

ATTACHMENT 3

SITE EVALUATION REPORT
Camp Hoyt

I. LOCATION

- A. COORDINATES: 41° 19' 11.80" N
73° 26' 16.90" W
- B. GROUND ELEVATION: 522.3± AMSL
- C. USGS MAP: USGS 7.5 quadrangle for Bethel
- D. SITE ADDRESS: 3 Marchant Road
Redding, CT 06896
- E. ZONING WITHIN ¼ MILE OF SITE: Abutting areas to the north, south, east, and west of the property are zoned R-2 (Rural Residential).

II. DESCRIPTION

- A. SITE SIZE: 174 Ac (Vol 253 - Page 395)
LEASE AREA/COMPOUND AREA: 6,800 SF/4,880 SF
 - B. TOWER TYPE/HEIGHT: A 150' monopole.
 - C. SITE TOPOGRAPHY AND SURFACE: The facility is located in a wooded area of an existing property used as a camp by the Connecticut Yankee Council (Boy Scouts). Site slopes and decreases in elevation from northeast to southwest.
 - D. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The proposed compound is located in the central area of a 174± acre wooded parcel that is currently used as a Boy Scout camp. Vacant residential and open space wooded properties are located north, south and east of the subject site. Vacant wooded and residential properties are located west of the subject site. Wetlands are located on property approximately 48'± southwest of the proposed compound and approximately 443'± northeast of the proposed compound.
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- E. LAND USE WITHIN ¼ MILE OF SITE: Vacant residential and open space wooded properties are located north, south and east of the subject site. Vacant wooded and residential properties are located west of the subject site.

III. FACILITIES

- A. POWER COMPANY: Eversource
- B. POWER PROXIMITY TO SITE: 310'±
- C. TELEPHONE COMPANY: Optimum
- D. PHONE SERVICE PROXIMITY: 310'±
- E. VEHICLE ACCESS TO SITE: Access to the proposed telecommunication facility will be along existing paved driveway/parking area and a proposed gravel access driveway (approx. 960'±)
- F. OBSTRUCTION: Wetlands are located on property approximately 48'± southwest of the proposed compound and approximately 443'± northeast of the proposed compound.
- G. CLEARING AND FILL REQUIRED: Total area of disturbance is 13,300± sf. (.31± ac.); 19 trees will need to be removed. The site improvements entail approximately 345 CY of excavation for the construction of the compound and access driveway. Approximately 270 CY of clean broken stone fill is needed for the compound and driveway construction. The utility trench from the existing utility pole to the compound will excavate approximately 410 CY of material that will be used to backfill the trench.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: Connecticut Yankee Council, Inc.
- C. ADDRESS: 3 Marchant Road, Redding, CT 06896
- D. DEED ON FILE AT: Volume 253 - Page 395



Site Impact Statement

Site: Camp Hoyt
Site Address: 3 Marchant Road
Redding, CT 06896

Access distances:

Existing paved driveway/parking area and a proposed gravel access driveway (approximately 960').

Distance to Nearest Wetlands

Wetlands are located on property approximately 48'± southwest of the proposed compound and approximately 443'± northeast of the proposed compound.

Distance to Property Lines:

881'+/- to the northern property boundary from the tower
272'+/- to the southern property boundary from the tower
1,967'+/- to the eastern property boundary from the tower
854'+/- to the western property boundary from the tower

832'+/- to the northern property boundary from the compound
235'+/- to the southern property boundary from the compound
1,942'+/- to the eastern property boundary from the compound
801'+/- to the western property boundary from the compound

Residence Information:

There is one residence within 1,000' feet of the compound. The closest off site residence is approximately 935 feet to the west and is located at Parcel 12-73 (208 Simpaug Turnpike).

Special Building Information:

Wetlands are located on property approximately 48'± southwest of the proposed compound and approximately 443'± northeast of the proposed compound.

Tree Removal Count:

19 trees need to be removed to construct the compound area.

6" - 10" dbh	8 trees
10" - 14" dbh	5 trees
14" or greater dbh	6 trees

Cut/Fill: The site improvements shall entail approximately 345 CY of excavation for the construction of the compound and access driveway. Approximately 270 CY of clean broken stone fill is needed for the compound and driveway construction. The utility trench from the existing utility pole to the compound will excavate approximately 410 CY of material that will be used to backfill the trench.

Clearing/Grading Necessary: Total area of disturbance = 13,300+/- SF



Tree Inventory

February 3, 2023

Cuddy & Feder, LLP
Attn: Dan Patrick
445 Hamilton Avenue
14th Floor
White Plains, NY 10601

RE: Tree Inventory
Site: Camp Hoyt
3 Marchant Road
Redding, CT 06896

Dear Atty Patrick:

A Tree Inventory was completed at the subject site during the month of December 2022 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 driveway and to construct the compound area. Installation of the proposed compound area and access driveway will require the removal of 19 trees.

6" - 10" dbh	8 trees
10" - 14" dbh	5 trees
14" or greater dbh	6 trees

The area to be disturbed for construction of the compound area will be approximately 6,800 square feet (sf) of interior area currently wooded. A new access driveway will be installed to connect to the proposed compound. The total combined area of disturbance for compound, access drive, and utility improvements is approximately 13,300 sf (0.31 Ac).

Sincerely,

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

Robert C. Burns, P.E.
Program Manager

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

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

**MCM Holdings, Inc.
Camp Hoyt - 3 Marchant Road, Redding
1000' RESIDENTIAL BUILDING LIST**

PARCEL ID	STREET ADDRESS	BUILDING TYPE	DISTANCE FROM COMPOUND* (ft+/-)
12-73	208 Simpaug Turnpike	Residential	935' +/-

*Information gathered from Redding Assessor's Maps & CTECO Ortho Aerial Images