

ATTACHMENT 9



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April 18, 2023

VIA OVERNIGHT MAIL

Julia Pemberton
First Selectwoman
Town of Redding
100 Hill Road
Redding, CT 06875

Re: MCM Holdings, LLC
Proposed Wireless Telecommunications Tower Facility
3 Marchant Road (Camp Hoyt), Redding, Connecticut

Dear First Selectwoman Pemberton:

This letter is submitted to you on behalf of MCM Holdings, LLC (“MCM”) with respect to the above referenced matter involving a proposed wireless telecommunication tower facility upon the approximately 174-acre parcel of land owned by the Connecticut Yankees Council, Inc. (Boy Scouts of America) and located at 3 Marchant Road in the Town of Redding (the “Parcel” or “Camp Hoyt”). The anchor tenant is Celco Partnership d/b/a Verizon Wireless (“Verizon”) which has entered into a long-term lease with MCM for use of the proposed tower facility. The purpose of this letter is to commence a formal consultation process with you and other Town officials prior to any application being filed by MCM and Verizon with the Connecticut Siting Council. Enclosed you will find a detailed Technical Report prepared by MCM and Verizon which includes information on the need for the new tower, alternatives evaluated, and the environmental effects of the project as identified at this time.

Background and Need for the Tower

MCM is a Connecticut Limited Liability Company with offices at 40 Woodland Street, Hartford, CT 06105. MCM owns and/or operates numerous facilities in the State of Connecticut, including in the Town of Redding. MCM will construct, maintain, and own the facility and will sublease space to tenants such as Verizon and others. This project is a result of years of review by MCM to assist Verizon and others to provide reliable wireless services to portions of northwestern Redding, southwestern Bethel, and southern Danbury.

As you probably know through your own experience, the exponential growth in consumer use of mobile data and overall network demands requires the development of additional wireless infrastructure to reliably serve the public. Indeed, the pandemic underscored the importance of reliable wireless service. As shown in the Technical Report materials including data from Verizon,

this proposed tower facility is needed by Verizon in conjunction with other existing and proposed facilities to provide reliable services to the public not currently provided in this part of Connecticut.

The Tower Project

MCM is a company that specializes in the development of tower infrastructure needed to serve a community's wireless communications needs and works closely with commercial wireless carriers and public safety agencies. For this project, MCM collaborated with Verizon and is proposing a new tower at Camp Hoyt to meet Verizon's need and the needs of other FCC wireless carriers for new infrastructure to reliably serve the public in the immediate area. MCM would own, maintain, and operate the tower facility subject to any approval the Connecticut Siting Council may issue for the project. The project as currently proposed would consist of a 150'-tall monopole structure within a fenced compound in the center of the approximately 174-acre host parcel with access from Simpaug Turnpike.

Verizon would install 9 panel antennas and related equipment at a centerline height of 146' above grade level (AGL). The tower would be designed for future shared use by other FCC licensed wireless carriers. Verizon would install an equipment cabinet, a back-up battery cabinet, and a propane-fueled backup generator on a 10' x 20' concrete pad in the northeastern corner of the fenced compound. A 1,000-gallon propane fuel tank will be located on a separate 5' x 16' concrete pad in the northwestern portion of the facility compound. The facility will be unmanned with no sanitary or water facilities.

State Siting Council - Balance Of Need With Environmental Effect

Connecticut State policy generally recognizes the need for new towers to serve the public and has designated the Connecticut Siting Council as the state agency with responsibility for reviewing and approving specific tower proposals. The Siting Council will evaluate this project once an application is filed with the agency. The Siting Council's evaluation is focused on balancing the need for a tower on a case-by-case basis with any significant adverse environmental effects. Jurisdiction over any proposed cellular telecommunications facility rests exclusively with the Siting Council and would be in lieu of local zoning, wetlands, and other types of municipal land use review and approvals.

To assist the Town in its advisory review, we note the following initial findings by the project sponsors as set forth more fully in the enclosed Technical Report:

- This new tower will bring improved, more reliable wireless service to residents of Redding and nearby communities, including along State Route

53 and various local roads and to residences. This new tower will provide enhanced coverage and a more resilient wireless network and that other alternative sites are not technically viable or would involve greater environmental impacts in the community.

- As a parcel and location which is already disturbed with paved and gravel access and parking areas, environmental effects are limited to the minimal site disturbance, including the disturbance of approximately 13,300 s/f of land, the removal of only 19 trees, and the avoidance of any permanent or direct impacts to wetlands.
- The Visibility Assessment included in the Technical Report confirms that that topography and tree cover will limit overall visibility of the tower, including year-round visibility being largely limited to the immediate area of the Premises.
- Preliminary environmental reviews indicate a low likelihood of the existence of any rare, threatened, or endangered species or habitat. Continued consultation with the appropriate agencies, including the United States Fish and Wildlife Services and the Connecticut Department of Energy and Environmental Protection will occur to ensure no adverse impacts. Additionally, MCM plans to implement measures for eastern box turtle habitat, despite there being no records of such species in the facility area, and conduct a plant survey to confirm no potential impacts on Appalachian blue butterfly habitat.

The Siting Council will be called upon to evaluate these and other factors once an application is filed with the agency. Based on the facts, it is the project sponsors' belief that the need for a new tower to serve the community is evident and that on balance, any environmental effects are limited and not significant.

Town Input & Procedural Next Steps

MCM and Verizon are providing the enclosed Technical Report to the Town of Redding in accordance with Section 16-50l of the Connecticut General Statutes. The statute requires consultation with a municipality in which a tower facility is proposed prior to submission of an application with the Siting Council. The purpose of the local consultation is to give the municipality in which the facility has been proposed an opportunity to provide the prospective applicant with any recommendations or preferences it may have prior to the filing of an application with the Siting Council.

Upon review of Section 16-50l(g) of the Connecticut General Statutes, you will note that municipalities also have the option of conducting a noticed public information session on any



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proposed wireless telecommunications tower facility. State law requires any such information session to be held by the Town during the first 60 days of the 90-day period afforded to the municipalities for consultation. As such, should Redding elect to conduct a public information meeting regarding this project, it should occur on or before June 18, 2023. For such public information sessions, our typical practice is for introductions to be made by a municipal official, have the project team make a presentation (usually a power point), and then respond to public questions moderated by a local official or agency.

In advance, we thank you for your consideration and will follow this correspondence with a call to your office to discuss next steps regarding the municipal consultation process. We look forward to meeting with you further on this project and learning more about Redding's interests, concerns, and any recommendations prior to filing an application with the Siting Council.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Daniel Patrick", is written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Daniel Patrick

Enclosure

cc: Aimee Pardee, M.A., Town of Redding Zoning/Wetlands Enforcement Officer
Virginia King, MCM Holdings, LLC
Christopher B. Fisher, Esq., Cuddy & Feder LLP
Kenneth C. Baldwin, Esq., Robinson & Cole LLP, Attorney for Verizon
Project Consultant Team

MCM HOLDINGS, LLC (MCM)
PROPOSED WIRELESS TELECOMMUNICATIONS FACILITY

NOTICE OF BALLOON FLOAT

Please be advised that MCM Holdings, LLC (“MCM”) will perform a balloon float on Monday, July 24th, 2023 at the proposed wireless telecommunications tower site located at the Camp Hoyt Training Facility 288 Simpaug Turnpike in the Town of Redding (the “Site”) in furtherance of MCM’s consultation process with the Town of Redding for the development of a wireless telecommunications tower facility at the Site.

The balloon float at the Site will consist of an approximately four-foot diameter brightly colored balloon floated on a tether line to a maximum height of 150 feet above ground level. The balloon will be flown from approximately 9:00 am to 1:00 pm.

If rain or winds will interfere with the balloon being visible or remaining at an accurate height, the float will be rescheduled to Thursday, July 27th, 2023 at the same time.

For updates regarding this balloon float, please visit the Town of Redding website: <https://townofreddingct.org/>. Please note that this is the only notice you will receive in the mail regarding this balloon float. If the balloon float is rescheduled due to weather, updates will be provided on the Town of Redding website.

It should be noted that the Site is private property and members of the public are not permitted to enter the Site.