreation and Historic Preservation, Finger Lakes Region, Term Contract for Surveying Services, Black Diamond Railroad, Buttermilk Falls State Park, Houghton Road Survey (2006): Survey Technician for 1 acre land acquisition and conveyance survey located in the Town of Ulysses, Tompkins County, State of New York. Tasks included historical deed and records research, geodetic primary control establishment utilizing GPS fast static techniques, existing RR right-of-way establishment, boundary survey, boundary computations, legal description preparation and final plat map preparation. All work was done in conformance to the current standards and procedures established by the NYSOPRHP manual.

New York State Office of Parks Recreation and Historic Preservation, Finger Lakes Region, Term Contract for Surveying Services, West King Road Survey, Buttermilk Falls State Park (2006): Survey Technician for 6 acre land acquisition and conveyance survey located in the Town of Danby, Tompkins County, State of New York. Tasks included historical deed and records research, geodetic primary control establishment utilizing GPS fast static techniques, boundary survey, boundary computations, legal description preparation and final plat map preparation. All work was done in conformance to the current standards and procedures established by the NYSOPRHP manual.

New York State Office of Parks Recreation and Historic Preservation, Western Region, Term Contract for Surveying Services, Buffalo Small Boat Harbor Survey (2006): Survey Technician for 204 acre land acquisition and conveyance survey located in the City of Buffalo, Erie County, State of New York. Tasks included historical deed and records research, geodetic primary control establishment utilizing GPS fast static techniques, boundary survey, re-establishment of the U.S. Harbor Line, boundary computations, legal description preparation and final plat map preparation. All work was done in conformance to the current standards and procedures established by the NYSOPRHP manual.

New York State Office of Parks Recreation and Historic Preservation, Western Region, Term Contract for Surveying Services, Robert H. Treman State Park (2006): Survey Technician for topographic survey located in the Town of Ithaca, Tompkins County, State of New York. Tasks included acquisition of new aerial photography, historic records research, geodetic horizontal and vertical control establishment, photogrammetric control survey utilizing GPS fast static techniques, field edit survey, utilities survey, and base map preparation. All work was done in conformance to the current standards and procedures established by the NYSOPRHP manual.

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Cicero Associates, LLC, Target ALTA/ACSM Survey, Cicero, New York (2006): Supervisory Land Surveyor for 43 acre ALTA/ACSM land title boundary survey and subdivision plat map required for the design and construction of a proposed Target store. Tasks included historical deed and records research, geodetic primary control establishment utilizing GPS fast static techniques, boundary survey, boundary computations, legal description preparation and final subdivision plat map preparation. All work was done in conformance to the current Target survey standards and procedures.

CSX Railroad Corporation, Transflo Buffalo Terminal, William Street Yard, Buffalo, New York (2006): Survey Technician for detailed topographic survey required to complete the design of the expansion of the existing railroad yard. Tasks included establishment of horizontal and vertical control, existing utility records research and location, detailed topographic survey and base map preparation. All mapping was done using AutoCAD 2006.

Orchard Park Central School District, Orchard Park High School, Orchard Park, NY (2006): Survey Technician for boundary and topographic survey of the existing 62 acre high school site located on Baker Road in the Town of Orchard Park. Tasks included horizontal and vertical geodetic control tied into the NY State Plane Coordinate System by GPS and conventional survey methods, conventional topographic surveys utilizing digital data collection, deed and records research, boundary survey, underground utility locations and final map preparation. Mapping was prepared in AutoCAD 2005.

FEMA HMTAP Mapping, Various Waterways, Monroe County, New York (2006): Survey Technician/Party Chief for hydraulic survey for 62 miles of waterways throughout Monroe County in New York State required for the updating of the FEMA DFIRM flood mapping. Tasks included the establishment of 250 pairs of GPS inter-visible control points, measurement of 209 bridges sites and the completion of 288 individual stream sections. All work was completed to the standards specified by FEMA as outlined in the Guidelines and Specifications for Flood Hazard Mapping.

FEMA HMTAP Mapping, East Branch Delaware River, Delaware County, New York (2006): Survey Technician/Party Chief for hydraulic survey for 37 miles of the East Branch of the Delaware River required for the updating of the FEMA DFIRM flood mapping. Tasks included the establishment of 16 pairs of GPS inter-visible control points, measurement of 10 bridges sites and the completion of 137 individual stream sections.

All work was completed to the standards specified by FEMA as outlined in the Guidelines and Specifications for Flood Hazard Mapping.

FEMA HMTAP Mapping, Various Waterways, Orange County, New York (2006): Survey Technician/Party Chief for hydraulic survey for 56 miles of waterways throughout Orange County in New York State required for the updating of the FEMA DFIRM flood mapping. Tasks included the establishment of 350 pairs of GPS inter-visible control points, measurement of 164 bridges sites and the completion of 244 individual stream sections. All work was completed to the standards specified by FEMA as outlined in the Guidelines and Specifications for Flood Hazard Mapping.

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FEMA, HMTAP Mapping, Neversink River, Orange County, New York (2006): Survey Technician/Party Chief for hydraulic survey for acquisition of the survey data for 15 miles of the Delaware River required for the development of updated DFIRM mapping. Tasks included the establishment of 10 pairs of GPS inter-visible control points, measurement of 6 bridges sites and the completion of 58 individual stream sections. All work was completed to the standards specified by FEMA as outlined in the Guidelines and Specifications for Flood Hazard Mapping.

Town of Orchard Park, Baker Road Reconstruction Project, Orchard Park, NY (2005): Survey Party Chief for the topographic survey and mapping of 1.4 miles of suburban roadway required for the design and reconstruction of Baker Road. Tasks included horizontal and vertical geodetic control establishment, detailed topographic survey, underground utility location, hydraulic cross-sections of two stream channels for the purpose of conducting a hydraulic study for the replacement of two bridges, existing highway right-of-way survey and establishment, and base map preparation.

DuPont Corporation, Green Acres Site, Gibbstown, New Jersey (2005-2006): Survey Technician for the 700 acre boundary survey and mapping of property owned by the Dupont Corporation along the shore of the Delaware River. Survey was required for land conveyance to the State of New Jersey under the Green Acres Law. Project also included the creation of two Green Acre Parcels of 79 and 363 acres respectively. All work was done in conformance with the New Jersey Survey and Mapping Standards and the New Jersey Green Acres requirements.

New York State Department of Environmental Conservation, Red Tavern Tract Survey, Santa Clara, NY: Party Chief for 80 miles of fee and easement boundary line required as part of the Champion Paper Products conveyance to the New York State Department of Environmental Conservation. Responsibilities included the direct supervision of two to five member survey crew, field reconnaissance, boundary traverse and closures, and daily review of field notes. All work was done in conformance to the New York State Department of Environmental Standards.

ATTACHMENT 2



Department of Economic and
Community Development

State Historic Preservation Office

May 19, 2022

Mr. Brian Gaudet
All-Points Technology Corp., PC
567 Vauxhall Street Extension, Suite 311
Waterford, CT 06385

Subject: Preliminary Archaeological Assessment and
Phase IB Archaeological Assessment
Proposed Telecommunications Facility
1837 Ponus Ridge Road
New Canaan, Connecticut
Homeland Towers, LLC
ENV-22-0752

Dear Mr. Gaudet:

The State Historic Preservation Office (SHPO) has reviewed the preliminary archaeological assessment and Phase IB Archaeological Assessment prepared by Heritage Consultants, LLC (Heritage), dated January 21, 2021 [*sic*, 2022] and April 2022, respectively, as part of the larger submittal for a proposed telecommunications facility. The proposed activities are subject to review by this office pursuant to the National Historic Preservation Act and in accordance with Federal Communications Commission (FCC) regulations. SHPO understands that the proposed undertaking includes the installation of a 110 foot tall stealth conifer tree monopole, with branches extending to 115 feet above ground level (AGL), to be located within a 50 foot by 75 foot equipment compound. The compound is to contain a gas-powered generator, ice bridge, and equipment cabinets, located in the central portion of the Subject Property, and be screened to the north and east by 8-10 foot tall coniferous trees. Outside the compound is proposed to be a transformer, multimeter center, and equipment cabinet. As part of initial construction, six panel antennas and nine remote radio units (RRUs) are proposed to be installed at a center height of approximately 106 feet AGL. Future carriers are proposed at centerline heights of 95 feet, 86 feet, and 76 feet AGL, respectively. A 12 foot tall omnidirectional antenna, for municipal use, is also proposed in future. Access is to be through a new, gravel and paved access road, originating from an existing drive from Ponus Ridge Road. Utilities are proposed to be run underground from Ponus Ridge Road to the new facility, which is to accommodate both commercial and municipal communications. The submitted reports are well-written, comprehensive, and meet the standards set forth in the *Environmental Review Primer for Connecticut's Archaeological Resources*.

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No previously recorded archaeological sites are located within 0.5 miles of the project area. Similarly, no properties listed or formally determined to be eligible for listing on the National Register of Historic Places (NR) are located within 0.5 miles of the project area. In an effort of due diligence, one property, the Isaac Jones House (1836) at 45 Trinity Pass, Stamford, designated on the State Register of Historic Places (SR), is located within 1 mile of the project area, beyond the 0.5 mile Area of Potential Effect (APE) established in the FCC *Nationwide Programmatic Agreement Regarding The Section 106 National Historic Preservation Act Review Process* (2005). However, intervening topography, vegetation, and structures prevents the installation from being visible from the resource; therefore, it will not be impacted by the proposed undertaking.

The preliminary assessment included review of soil maps, GIS data, historical mapping, aerial photos, and pedestrian survey of the project area. Soil profiles are identified as Charlton and Chatfield complex, characterized as very deep, low sloping, well-drained soils, indicative of a moderate to high potential to retain intact archaeological deposits, if they have not been disturbed. Review of historic maps and aerials reveal that the subject property itself was left relatively undeveloped until approximately 1977, when a single family residence was constructed in the southern portion of the parcel. A pedestrian survey confirmed that the majority of the project area contained moderately sloping topography, that appears to have been undisturbed. As the subject property is also within the vicinity of the historic course of the Rippowam River, there is a moderate to high potential for prehistoric archeological deposits. As a result of the preliminary assessment, a Phase IB Archaeological Assessment was recommended.

Phase IB of the reconnaissance survey consisted of subsurface testing of areas deemed to have moderate to high archaeological sensitivity during the initial assessment, and that would be subject to ground disturbing impacts as part of the proposed undertaking. A total of 12 of 12 planned shovel tests were excavated throughout the proposed work area along the proposed access road and telecommunications facility compound. Nine of the 12 had to be terminated at the B Horizon due to large immovable rocks. No prehistoric or historic period cultural artifacts or features were identified during the survey.

As a result of the information submitted, SHPO concurs with the findings of the report that additional archeological investigations of the project area are not warranted and that no historic properties will be affected by the proposed activities. However, please be advised that if construction plans change to include previously uninvestigated/undisturbed areas, this office should be contacted for additional consultation.

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Department of Economic and
Community Development

State Historic Preservation Office

This office appreciates the opportunity to review and comment upon this project. For additional information, please contact Marena Wisniewski, Environmental Reviewer, at (860) 500-2357 or marena.wisniewski@ct.gov.

Sincerely,

A handwritten signature in black ink that reads "Jonathan Kinney". The signature is written in a cursive, flowing style.

Jonathan Kinney
State Historic Preservation Officer

State Historic Preservation Office

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ATTACHMENT 3

General Background

Mr. Gustafson has been the lead wetland and soil scientist on more than 1,500 development projects in Connecticut and Western Massachusetts over more than 34 years. His background includes NEPA/CEPA documentation, wetlands, water-quality investigations, coastal-zone-management studies, and natural-resource and ecological evaluations. Mr. Gustafson has particular expertise in wetland identification, soil mapping, soil classification, vegetative and hydrology surveys, and wetland impact assessment, mitigation design, and mitigation construction oversight. He has extensive experience in local, state, and federal wetland permitting, including having worked on over 150 Connecticut Siting Council dockets along with providing expert testimony at Council hearings over the past 15+ years. Mr. Gustafson has consulted on numerous projects that involve soils-related issues such as erosion and sediment control planning, vegetative soil stabilization and storm water management BMP evaluation and selection. Mr. Gustafson's water quality experience includes stormwater studies for compliance with National Pollution Discharge Elimination System (NPDES), Section 401 Water Quality Certification, and the 2004 Connecticut DEP Stormwater Quality Manual. He has also served as the Environmental Compliance Monitor on numerous construction projects to ensure compliance with wetland, vernal pool, and rare species protections as conditioned by various local, state and federal regulatory agency authorizations.

In addition to his 34+ years of providing wetland consulting, his expertise as a wetland biologist includes the identification of flora and fauna and evaluation of wildlife habitat functions in both wetland and terrestrial systems, including focused avian, mammalian, invertebrate and herpetofauna surveys using both active and passive methods. Mr. Gustafson also performs targeted surveys for sensitive, rare and listed species that have resolved numerous potential rare species conflicts with proposed developments in coordination with state and federal agencies. In addition, Mr. Gustafson has extensive experience in performing herpetological surveys, including vernal pool investigations and evaluations.

Representative Projects

Telecommunications Carrier Wetland Compliance Program

Project Manager for major telecommunications carrier's wetland compliance program. Responsible for wetland delineation, assessment, mitigation and alternatives analysis, habitat evaluations, vernal pool identification and assessment, design review for permit feasibility, and successful permitting of over 100 wireless telecommunications facilities with local wetland/conservation commissions in the Connecticut, Massachusetts, and Rhode Island market areas including Connecticut Siting Council application and hearing support. Responsible for erosion and sediment control planning and construction monitoring for projects in Connecticut and Massachusetts that represent a potential to impact sensitive wetland and rare species resources during construction.

National Retailer, Rocky Hill, CT

Responsible for wetland permitting of a multi-tenant retail development resulting in significant unavoidable wetland impacts and the creation of a wetland mitigation area exceeding 1 acre in size. Wetland permits were secured from the Rocky Hill Wetland Agency, CTDEP and U.S. Army Corps of Engineers for wetland impacts and wetland mitigation area.

Industrial Developments, CT and MA

Managed wetland and rare species permitting for several large industrial developments for national Fortune 100 tenants in Connecticut and Massachusetts. Services included performing wetland, vernal pool, rare species and terrestrial impact evaluation studies, preparation of assessment documents, and development of mitigation plans. Responsible for preparation of local, state and federal wetland permits and securing agency authorizations. Projects also included conducting extensive rare species surveys, consultation with state wildlife agencies, preparation of conservation and mitigation plans, and securing agency authorizations.

Connecticut DOT West Haven/Orange Railroad Station, Environmental Assessment

Task manager for assessing natural resources, including wetlands, floodplain, aquatic habitats, and wildlife, associated with a proposed railroad station at one of two possible sites. Prepared technical documents in support of Draft Federal Environmental Assessment/Draft State Environmental Impact Evaluation.

CT Commercial Solar Projects

Served as the lead wetland scientist and biologist for the development of numerous commercial-scale solar facilities throughout Connecticut. Project responsibilities included wetland delineation, function and value assessment, wetland mitigation design, federal wetland permit preparation, rare species surveys and consultations with the Connecticut Department of Energy & Environmental Protection Natural Diversity Data Base, vernal pool surveys, project impact evaluations, construction and wetland mitigation monitoring and Siting Council petition support.

Siting, Licensing and Permitting Consulting Services – Eversource Energy

Since 2016, Dean has assisted Eversource Energy in a variety of projects, providing and overseeing: natural resources inventories of existing flora and fauna, habitat evaluations, wetland delineations and impact analyses, vernal pool surveys, rare species surveys, archaeological and cultural investigations, visual analyses, preparation of technical documents (including applications to the Siting Council, municipalities, and state and federal regulatory agencies), and preparation of state and federal regulatory permitting applications. He has assessed and permitted bulk power substations, transmission lines/structures, underground utility installations, and existing facilities requiring upgrades. Dean assisted with pre-acquisition due diligence activities; site development feasibility assessments; natural resources inventories of existing flora and fauna; vernal pool studies and assessments; habitat evaluations; wetland delineations, assessments, mitigation designs, and permit compliance monitoring; site layout and design evaluations; erosion and sediment control planning and construction monitoring; vegetative soil stabilization and storm water management BMP evaluations and selection; preparation of technical documents; and, coordination with State and local agencies.

CPV Towantic Energy Center, Oxford, CT

Lead scientist responsible for performing wetland investigations, wetland evaluations, wetland mitigation design and rare species surveys for a proposed 785 MW dual-fueled combined cycle electric generating facility. Prepared the federal wetland permit application and secured Section 404 and 401 authorizations from the Army Corps of Engineers New England Division and Connecticut Department of Energy & Environmental Protection, respectively. Also responsible for developing a wetland mitigation plan, which consisted of two constructed stormwater wetland systems to compensate for the project's unavoidable wetland impacts, as well as coordinating regulatory approval for payment into the Audubon CT In Lieu Fee Wetland Mitigation Program. Also provided supporting application materials to the Connecticut Siting Council and expert testimony at numerous hearings.

Education

B.S. University of Massachusetts, Plant and Soil Sciences

Graduate coursework, University of New Hampshire

Affiliations

Member, Town of Lebanon, CT Inland Wetlands and Watercourses Commission (since 1995)

Registrations

Professional Soil Scientist, Society of Soil Scientists of Southern New England (since 1988)

Connecticut Association of Wetland Scientists

Association of Massachusetts Wetland Scientists



Brian Gaudet
Project Manager
Environmental, Siting and Permitting

All-Points Technology Corporation, P.C.
567 Vauxhall Street Extension
Suite 311
Waterford, CT 06320
860-581-4482
bgaudet@allpointstech.com

General Background

Mr. Gaudet is a Project Manager with over 15 years of professional experience in program, construction, and permitting management. His expertise includes program management; siting, zoning and permitting; construction oversight; and due diligence and regulatory compliance.

Brian is responsible for managing the siting and permitting efforts associated with electrical substations and transmission lines, renewable energy facilities, and telecommunication sites. He has supervised hundreds of sites from initial design through construction, often as part of a larger project team comprised of varied disciplines both from within the company and outside the organization, including client representative, engineers, legal counsel, and construction administrators. Brian also represents his clients' projects at municipal and state commission hearings.

Representative Projects

Environmental Siting and Permitting Services, State-wide Telecommunications Upgrade Program, CT
Brian has served as the Project Manager for a major utility client as they modernize their state-wide telecommunications and radio network. He has consulted multiple disciplines and organizations on the CT Siting Council process for new facility development and existing facility upgrades. Services include: coordination and consultation with structural, civil, and radio-frequency engineers; preparation of CT Siting Council Exempt Modification and Petition packages; management of wetlands assessments; photo-simulations; graphic support; and securing regulatory permits.

Environmental Siting and Permitting Services for Electric Utilities, Connecticut

Brian has served as the Project Manager for electric utility projects in Connecticut including modifications to existing substations and upgrades to transmission line corridors. These projects require extensive coordination with multiple team members. Representative project services included coordination of natural resources inventories, historic and cultural resource assessment support, visual analyses, preparation of technical documents and regulatory applications, coordination with federal, state, and local agencies, and permitting.

Visibility and Aesthetic Assessments

Brian is responsible for managing APT's visual evaluations to determine the effects of proposed developments on the surrounding environment. Utilizing the combination of predictive computer modeling and in-field analysis, Brian and his team can assess visibility on both a quantitative and qualitative basis. These assessments include viewshed mapping to depict areas of potential seasonal and year-round visibility and photographic simulations depicting scaled renderings of a project to demonstrate the character of the development in its setting. The product is considered the standard for CT Siting Council submissions requiring Visibility/Aesthetic Assessments.

Environmental Siting and Permitting Services for Wireless Telecommunications Clients

Brian has been providing siting, land planning and permitting services on behalf of various telecommunications and wireless service providers and tower builders throughout the Northeast and Mid-Atlantic States. He has testified on behalf of numerous clients regarding environmental and aesthetic considerations in front of local municipalities, the Connecticut Siting Council and other state agencies. Representative services include: due diligence and land use evaluations; preliminary site screenings;

preparation of environmental compliance documentation, environmental assessments to fulfill NEPA requirements; and management of wetlands and vernal pool assessments; vegetative/biological surveys; noise analyses; visibility analyses; graphic support; securing regulatory, zoning, and building permits; and, environmental monitoring during and post-construction.

Environmental Telecommunications Regulatory Management, Major Wireless Carrier, CT

Brian serves as the Program Manager of regulatory compliance for a major wireless service provider in their Connecticut market. He is responsible for ensuring that all sites in the client's CT portfolio are in compliance with federal and corporate regulatory requirements. Brian provides the following representative services: environmental and regulatory reviews including compliance with National Environmental Policy Act requirements for telecommunication facilities (including Section 106 reviews); consultations with the State Historic Preservation Office, Tribal communities; the Federal Aviation Administration; and the Federal Communications Commission

Environmental Siting and Permitting Services for Renewable Energy Clients, Connecticut

Brian has served as the Project Manager on multiple commercial renewable energy projects, including solar and fuel cell electric generating facilities. Brian has been responsible for the preparation of environmental assessments and Petition filings to the Connecticut Siting Council. Representative services include overseeing; environmental due diligence and feasibility evaluations; site/civil engineering design support; wetland delineations; vernal pool impact studies; habitat and wildlife assessments; breeding bird surveys; visibility assessments; archaeological surveys; consultations and coordination with state agencies; development of natural resource protection measures; and stormwater management.

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Education

Muhlenberg College, B.A. Business Administration, May 2011
Concentration in Entrepreneurial Studies