



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL

May 11, 2023

Lucia Chiocchio, Esq.
Cuddy & Feder, LLP
445 Hamilton Avenue, 14th Floor
White Plains, NY10601
lchiocchio@cuddyfeder.com

RE: **DOCKET NO. 512** - Homeland Towers, LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 60 Vale Road, Brookfield, Connecticut. Development and Management Plan.

Dear Attorney Chiocchio:

At a public meeting of the Connecticut Siting Council (Council) held on May 11, 2023, the Council considered and approved the Development and Management (D&M) Plan submitted for this facility on April 10, 2023.

This approval applies only to the D&M Plan submitted on April 10, 2023, and other supplemental information dated May 1, 2023. Requests for any changes to the D&M Plan shall be approved by Council staff in accordance with Regulations of Connecticut State Agencies (RCSA) §16-50j-77(b).

Furthermore, the Certificate Holder is responsible for compliance with the reporting requirements under RCSA §16-50j-77, including:

1. Quarterly construction progress reports;
2. Notification of completion of construction and commencement of operation **along with a representative photograph of the facility**; and
3. Final report.

Please be advised that deviations from the approved D&M Plan and non-compliance with the D&M Plan reporting requirements are enforceable under Connecticut General Statutes §16-50u.

Enclosed is a copy of the staff report for this D&M Plan, dated May 11, 2023.

Thank you for your attention and cooperation.

Sincerely,

A handwritten signature in dark ink, appearing to read "Melanie A. Bachman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Melanie A. Bachman
Executive Director

MAB/MP/laf

Enclosure: Staff Report, dated May 11, 2023

c: Service List, dated September 23, 2022



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

Web Site: portal.ct.gov/csc

Docket No. 512

Homeland Towers, LLC and New Cingular Wireless PCS, LLC d/b/a AT&T 60 Vale Road, Brookfield Development and Management Plan

Staff Report May 11, 2023

On February 2, 2023, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Homeland Towers LLC (Homeland or Certificate Holder) for the construction, maintenance, and operation of a 165-foot wireless telecommunications facility at 60 Vale Road in Brookfield, Connecticut. As required in the Council's Decision and Order (D&O), the Certificate Holder submitted a Development and Management (D&M) Plan to the Council on April 10, 2023. Pursuant to Regulations of Connecticut State Agencies (RCSA) §16-50j-75(e), copies of the D&M Plan were also submitted to the service list for comment. The Council has not received any comments regarding the D&M Plan to date.

On April 18, 2023, the Council issued interrogatories to Homeland. On May 1, 2023, Homeland submitted responses to the Council's interrogatories.

The tower site is located on a 3.99-acre parcel zoned industrial and located west of Vale Road and east/southeast of a railroad line. It is developed with a single-story office building, detached garage and surface parking, and it is accessed from a driveway extending west from Vale Road.

Condition No. 1 of the D&O requires the following:

“The tower shall be constructed as a monopole at a height of 165 feet above ground level to provide the proposed wireless services, sufficient to accommodate the antennas of AT&T and other entities, both public and private...”

In compliance with Condition 1 of the D&O, the D&M Plan includes plans and specifications for a 165-foot monopole sufficient to accommodate the antennas of AT&T and other entities, public and private.

Condition No. 2 of the D&O requires the following information to be included in the D&M Plan:

- a) **Final site plan(s) for development of the facility that employ the governing standard in the State of Connecticut for tower design in accordance with the currently adopted International Building Code and include specifications for the tower, tower foundation, antennas and equipment compound including, but not limited to, fence design, ground equipment, access road, utility installation and emergency backup power;**

Homeland will construct a 165-foot monopole designed in accordance with the EIA/TIA Structural Standards for Steel Antenna Towers and Antenna Supporting Structures-Revision H. The 165-foot monopole would be designed to support four levels of platform-mounted antennas and municipal antennas. Sheet CP-1 indicates that the tower will include a yield point to ensure that the tower setback radius remains within the boundaries of the host property.

The tower will be supported by a pier/pad foundation. Chipping will be used to remove ledge if necessary. Blasting is not anticipated. Homeland will retain an engineering firm to oversee the foundation installation.

AT&T will install 9 antennas and 9 remote radio heads on V-frame antenna mounts at a centerline height of 161 feet above ground level (agl). The Town of Brookfield (Town) will install two whip antennas at approximately 90 feet agl and the top of the tower, respectively, for emergency communications. The Town's top antenna would extend to a maximum height of 191 feet agl and will be Horizon Blue in color.

The tower will be located within a 70-foot by 45-foot rectangular (3,150 square-foot) compound and a 3,600 square foot lease area. The compound will be enclosed by an eight-foot high chain link fence with a 12-foot wide double-swing vehicle access gate.

AT&T will install one walk-in equipment cabinet on a concrete pad in the northern portion of the compound. The Town will install an approximately 7-foot 10-inches long by 3-foot 6-inches wide by 6-foot 6-inches tall equipment cabinet within the compound.

Access to the tower site would be via an existing paved driveway/parking area and gravel access off of Vale Road approximately 640-foot long in total to reach the compound. Electrical and telecom utilities will extend underground from the southern side of the compound to a new on-site pole approximately 34 feet agl and then continue overhead to two new utility poles approximately 38.5 feet agl to connect to existing utilities on the opposite side of Vale Road. The utility board, located outside the compound fence, will be protected by bollards.

AT&T will install a 15-kilowatt (kW) diesel-fueled emergency backup generator on a concrete pad within the compound. The Town will install a 20-kW diesel-fueled emergency backup generator within the compound.

b) Construction plans for site clearing, grading, water drainage and stormwater control, site stabilization measures during construction; and erosion and sedimentation (E&S) controls consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended

Development of the site would disturb an approximate 15,000 square foot area. The site is located on mostly level ground. The access route has an average slope of about 1.9%. The equipment compound will be at existing grade of approximately 298 feet amsl. Post-construction stormwater runoff velocity would not increase. The compound will include 6-inches of crushed stone to allow for runoff to infiltrate into the voids in the stone and then into the ground. The nearest wetland is located approximately 123 feet south of the fenced compound.

Erosion and sedimentation controls will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation (E&S) Control* (2002 Guidelines). E&S control barriers such as filter sock will be installed along the eastern edge of the disturbance area per Sheet SP-2 of the D&M Plan. Homeland would ensure periodic monitoring of E&S controls during construction.

Four trees at least six inches in diameter would be removed to develop the site.

A construction sequence has been provided which includes but is not limited to, clearing and grubbing for installation of E&S controls, followed by additional site clearing, excavation for tower foundation, installation of utilities, installation of monopole foundation and monopole, and

compound and fence installation. Disturbed areas will be loamed and seeded with a grass mix. Temporary erosion control measures would be removed after stabilization of disturbed areas.

c) Wetland Protection Plan;

Wetland Protective Measures are included on Sheet N-2 and include E&S control plans per the 2002 Guidelines; wildlife sweeps prior to and after installation of silt fence; stormwater management features, ruts or artificial depressions to be filled in to prevent decoy pools; and removal of erosion control measures within 30 days of final site stabilization.

d) Petroleum Materials Storage and Spill Prevention Plan including, but not limited to, spill cleanup procedures, and detailed contact information for spill response contractor; and

A Petroleum Materials Storage and Spill Prevention Plan is included on Sheet N-2 and specifies refueling of vehicles at a minimum of 100 feet from wetlands, spill response, cleanup, and reporting procedures. Homeland submitted the name and contact information for the spill response contractor.

e) Construction schedule including hours and days of the week for construction activities.

Construction hours will be from 7:30 a.m. to 7:30 p.m. Monday through Saturday. Sunday and/or holiday work would be between 10:00 a.m. and 7:30 p.m., if necessary to address an immediate on-site construction issue. Construction of the facility is anticipated to take 10 weeks.

Condition No. 4 of the D&O requires the following:

“Prior to the commencement of operation, the Certificate Holder shall provide the Council with a rigorous cumulative far-field radio frequency analysis for the facility that accounts for all entities on the tower, a 6-foot tall person at ground level and the actual antenna pattern for antennas on the facility with a cumulative percent maximum permissible exposure at or below 100 percent, consistent with FCC, Office of Engineering and Technology, Bulletin No. 65, August 1997....”

In accordance with Condition No. 4, Homeland shall provide its final calculated cumulative far-field worst-case modeling of radio frequency power density for all entities on the tower prior to commencement of operation.

Conclusion

The D&M Plan is consistent with the Council’s D&O for Docket No. 512.

