

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE:

APPLICATION BY MCM HOLDINGS, LLC
FOR A CERTIFICATE OF ENVIRONMENTAL
COMPATIBILITY AND PUBLIC NEED FOR THE
CONSTRUCTION MAINTENANCE AND
OPERATION OF A WIRELESS
TELECOMMUNICATIONS FACILITY AT
3 MARCHANT ROAD (CAMP HOYT), 288
SIMPAUG TURNPIKE (PARCEL NO. 12-29),
REDDING, CONNECTICUT

DOCKET NO. 517

November 1, 2023

**RESPONSES OF MCM HOLDINGS, LLC TO CONNECTICUT SITING COUNCIL
PRE-HEARING INTERROGATORIES**

Notice

Q1. Referencing Application p. 21, how many Town officials/area residents attended the June 8, 2023 public information meeting? What concerns were raised by residents and town officials? How were these concerns addressed?

A1. *Approximately 20-30 residents attended the public information session held at the Town of Redding Town Hall on June 8, 2023 at 6:30pm. The public and town officials raised questions pertaining to the safety of the proposed facility, potential RF emissions impacts, and visibility. The Applicants referred to the information in the Technical Report submitted to the Town of Redding (and available on the Town of Redding's website) as well as explaining the information that would be included in the Application for a Certificate of Environmental Compatibility and Public Need CSC Filing.*

Q2. Referencing Application Attachment 10, of the letters sent to abutting property owners, how many certified mail receipts were received? If any receipts were not returned, which owners did not receive their notice? Were any additional attempts made to contact those property owners?

A2. *Certified mail receipts were sent to all abutting property owners and 24 certified mail receipts were received. The Applicants re-sent notice to 7 abutting property owners by first class mail on September 6, 2023. A copy of this mailing is included in **Attachment 1**.*

Proposed Site

Q3. Pursuant to CGS §16-500, submit a copy of the unredacted lease for the proposed site. A Motion for Protective Order may be submitted for any confidential/proprietary information.

A3. *The unredacted lease was filed under Motion for Protective Order on November 1, 2023.*

- Q4. Provide a copy of the Boy Scouts of America Camp Hoyt map with the tower site shown.
- A4. *Please see the Boy Scouts of America Camp Hoyt map included in **Attachment 2** with the approximate tower location shown in relation to the existing camp site features.*
- Q5. Would construction of the facility affect mapped/identified prime farmland soil? If yes, estimate the amount of soil disturbance. If so, provide a map showing the proposed facility and location of prime farmland soils.
- A5. *Construction of the proposed facility would not impact any mapped or identified prime farmland soil. Please see the Farmland Soils map included as **Attachment 3**.*
- Q6. What is the distance from the centerline of the proposed facility to the nearest property lines of the following parcels:
- a. New Pond Farm Education Center;
 - b. 12 and 4 Marchant Road;
 - c. Westbrook Nature School;
 - d. John Read Middle School;
 - e. 4 Long Ridge Road (DeLuca);
 - f. 256 Umpawaug Road (Miller);
 - g. 10 Fire Hill Lane (Caldwell);
 - h. 235 Simpaug Turnpike (Villamizar);
 - i. 44 Granite Ridge Road (Fogle).
- A6. *The approximate distances from the centerline of the proposed facility to the nearest property lines for the parcels listed above are as follows:*
- a. *New Pond Farm Education Center - ±270'*
 - b. *12 and 4 Marchant Road - ±2,800'*
 - c. *Westbrook Nature School - ±1,600'*
 - d. *John Read Middle School - ±10,300'*
 - e. *4 Long Ridge Road (DeLuca) - ±2,450'*
 - f. *256 Umpawaug Road (Miller) - ±4,800'*
 - g. *10 Fire Hill Lane (Caldwell) - ±6,750'*
 - h. *235 Simpaug Turnpike (Villamizar) - ±990'*
 - i. *44 Granite Ridge Road (Fogle) - ±7,480'*

Proposed Facility and Associated Equipment

- Q7. Would the tower and foundation be designed to accommodate an increase in tower height?
- A7. *The tower and foundation are not currently designed to accommodate any future height increase or extension.*
- Q8. Referencing Application p. 21, how will MCM recover the facility construction cost?
- A8. *MCM anticipates recovering its construction cost of the facility through rent income received from its tenant carriers.*

Q9. Is the project, or any portion of the project, proposed to be undertaken by state departments, institutions or agencies, or to be funded in whole or in part by the state through any contract or grant?

A9. No.

Q10. Referencing Application p. 4, MCM indicates it would sublease space on the proposed facility for tenants such as Verizon, AT&T, T-Mobile, **OSPD** and others. Please identify OSPD.

A10. *The Applicant advises that the reference to OSPD on Application Page 4 is a typo. Sublease space on the tower has been made available to the local emergency responders at the Redding Fire District #2 (West Redding Fire Department) if they choose to collocate.*

Q11. Referencing Application p. 4, Verizon would locate at a centerline height of 146 feet and referencing Application p. 14, Verizon would locate at a centerline height of 154 feet. Please identify the correct centerline height of Verizon's installation.

A11. *Verizon is proposed to collocate at a centerline height of 146', as depicted on Sheet CP-1 of the revised Site Plans produced by All-Points Technology Corp., P.C. (APT) dated October 30, 2023 ("Revised Site Plans") included as **Attachment 4**.*

Q12. Referencing Application p. 19 and 2018 Redding Plan of Conservation and Development p. 8-2, how could the proposed facility interact with the existing tower at the Redding Ridge Fire Department to relieve the "burgeoning need for more widespread reliable wireless communications for residents and public entities?" What is the address of the Redding Ridge Fire Department?

A12. *The address of the Redding Ridge Fire Department is 186 Black Rock Turnpike, Redding Connecticut. The Redding Plan of Conservation and Development acknowledges the "burgeoning need for more widespread and reliable wireless communications" in reference to the existing facility at the Redding Ridge Fire Department. With the acknowledged need for more widespread and reliable wireless communications, the Applicant submits that the proposed facility will assist in addressing this need by providing improved telecommunications services and resources within the Town of Redding, including increased resources for medical response technicians and emergency responders.*

Q13. Were any stealth designs considered for the proposed facility?

A13. *The Applicant proposes to paint the proposed tower facility brown to best reflect the surrounding forested environment.*

Public Health and Safety

Q14. What is the maximum wind speed tolerance for the proposed tower and antenna mounts?

A14. *The tower will be designed to 120 mph Basic Design Wind Speed, per Appendix P of the 2022 Connecticut State Building Code.*

Q15. Pursuant to CGS §16-50p(a)(3)(G), identify the safety standards and/or codes by which equipment, machinery or technology that would be used or operated at the proposed facility. What structural design codes apply to the tower and antenna mounts?

A15. *The facility would be constructed and maintained in accordance with the following standards and/or codes:*

- 2021 International Building Code.
- 2020 National Electric Code (NFPA 70).
- 2021 International Mechanical Code.
- 2022 Connecticut State Fire Prevention Code.
- 2022 Connecticut State Fire Safety Code (NFPA 101).
- ANSI/TIA-222-H "Structural Standard for Antenna Supporting Structures Antennas and Small Wind Turbine Support Structures".
- Occupational Safety and Health Administration (OSHA).

The structural design standards applicable to the proposed antenna mount are ANSI/TIA-222-H "Structural Standard for Antenna Supporting Structures and Antennas and Small Wind Turbine Support Structures" and TIA-5053 "Mounting System Classification".

Q16. What measures are proposed for the site to ensure security and deter vandalism? (Including alarms, gates, locks, anti-climb fence and/or tower design, etc.)

A16. *The tower and related equipment would be surrounded by an 8'-tall security fence and a locked gate. Verizon's radio equipment cabinets are equipped with silent intrusion alarms. If someone attempts to tamper with or break into the cabinet, cell site technicians monitoring the site will be alerted and local police will be contacted.*

Q17. Is the proposed facility located within a Department of Energy and Environmental Protection (DEEP) designated Aquifer Protection Area or a public water supply watershed area?

A17. *The proposed facility is not located within a DEEP designated Aquifer Protection Area ("APA"). The nearest APA is located approximately 4.3 miles to the northeast in the Town of Bethel. The proposed facility is located within the Aquarion Water Co. of CT – Main System public water supply watershed. A resource protection plan that is consistent with typical recommendations by the Drinking Water Section of the Connecticut Department of Health has been included on Sheet N-1 of the Revised Site Plans included as **Attachment 4** and will be implemented by MCM.*

Q18. Besides Verizon's emergency backup power generator, what other facility equipment generates noise? Would the noise from this equipment (non-emergency backup power sources) comply with Department of Energy and Environmental Protection noise control standards at the property boundaries?

A18. *Cellco's radio equipment cabinet, with its door-mounted air conditioning cooling fans specifies maximum noise levels of <60 dBA (equivalent to the sound level of a conversation) at a distance of 5' from the cabinets. The cabinets will be located more than 300' from the nearest property boundary and will comply with DEEP's standards at the*

property boundaries. No other noise-producing equipment is proposed aside from the Cellco's generator, which as the Council is aware, is exempt from noise regulations as "noise created as a result of, or relating to, an emergency."

Environmental Effects and Mitigation Measures

- Q19. Application p. 16 describes a July 13, 2023 black cohosh survey was conducted in relation to the DEEP Natural Diversity Database Determination letter for the site and no plants were found. Provide a copy of the survey. Was a copy provided to DEEP for comment?
- A19. *A survey for black cohosh, a larval food plant for the Appalachian blue butterfly which is a State-listed Endangered species, was performed on July 13, 2023 by APT. No black cohosh was identified within, or proximate to, the limit of disturbance associated with construction of the proposed Facility. A copy of APT's State-Listed Plant Species Survey, dated August 3, 2023, is included as **Attachment 5**. Since no black cohosh was identified and the DEEP NDDDB letter did not require it, a copy of the report was not provided to DEEP.*
- Q20. Application Attachment 8 states a follow up survey would be conducted in Spring 2023 of a vernal pool located in Wetland 2 that was previously identified in 2017. Provide a copy of the 2017 and/or 2023 survey report and describe how the proposed construction of the facility would comply with the 2015 U.S. Army Corps of Engineers Best Management Practices for Vernal Pools.
- A20. *APT performed a vernal pool survey in April 2023 that confirmed field data previously collected during the spring of 2017 that Wetland 2 supports breeding habitat for obligate vernal pool species: the wood frog and spotted salamander. The findings of those surveys and an analysis of the proposed facility's potential impact to the vernal pool contained within Wetland 2 in accordance with the Army Corps of Engineers vernal pool BMPs is provided in APT's Wetland & Vernal Pool Impact Analysis report, dated June 6, 2023, included as **Attachment 6**.*
- Q21. Application p. 18 states the proposed site is 48 feet from the nearest wetland. What is the distance of the limit of disturbance, the proposed access road, and the proposed compound from the wetland?
- A21. *The distance from the nearest limit of disturbance ("LOD") to Wetland 1 is ±19', associated with the LOD of the proposed access drive. The nearest point of the proposed access drive to Wetland 1 is ±24'. The nearest point of the proposed compound to Wetland 1 is ±48'.*
- Q22. Application Attachment 6, Avian resources map shows the proposed site within a "protected open space" area. Is the site within an area designated as open space? If yes, what organization owns the open space rights? Is a wireless telecommunications facility permitted within this designated open space area according to the property deed?
- A22. *The "protected open space" data layer depicted on the Avian resources map includes various open space categories from publicly available data from DEEP, including both Federal-, State-, municipal-designated protected open space and privately owned lands that are primarily open space, such as fish and game clubs and camps. The BSA Camp*

Hoyt falls in the privately owned category and is not encumbered by any open space rights that would preclude the proposed Facility.

The Applicant is unaware of any deed restriction that would prohibit the construction and maintenance of the proposed tower at this location.

Q23. What is the height of the tree canopy in the area surrounding the tower?

A23. *The average height of the tree canopy in the vicinity of the tower is approximately 85' AGL.*

Q24. Referencing Sheet C-2 behind Tab 5 of the Application, is it possible to install evergreen landscaping trees that are 8 feet high? Would the planting plan for larger evergreen trees be different than the depiction on Sheet C-2?

A24. *The Revised Site Plans included as **Attachment 4** have been revised to propose 8'-tall evergreen plantings. The Detail on Drawing C-2 is still applicable and will not need to be revised.*

Q25. Referencing the June 6, 2023 SHPO correspondence behind Tab 6 of the Application:

- a. What is Preservation Connecticut?
- b. What is the definition of "creative places?"
- c. Who completed the survey?
- d. What areas are included within Preservation Connecticut's Creative Places survey?

A25. *The Applicant submits the following responses and clarifications in regards to the referenced SHPO correspondence:*

- a. *Preservation Connecticut is a non-profit organization that seeks to preserve, protect, and promote resources that contribute to the heritage and vitality of Connecticut and its communities.*
- b. *Creative Places as defined by Preservation Connecticut and its "Creative Places Project" are deemed significant sites associated with artists, writers, and their work, primarily during the period of 1913 to 1979.*
- c. *Preservation Connecticut completed the survey with funding from the SHPO.*
- d. *The Creative Places Project survey included the State of Connecticut. Two properties identified from the survey are located within 0.5-mile of the proposed facility: the Charles Ives House located at 240 Umpawaug Road, and the Orson Marchant House located at 51 Marchant Road.*

Q26. Submit photographic site documentation with notations linked to the site plans or a detailed aerial image that identifies locations of site-specific and representative site features. The submission should include photographs of the site from public road(s) or publicly accessible area(s) as well as Site-specific locations depicting site features including, but not necessarily limited to, the following locations as applicable:

For each photo, please indicate the photo viewpoint direction and stake or flag the locations of site-specific and representative site features. Site-specific and representative site features include, but are not limited to, as applicable:

- a. wetlands, watercourses and vernal pools;
- b. forest/forest edge areas;
- c. agricultural soil areas;
- d. sloping terrain;
- e. proposed stormwater control features;
- f. nearest residences;
- g. Site access and interior access road(s);
- h. tower location/compound;
- i. clearing limits/property lines;
- j. mitigation areas; and
- k. any other noteworthy features relative to the Project.

A photolog graphic must accompany the submission, using a site plan or a detailed aerial image, depicting each numbered photograph for reference. For each photo, indicate the photo location number and viewpoint direction, and clearly identify the locations of site specific and representative site features shown (e.g., physical staking/flagging or other means of marking the subject area).

The submission shall be delivered electronically in a legible portable document format (PDF) with a maximum file size of <20MB. If necessary, multiple files may be submitted and clearly marked in terms of sequence.

*A26. Please see the Remote Field Review included as **Attachment 7** in response to this inquiry.*

CERTIFICATE OF SERVICE

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

Kenneth C. Baldwin, Esq.
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280 Trumbull Street
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Suzanne Fogle
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JoAnn Villamizar
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Dino Trevisani
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November 1, 2023



Lucia Chiochio, Esq.
Daniel Patrick, Esq.
Cuddy & Feder LLP
445 Hamilton Ave, 14th Floor
White Plains, NY 10601
(914)-761-1300
Attorneys for the Applicant

cc: MCM Holdings, LLC

ATTACHMENT 1



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cuddyfeder.com

Lucia Chiochio, Esq.
lchiochio@cuddyfeder.com

September 6, 2023

VIA FIRST CLASS MAIL
CONNECTICUT YANKEE COUNCIL INC
BOY SCOUTS OF AMERICA
3 MARCHANT RD
REDDING, CT 06896

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

Dear Sir or Madam:

Our office previously attempted to contact you on behalf of our client, MCM Holdings, LLC, with respect to the above-referenced matter. A certified return receipt envelope was sent to your attention on August 7, 2023, but a signed receipt was not returned. The address listed for you corresponds with the records on file with the Town of Redding Assessor's Office as an owner of property abutting the subject parcel detailed in the attached notice. This letter along with a copy of the notice sent on August 7, 2023, is being sent via first class mail in the hope that this method may be successful in reaching you.

If you have any questions concerning this information, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in blue ink that reads 'Lucia Chiochio'.

Lucia Chiochio

Enclosures



445 Hamilton Avenue, 14th Floor
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F 914 761 5372
cuddyfeder.com

Lucia Chiocchio
lchiocchio@cuddyfeder.com

August 7, 2023

**VIA CERTIFIED MAIL/
RETURN RECEIPT REQUESTED**
CONNECTICUT YANKEE COUNCIL INC
BOY SCOUTS OF AMERICA
3 MARCHANT RD
REDDING, CT 06896

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

Dear Sir or Madam:

We are writing on behalf of our client MCM Holdings, LLC (“MCM”) with respect to the above referenced matter and our client’s intent to file an application with the State of Connecticut Siting Council (“CSC”) for approval of a proposed wireless communications tower (the “Facility”) within the Town of Redding.

State Law requires that record owners of property abutting a parcel on which a facility is proposed be sent notice of an applicant’s intent to file an application with the CSC. The Facility is proposed to be constructed at the property owned by the Connecticut Yankees Council Inc. (Boy Scouts of America) located at 3 Marchant Road in the Town of Redding (the “Parcel” or “Camp Hoyt”), identified as Parcel ID 12-29 on the Town of Redding Tax Map. We are writing to you to provide notice as you are an abutting neighbor to 3 Marchant Road. The Facility is proposed as a monopole structure that is 150’ tall located within a fenced compound in the center of the approximately 174-acre host parcel with access from Simpaug Turnpike. Verizon’s antennas would be installed at a centerline height of approximately 146’ above grade level. Additional details are provided in the notice included with this letter.

The location, height and other features of the Facility are subject to review and potential change by the CSC under the provisions of Connecticut General Statutes §16-50g et seq.

If you have any questions concerning this application, please contact the CSC or the undersigned after August 14, 2023, the date which the application is expected to be on file.

Very truly yours,

A handwritten signature in cursive script that reads 'Lucia Chiocchio'.

Lucia Chiocchio

Enclosure

NOTICE

NOTICE IS HERBY GIVEN, pursuant to Section 16-50g et seq. of the Connecticut General Statutes, as amended, and Section 16-50j-1 et seq. of the Regulations of Connecticut State Agencies, as amended, of the intent of MCM Holdings, LLC (“MCM”) (the “Applicant”) to file an Application for a Certificate of Environmental Compatibility and Public Need with the Connecticut Siting Council (“Siting Council”) on or after August 14, 2023 to construct a wireless telecommunications tower facility (“Facility”) at 3 Marchant Road in the Town of Redding.

The Facility is proposed on an approximately 174-acre parcel of land owned by the Connecticut Yankees Council Inc. (Boy Scouts of America) located at 3 Marchant Road in the Town of Redding (the “Parcel” or “Camp Hoyt”) and is identified as Parcel ID 12-29 on the Town of Redding Tax Map.

The Facility consists of a monopole structure that is 150’ tall located within a fenced equipment compound in the center of the approximately 174-acre host parcel with access from Simpaug Turnpike. Verizon’s antennas would be installed at a centerline height of approximately 146’ above grade level and the Facility will be designed to support the antennas and equipment of other FCC licensed wireless carriers as well as local emergency communications equipment.

The Application explains the need, purpose and benefits of the Facility and also describes the environmental impacts of the proposed Facility.

Interested parties and residents of Redding, Connecticut are invited to review the Application during normal business hours after August 14, 2023 when the Application is anticipated to be filed, at the following offices:

Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Michele R. Grande, MCTC-MCC
Town Clerk & Registrar of Vital Statistics
Town Hall
100 Hill Road
Redding, CT 06896

Or the offices of the undersigned. All inquiries should be addressed to the Connecticut Siting Council or to the undersigned:

Lucia Chiocchio, Esq.
Daniel Patrick, Esq.
Cuddy & Feder LLC
445 Hamilton Ave, 14th Floor
White Plains, NY 10601
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Lucia Chiochio, Esq.
lchiochio@cuddyfeder.com

September 6, 2023

VIA FIRST CLASS MAIL

Joann Villamizar
235 Simpaug Tpke
Redding, CT 06896-0629

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

Dear Ms. Villamizar:

Our office previously attempted to contact you on behalf of our client, MCM Holdings, LLC, with respect to the above-referenced matter. A certified return receipt envelope was sent to your attention on August 7, 2023, but a signed receipt was not returned. The address listed for you corresponds with the records on file with the Town of Redding Assessor's Office as an owner of property abutting the subject parcel detailed in the attached notice. This letter along with a copy of the notice sent on August 7, 2023, is being sent via first class mail in the hope that this method may be successful in reaching you.

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Very truly yours,

A handwritten signature in blue ink that reads 'Lucia Chiochio'. The signature is written in a cursive, flowing style.

Lucia Chiochio

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August 7, 2023

**VIA CERTIFIED MAIL/
RETURN RECEIPT REQUESTED**

VILLAMIZAR JOANN
235 SIMPAUG TPKE
REDDING, CT 06869-0629

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

Dear Ms. Villamizar:

We are writing on behalf of our client MCM Holdings, LLC (“MCM”) with respect to the above referenced matter and our client’s intent to file an application with the State of Connecticut Siting Council (“CSC”) for approval of a proposed wireless communications tower (the “Facility”) within the Town of Redding.

State Law requires that record owners of property abutting a parcel on which a facility is proposed be sent notice of an applicant’s intent to file an application with the CSC. The Facility is proposed to be constructed at the property owned by the Connecticut Yankees Council Inc. (Boy Scouts of America) located at 3 Marchant Road in the Town of Redding (the “Parcel” or “Camp Hoyt”), identified as Parcel ID 12-29 on the Town of Redding Tax Map. We are writing to you to provide notice as you are an abutting neighbor to 3 Marchant Road. The Facility is proposed as a monopole structure that is 150’ tall located within a fenced compound in the center of the approximately 174-acre host parcel with access from Simpaug Turnpike. Verizon’s antennas would be installed at a centerline height of approximately 146’ above grade level. Additional details are provided in the notice included with this letter.

The location, height and other features of the Facility are subject to review and potential change by the CSC under the provisions of Connecticut General Statutes §16-50g et seq.

If you have any questions concerning this application, please contact the CSC or the undersigned after August 14, 2023, the date which the application is expected to be on file.

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Lucia Chiocchio

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Lucia Chiochio, Esq.
lchiochio@cuddyfeder.com

September 6, 2023

VIA FIRST CLASS MAIL

VAN HARWEGAN DEN BREEMS ESTHER
193 Simpaug Tpke
W Redding, CT 06896-1201

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

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August 7, 2023

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VAN HARWEGEN DEN BREEMS ESTHER
193 SIMPAUG TPKE
W REDDING, CT 06896-1201

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A handwritten signature in cursive script that reads "Lucia Chiocchio".

Lucia Chiocchio

Enclosure

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10 Franklin Square
New Britain, CT 06051

Michele R. Grande, MCTC-MCC
Town Clerk & Registrar of Vital Statistics
Town Hall
100 Hill Road
Redding, CT 06896

Or the offices of the undersigned. All inquiries should be addressed to the Connecticut Siting Council or to the undersigned:

Lucia Chiocchio, Esq.
Daniel Patrick, Esq.
Cuddy & Feder LLC
445 Hamilton Ave, 14th Floor
White Plains, NY 10601
(914) 761-1300



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Lucia Chiochio, Esq.
lchiochio@cuddyfeder.com

September 6, 2023

VIA FIRST CLASS MAIL

TOWN OF REDDING
2 Marchant Rd
Redding, CT 06896-2007

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

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F 914 761 5372
cuddyfeder.com

Lucia Chiocchio
lchiocchio@cuddyfeder.com

August 7, 2023

**VIA CERTIFIED MAIL/
RETURN RECEIPT REQUESTED**

TOWN OF REDDING
2 MARCHANT RD
REDDING, CT 06896-2007

Re: MCM Holdings, LLC
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cuddyfeder.com

Lucia Chiochio, Esq.
lchiochio@cuddyfeder.com

September 6, 2023

VIA FIRST CLASS MAIL

Robert MacFarlane
Jean MacFarlane
PO Box 172
West Redding, CT 06896

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

Dear Mr. and Ms. MacFarlane:

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F 914 761 5372
cuddyfeder.com

Lucia Chiocchio
lchiocchio@cuddyfeder.com

August 7, 2023

**VIA CERTIFIED MAIL/
RETURN RECEIPT REQUESTED**

MACFARLANE ROBERT & JEAN
PO BOX 172
WEST REDDING, CT 06896

Re: MCM Holdings, LLC
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3 Marchant Road (Camp Hoyt), Town of Redding Connecticut

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Lucia Chiochio, Esq.
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September 6, 2023

VIA FIRST CLASS MAIL

Robert MacFarlane
Jean MacFarlane
19 Marchant Rd
West Redding, CT 06896

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August 7, 2023

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19 MARCHANT RD
WEST REDDING, 06896-0172

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lchiochio@cuddyfeder.com

September 6, 2023

VIA FIRST CLASS MAIL

AQUARION WATER COMPANY OF CT
ATTN: TAX
17 Station Rd
Redding, CT 06896

Re: MCM Holdings, LLC
Wireless Telecommunications Tower Facility
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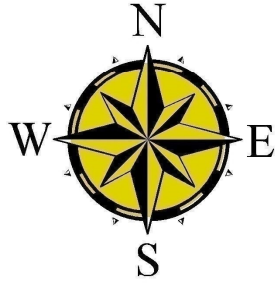
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ATTACHMENT 2

John Sherman Hoyt Scout Reservation

Connecticut Yankee Council
 Boy Scouts of America
 Redding, CT
 174 Acres
 Ranger: Greg Zap

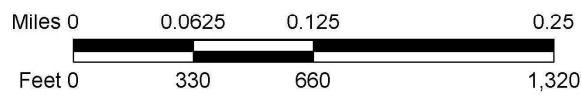


Trail	FEET	MILES
Yellow Trail	1,757	0.33
Blue Trail	5,447	1.03
Red Trail	6,898	1.31
Orange Trail	618	0.12
White Trail	543	0.10

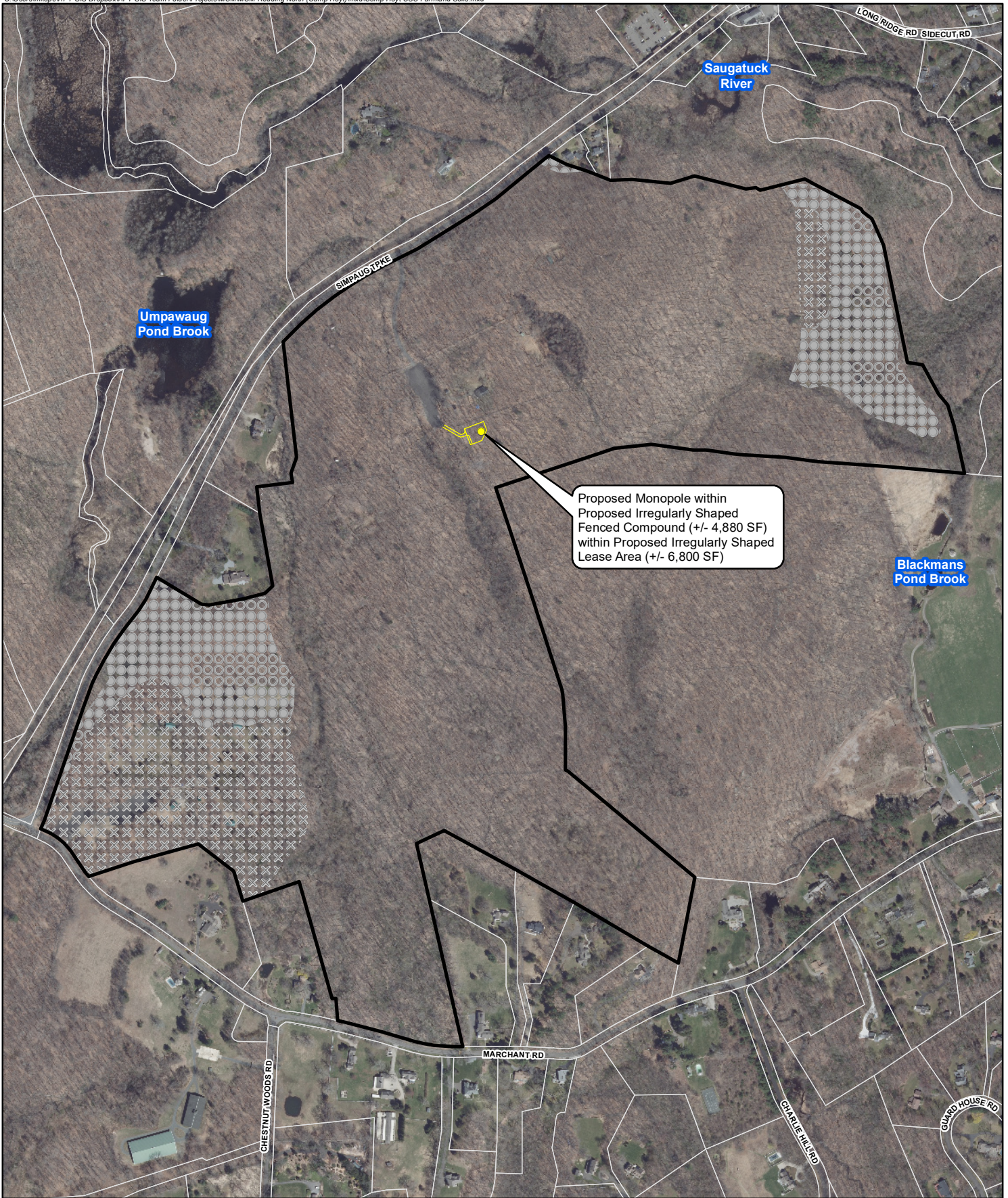
Approximate Proposed Facility Location

Legend

Trails	Pavillions	Garnet Mine	Streams
Blue	Grant	Council Ring	Rock Walls
Orange	Jackson	Camp Sites	Water Pump
Red	Eisenhower	Parking	Open Fields
White	Cabin	Kiosk	Maintenance Road
Yellow	Ranges	Signposts	Contours 10 ft
Unblazed	Latrines	Wetlands	Railroad



ATTACHMENT 3



Proposed Monopole within Proposed Irregularly Shaped Fenced Compound (+/- 4,880 SF) within Proposed Irregularly Shaped Lease Area (+/- 6,800 SF)

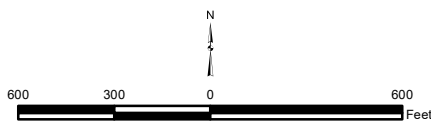
- Legend**
- Proposed Monopole
 - Proposed Site Layout
 - Subject Property
 - Approximate Parcel Boundary

- Farmland Soils (37.6 Acres Total)**
- Prime Farmland Soils (19.4 Acres)
 - Statewide Important Farmland Soils (18.2 Acres)

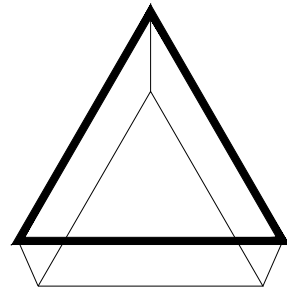
Farmland Soils

Proposed Wireless Telecommunications Facility
 Camp Hoyt Redding
 3 Marchant Road
 Redding, Connecticut

Map Notes:
 Base Map Source: 2019 CT ECO Imagery
 Map Scale: 1 inch = 600 feet
 Map Date: October 2023



ATTACHMENT 4



MCM HOLDINGS LLC
 40 WOODLAND STREET
 HARTFORD, CT 06105
 OFFICE: (888) 973-7483

WIRELESS TELECOMMUNICATIONS FACILITY

CAMP HOYT

3 MARCHANT ROAD REDDING, CT 06896

MCM HOLDINGS LLC
 40 WOODLAND STREET
 HARTFORD, CT 06105
 OFFICE: (888) 973-7483

Cellco Partnership d/b/a
verizon
 WIRELESS

20 ALEXANDER DRIVE
 WALLINGFORD, CT 06492

ALL-POINTS
 TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
 WATERFORD, CT 06385 PHONE: (860)-663-1697
 WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PETITION DOCUMENTS		
NO	DATE	REVISION
0	01/26/23	FOR REVIEW: RCB
1	02/17/23	CLIENT REVISIONS: RCB
2	10/30/23	INTERROGATORY REVS: RCB
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.
 COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
 ADD: 567 VAUXHALL STREET EXT. SUITE 311 WATERFORD, CT 06385

DEVELOPER: MCM HOLDINGS LLC
 ADDRESS: 40 WOODLAND STREET HARTFORD, CT 06132 (888) 973-7483

MCM HOLDINGS, INC. CAMP HOYT

SITE ADDRESS: 3 MARCHANT ROAD REDDING, CT 06896

APT FILING NUMBER: CT524100

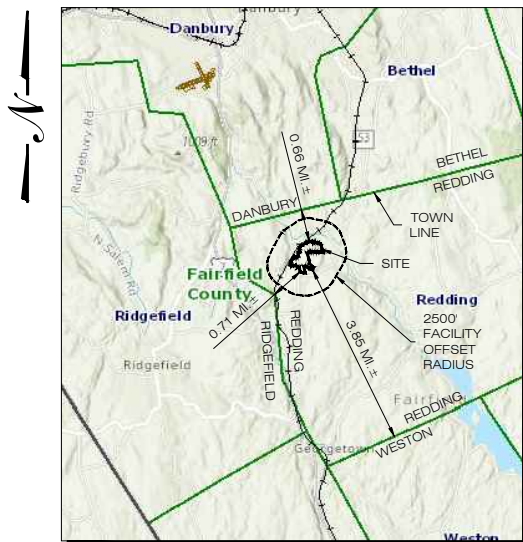
DATE: 01/26/23 DRAWN BY: JAB
 CHECKED BY: RCB

SHEET TITLE:

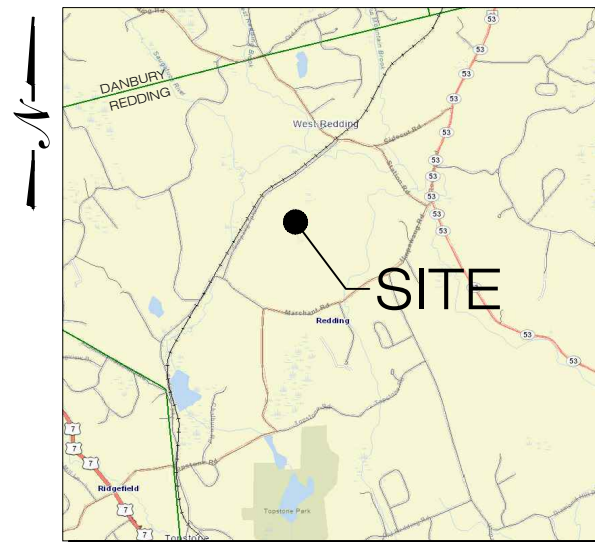
TITLE SHEET

SHEET NUMBER:

T-1



MUNICIPAL NOTIFICATION LIMIT MAP
 SCALE: 1" = 2 Miles



VICINITY MAP
 SCALE: N.T.S.

DRAWING INDEX

- T-1 TITLE SHEET
- VB101 COMPILATION & TOPOGRAPHIC SURVEY
- SP-1 SITE PLAN & ABUTTERS MAP
- SP-2 PARTIAL SITE PLAN
- CP-1 COMPOUND PLAN & ELEVATION
- C-1 SITE DETAILS
- C-2 EROSION CONTROL & PLANTING DETAILS
- C-3 VERIZON EQUIPMENT PLAN & DETAILS
- N-1 WETLAND PROTECTION NOTES

SITE INFORMATION

PROJECT LOCATION: 3 MARCHANT ROAD REDDING, CT 06896

PROJECT DESCRIPTION: PROPOSED RAWLAND SITE W/ GROUND EQUIPMENT WITHIN 4,880± SF TELECOMMUNICATIONS COMPOUND W/ PROPOSED 150'± AGL GALVANIZED MONOPOLE

PROPERTY DEVELOPER: MCM HOLDINGS LLC 40 WOODLAND STREET HARTFORD, CT 06132

DEVELOPER CONTACT: VIRGINIA KING (888) 973-7483

ENGINEER CONTACT: ROBERT C. BURNS, P.E. (860) 552-2036

LATITUDE: 41° 19' 11.80" N
 LONGITUDE: 73° 26' 16.90" W
 ELEVATION: 522.3± AMSL

MAP: 12
 LOT: 29
 ZONE: R-2

OWNER:
 CONNECTICUT YANKEE COUNCIL, INC.
 60 WELLINGTON RD. BOX 32 MILFORD, CT 06460

APPLICANTS:
 MCM HOLDINGS LLC
 40 WOODLAND STREET HARTFORD, CT 06105
 VIRGINIA KING
 OFFICE: (888) 973-7483

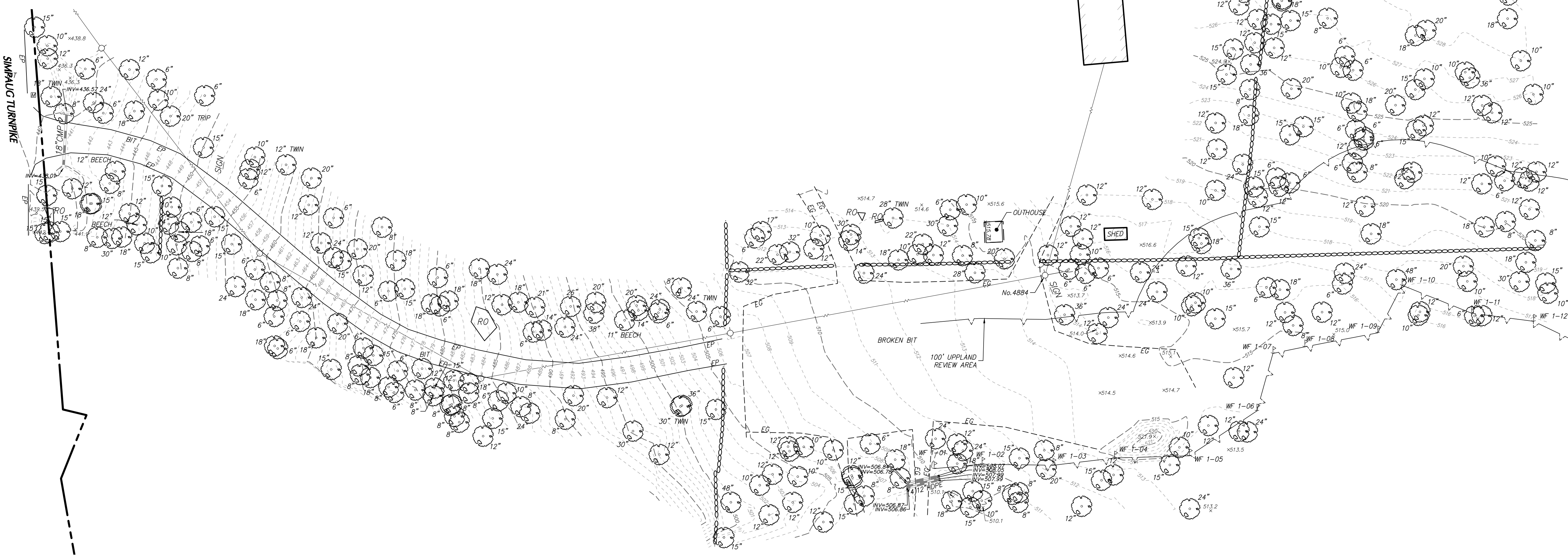
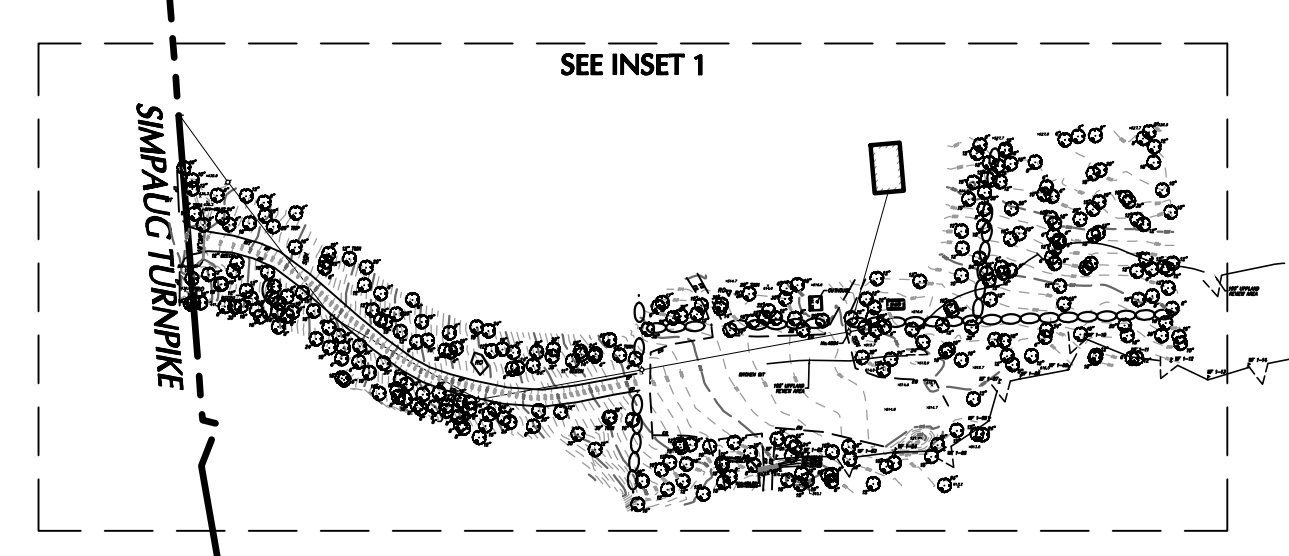
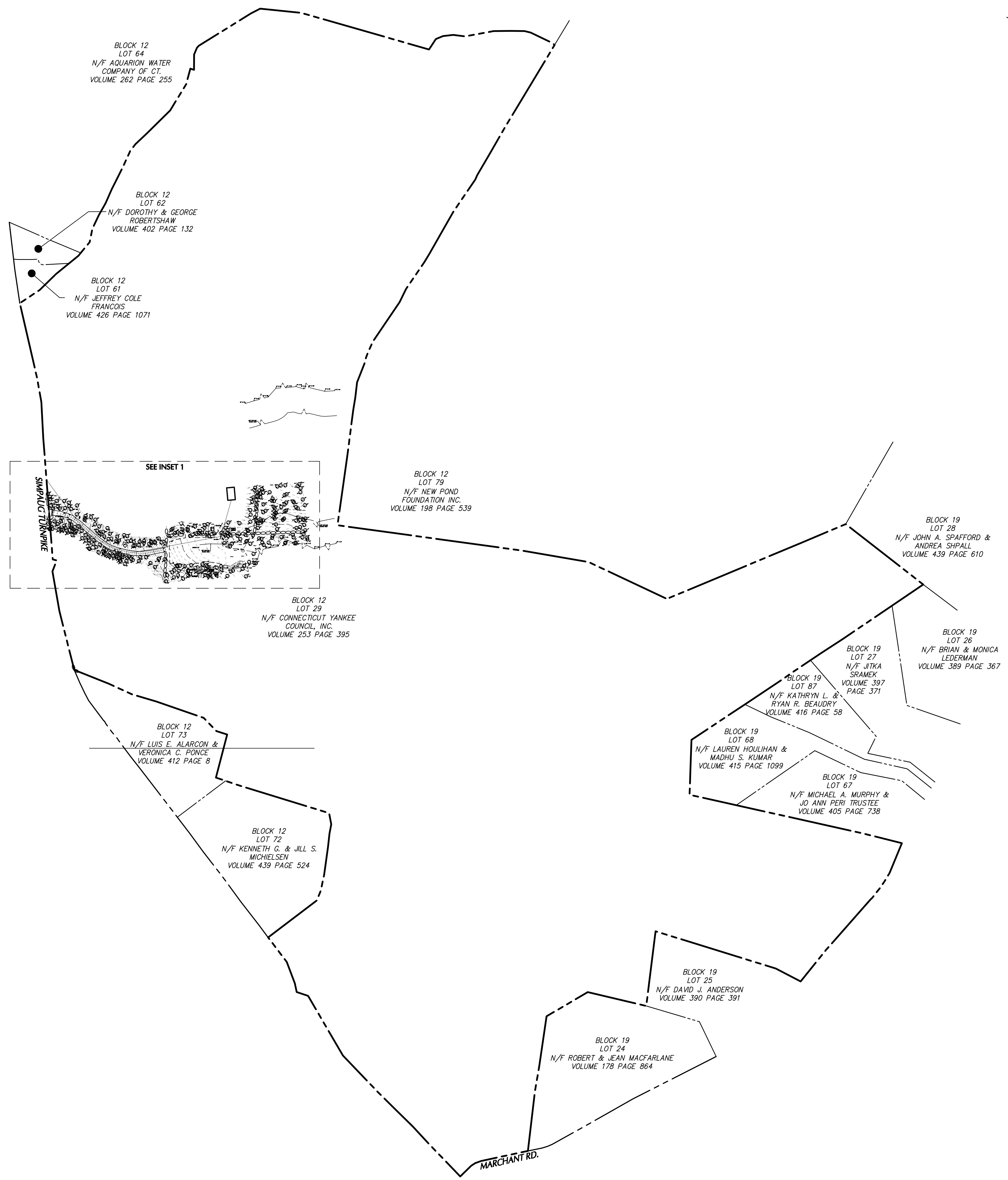
PROJECT ATTORNEY:
 CUDDY & FEDER, LLP
 445 HAMILTON AVENUE 14TH FLOOR WHITE PLAINS, NY 10601 (914) 761-1300

POWER PROVIDER:
 EVERSOURCE:
 MICHAEL BOGUES (203) 270-5814 APPLICATION #11633747

TELCO PROVIDER:
 OPTIMUM (866) 347-4784

CALL BEFORE YOU DIG:
 (800) 922-4455

GOVERNING CODES:
 CONNECTICUT STATE BUILDING CODE, LATEST EDITION
 NATIONAL ELECTRIC CODE, LATEST EDITION TIA-222-H

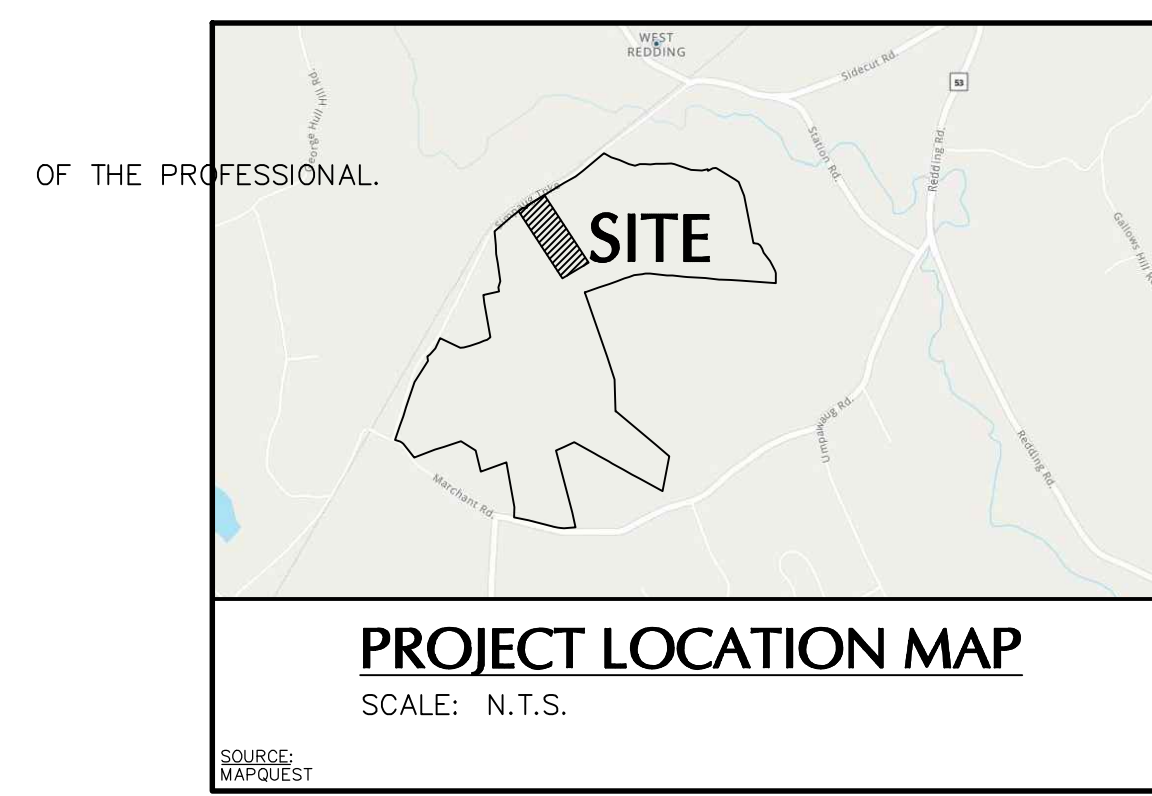


LEGEND (NOT SHOWN TO SCALE)

•	BOLLARD
□	MAILBOX
△	SIGN
○	TREE
○	GLY WIRE
○	LIGHT POLE
○	POWER POLE
○	WETLAND FLAG
x.262.3	SPOT ELEVATION
BT	BITUMINOUS
CONC	CONCRETE
OP	CONCRETE PAD
BOH	BUILDING OVERHANG
---	OVERHEAD WIRE
---	EASEMENT LINE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	CONTOUR LINE
---	WETLAND LINE

NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- THIS SURVEY IS A COMPILATION PLAN CONFORMING TO A HORIZONTAL ACCURACY OF CLASS D AND A TOPOGRAPHIC SURVEY CONFORMING TO A 1/2" ACCURACY. THIS BOUNDARY PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. THE PURPOSE OF THIS SURVEY IS TO DEPICT TOPOGRAPHIC FEATURES.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 - A TITLE COMMITMENT WAS NOT PROVIDED.
 - MAP TITLED "MAP OF PROPERTY SURVEYED FOR RAMONA B. PARKER, REDDING, CONN.," DATED DEC. 1936 & LATER.
 - FILED MAP No. 915 IN THE REDDING TOWN CLERK'S OFFICE TITLED "SURVEY PREPARED FOR ALICE B. SANFORD, REDDING, CONN.," DATED JAN. 1963, FILED FEBRUARY 7, 1963.
 - FILED MAP No. 1482 IN THE REDDING TOWN CLERK'S OFFICE TITLED "MAP PREPARED FOR JANICE POLJAK, REDDING, CONNECTICUT," DATED SEPTEMBER 24, 1971, FILED MARCH 15, 1973.
 - FILED MAP No. 1160 IN THE REDDING TOWN CLERK'S OFFICE TITLED "MAP OF PROPERTY PREPARED FOR RALPH E. MEGUIRE, REDDING, CONN.," DATED JULY 5, 1967, FILED JULY 7, 1967.
 - FILED MAP No. 1417 IN THE REDDING TOWN CLERK'S OFFICE TITLED "SURVEY PREPARED FOR HELEN K. VENNING, SITUATED IN THE TOWN OF REDDING, FAIRFIELD COUNTY, CONNECTICUT," DATED JULY 26, 1967, FILED JANUARY 27, 1972.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD85) (GEOID 18) AS DETERMINED BY GNSS.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF NOVEMBER 2022.
- AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "FAIRFIELD COUNTY, CONNECTICUT PANEL 229 OF 626, MAP NUMBER 09010102229F, EFFECTIVE DATE JUNE 18, 2010, THE PROJECT AREA IS IN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- WETLAND INFORMATION PROVIDED BY ALL-POINTS TECHNOLOGY CORPORATION.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL.



Date	ADDED WETLAND INFORMATION FROM OTHERS	No.
1/11/2023		1

REVISIONS

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

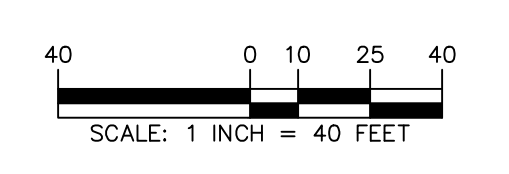
SIGNATURE: *Andrew Ives* DATE SIGNED: 1/11/2023
 ANDREW IVES
 PROFESSIONAL LAND SURVEYOR
 CT Lic. No. 70286

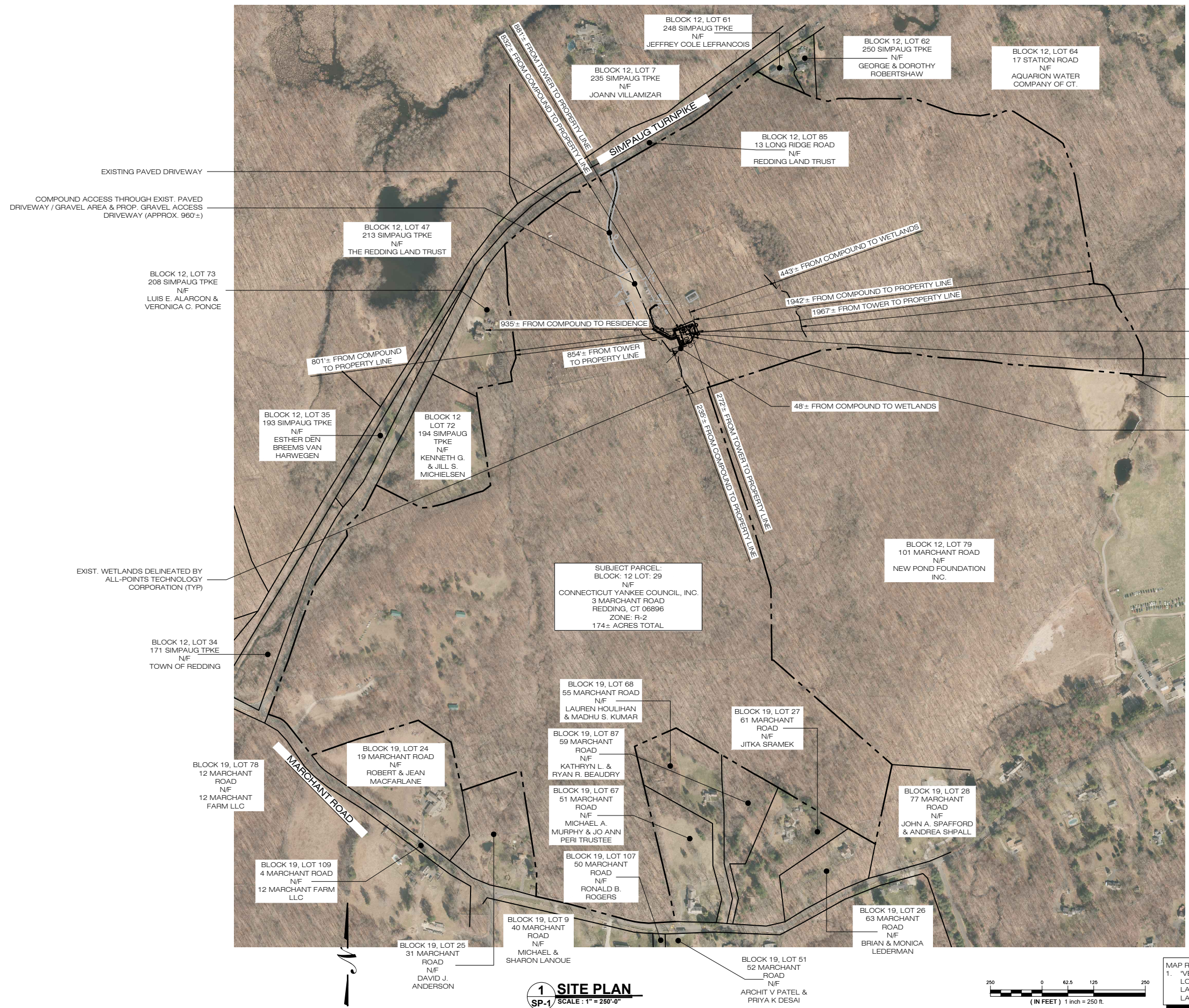
LANGAN
 Langan CT, Inc.
 555 Long Wharf Drive
 New Haven, CT 06511
 T: 203.562.5771 F: 203.789.6142 www.langan.com

Project: **PROPOSED CELL TOWER LOCATION**
 BLOCK No. 12, LOT No. 29
 TOWN OF REDDING
 FAIRFIELD COUNTY CONNECTICUT

COMPILATION & TOPOGRAPHIC SURVEY

Project No.	140260801	Drawing No.	VB101
Date	DECEMBER 5, 2022	Drawn By	SLW
Checked By	AGI	Sheet	1 of 1





EXIST. WETLANDS DELINEATED BY ALL-POINTS TECHNOLOGY CORPORATION (TYP)

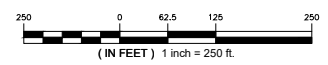
PROJECT LIMITS OF DISTURBANCE (L.O.D.) = 13,300± SF (0.31± ACRES)

PROP. 150'± AGL MONOPOLE (PAINTED BROWN)

PROPERTY LINE (TYP.)

PROP. 6,800± SF IRREGULARLY SHAPED LEASE AREA & 4,880± SF FENCED GRAVEL COMPOUND AREA

1 SITE PLAN
 SP-1 SCALE: 1" = 250'-0"



MAP REFERENCES:
 1. "VB101- COMPILATION & TOPOGRAPHIC SURVEY, PROPOSED CELL TOWER LOCATION, BLOCK NO. 12, LOT NO. 29, TOWN OF REDDING. PREPARED BY LANGANI CT, INC., 555 LONG WHARF DRIVE, NEW HAVEN, CT 06551. LATEST REVISION DATED: JANUARY 11, 2023.

MCM HOLDINGS LLC
 40 WOODLAND STREET
 HARTFORD, CT 06105
 OFFICE: (888) 973-7483

Cellco Partnership d/b/a
verizon
 WIRELESS

20 ALEXANDER DRIVE
 WALLINGFORD, CT 06492

ALL-POINTS
 TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311
 WATERFORD, CT 06385 PHONE: (860)-663-1697
 WWW.ALLPOINTS TECH.COM FAX: (860)-663-0935

PETITION DOCUMENTS		
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3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.
 COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
 ADD: 567 VAUXHALL STREET EXT. SUITE 311 WATERFORD, CT 06385

DEVELOPER: MCM HOLDINGS LLC
 ADDRESS: 40 WOODLAND STREET HARTFORD, CT 06132 (888) 973-7483

MCM HOLDINGS, INC. CAMP HOYT

SITE ADDRESS: 3 MARCHANT ROAD REDDING, CT 06896

APT FILING NUMBER: CTS24100

DATE: 01/26/23 DRAWN BY: JAB
 CHECKED BY: RCB

SHEET TITLE:

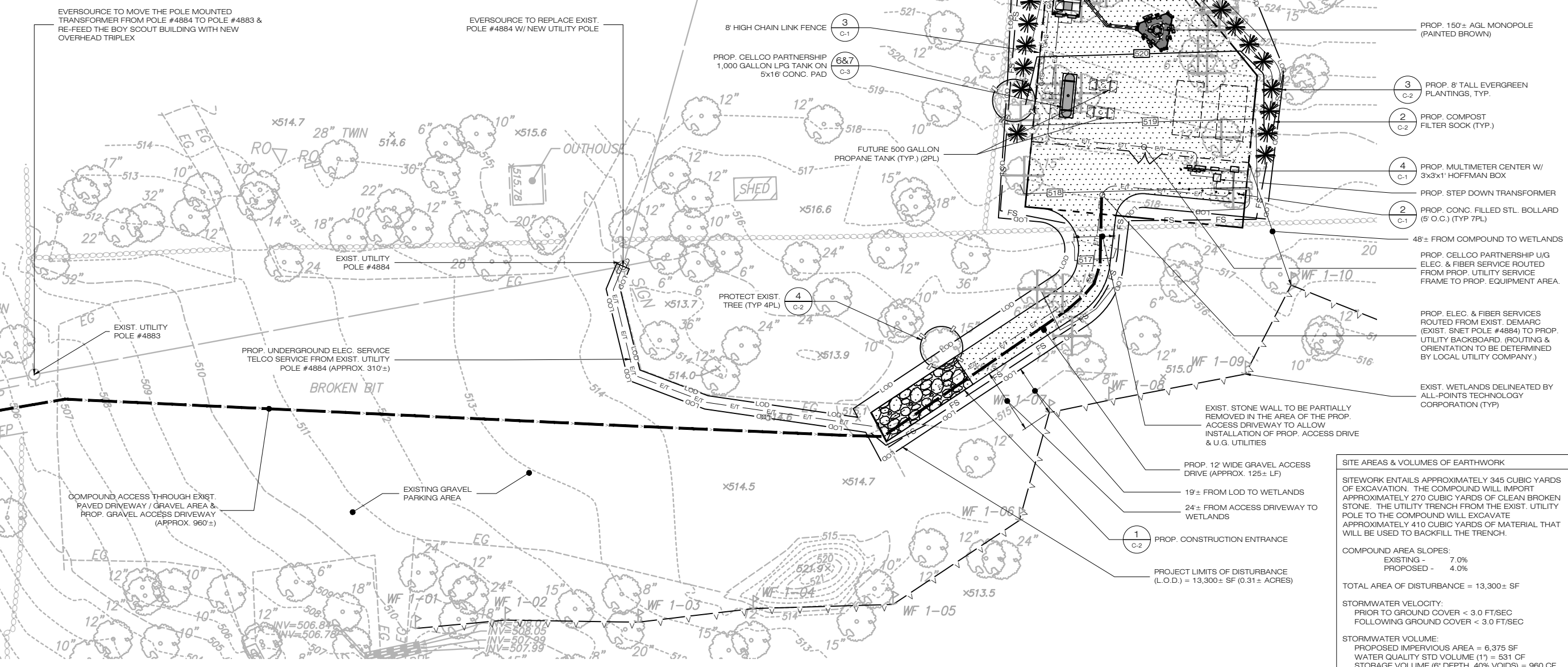
SITE PLAN & ABUTTERS MAP

SHEET NUMBER:

SP-1

LEGEND

- PROPERTY LINE
- - - PROP. LEASE LINE
- RAILROAD EASEMENT
- EXIST. WETLAND
- LOD LIMIT OF DISTURBANCE
- X-X- PROP. CHAIN LINK FENCE
- E/T PROP. ELEC./TELCO LINE
- OH PROP. OVERHEAD ELEC./TELCO LINE
- FS PROP. FILTER SOCK
- EXIST. TREE TO REMAIN
- ⊗ EXIST. TREE TO BE REMOVED
- ⊙ EXIST. TREE TO BE PROTECTED



SITE AREAS & VOLUMES OF EARTHWORK

SITING ENTAILS APPROXIMATELY 345 CUBIC YARDS OF EXCAVATION. THE COMPOUND WILL IMPORT APPROXIMATELY 270 CUBIC YARDS OF CLEAN BROKEN STONE. THE UTILITY TRENCH FROM THE EXIST. UTILITY POLE TO THE COMPOUND WILL EXCAVATE APPROXIMATELY 410 CUBIC YARDS OF MATERIAL THAT WILL BE USED TO BACKFILL THE TRENCH.

COMPOUND AREA SLOPES:
 EXISTING - 7.0%
 PROPOSED - 4.0%

TOTAL AREA OF DISTURBANCE = 13,300± SF

STORMWATER VELOCITY:
 PRIOR TO GROUND COVER < 3.0 FT/SEC
 FOLLOWING GROUND COVER < 3.0 FT/SEC

STORMWATER VOLUME:
 PROPOSED IMPERVIOUS AREA = 6,375 SF
 WATER QUALITY STD VOLUME (1) = 531 CF
 STORAGE VOLUME (6" DEPTH, 40% VOIDS) = 960 CF

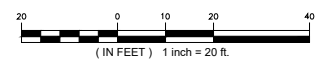
GROUND COVER TO BE ESTABLISHED AS FOLLOWS (U.O.N):
 - WHITE CLOVER @ 0.20#/- SF
 - TALL FESCUE @ 0.45#/- SF
 - RYEGRASS @ 0.10#/- SF

NOTE:
 19 TREES WILL NEED TO BE REMOVED IN CONSTRUCTION OF THE FACILITY.

6"-10" DIA.	8 TREES
10"-14" DIA.	5 TREES
>14" DIA.	6 TREES

MAP REFERENCES:
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1 PARTIAL SITE PLAN
 SP-2 SCALE: 1" = 20'-0"



MCM HOLDINGS LLC
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 HARTFORD, CT 06105
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DEVELOPER: MCM HOLDINGS LLC
 ADDRESS: 40 WOODLAND STREET HARTFORD, CT 06132 (888) 973-7483

MCM HOLDINGS, INC. CAMP HOYT

SITE ADDRESS: 3 MARCHANT ROAD REDDING, CT 06896

APT FILING NUMBER: CT524100

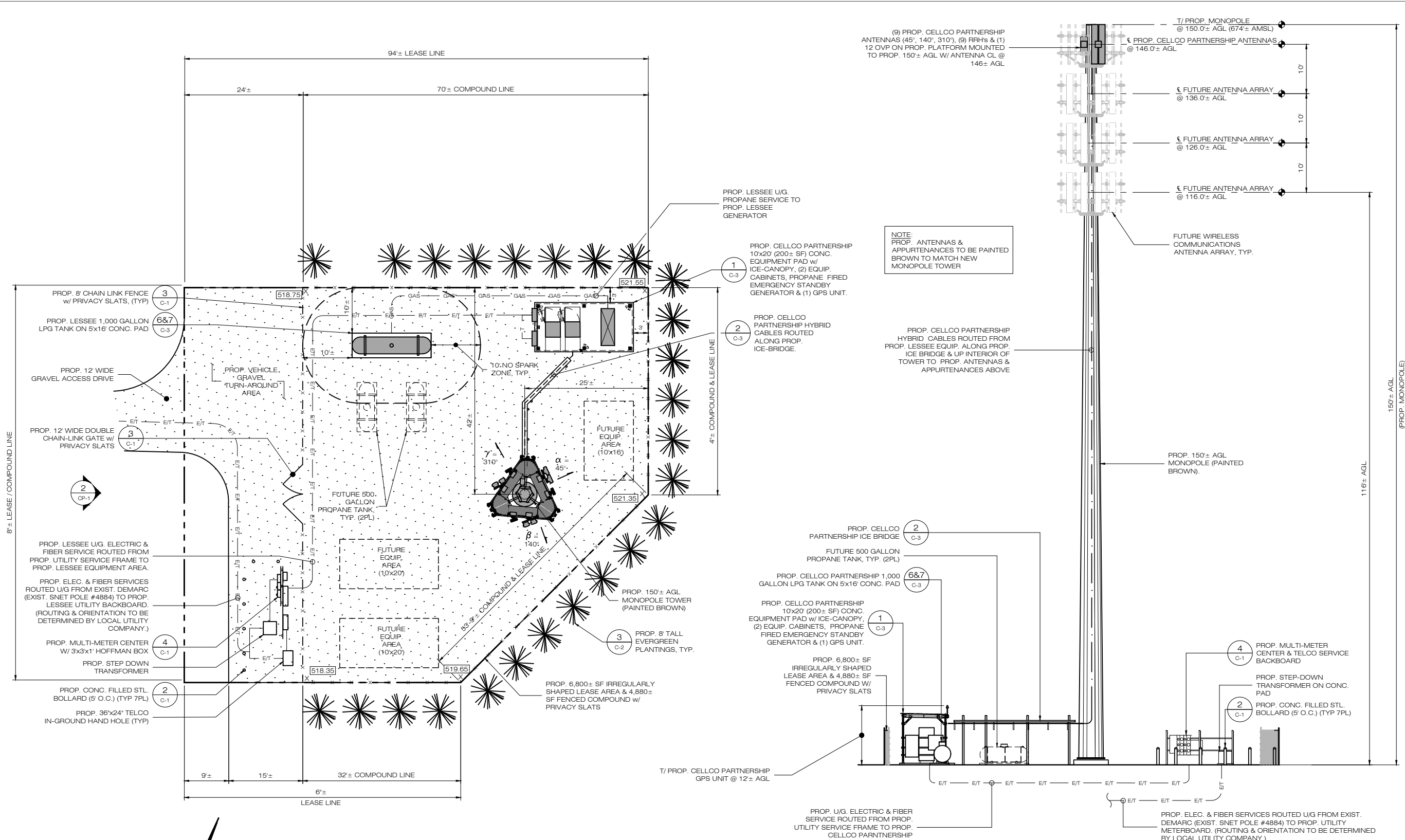
DATE: 01/26/23 DRAWN BY: JAB
 CHECKED BY: RCB

SHEET TITLE:

PARTIAL SITE PLAN

SHEET NUMBER:

SP-2



(9) PROP. CELLCO PARTNERSHIP ANTENNAS (45', 140', 310'), (9) RRHs & (1) 12 OVP ON PROP. PLATFORM MOUNTED TO PROP. 150± AGL W/ ANTENNA CL @ 146± AGL

NOTE: PROP. ANTENNAS & APPURTENANCES TO BE PAINTED BROWN TO MATCH NEW MONOPOLE TOWER

PROP. LESSEE U/G. PROPANE SERVICE TO PROP. LESSEE GENERATOR

PROP. CELLCO PARTNERSHIP 10'x20' (200± SF) CONC. EQUIPMENT PAD W/ ICE-CANOPY, (2) EQUIP. CABINETS, PROPANE FIRED EMERGENCY STANDBY GENERATOR & (1) GPS UNIT.

PROP. CELLCO PARTNERSHIP HYBRID CABLES ROUTED ALONG PROP. ICE-BRIDGE.

PROP. CELLCO PARTNERSHIP HYBRID CABLES ROUTED FROM PROP. LESSEE EQUIP. ALONG PROP. ICE BRIDGE & UP INTERIOR OF TOWER TO PROP. ANTENNAS & APPURTENANCES ABOVE

PROP. CELLCO PARTNERSHIP 10'x20' (200± SF) CONC. EQUIPMENT PAD W/ ICE-CANOPY, (2) EQUIP. CABINETS, PROPANE FIRED EMERGENCY STANDBY GENERATOR & (1) GPS UNIT.

PROP. 6,800± SF IRREGULARLY SHAPED LEASE AREA & 4,880± SF FENCED COMPOUND W/ PRIVACY SLATS

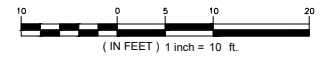
T/ PROP. CELLCO PARTNERSHIP GPS UNIT @ 12± AGL

PROP. U/G. ELECTRIC & FIBER SERVICE ROUTED FROM PROP. UTILITY SERVICE FRAME TO PROP. CELLCO PARTNERSHIP EQUIPMENT AREA.

PROP. ELEC. & FIBER SERVICES ROUTED U/G FROM EXIST. DEMARC (EXIST. SNET POLE #4884) TO PROP. UTILITY METERBOARD. (ROUTING & ORIENTATION TO BE DETERMINED BY LOCAL UTILITY COMPANY.)

1 COMPOUND PLAN
CP-1 SCALE: 1" = 10'-0"

2 WEST TOWER ELEVATION
CP-1 SCALE: 1" = 10'-0"



TOWER DESIGN NOTE:
THE PROP. EQUIPMENT INSTALLATION INDICATED HEREIN IS SUBJECT TO A GEOTECHNICAL INVESTIGATION & THE COMPLETION OF A STRUCTURAL DESIGN OF THE PROP. SUPPORTING TOWER STRUCTURE.

MCM HOLDINGS LLC
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HARTFORD, CT 06105
OFFICE: (888) 973-7483

Cellco Partnership d/b/a
verizon
WIRELESS

20 ALEXANDER DRIVE
WALLINGFORD, CT 06492

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MCM HOLDINGS, INC. CAMP HOYT

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ADDRESS: REDDING, CT 06896

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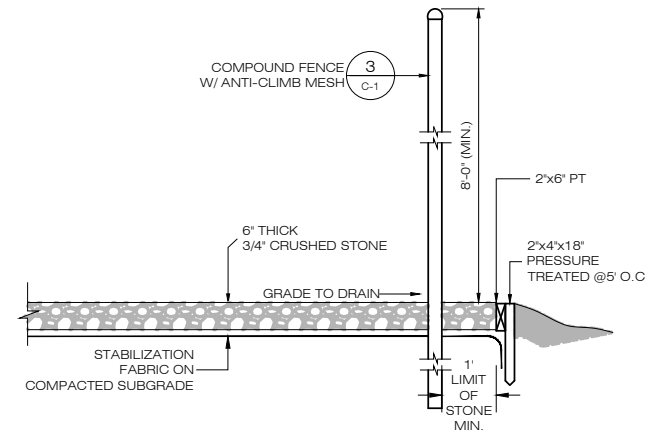
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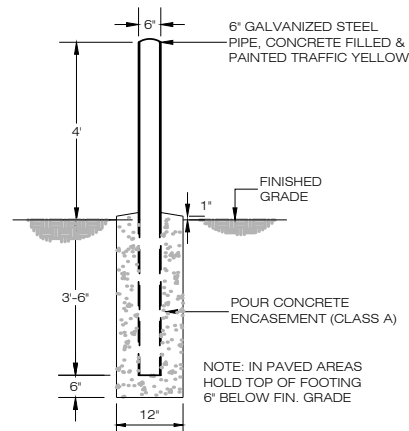
COMPOUND PLAN & ELEVATION

SHEET NUMBER:

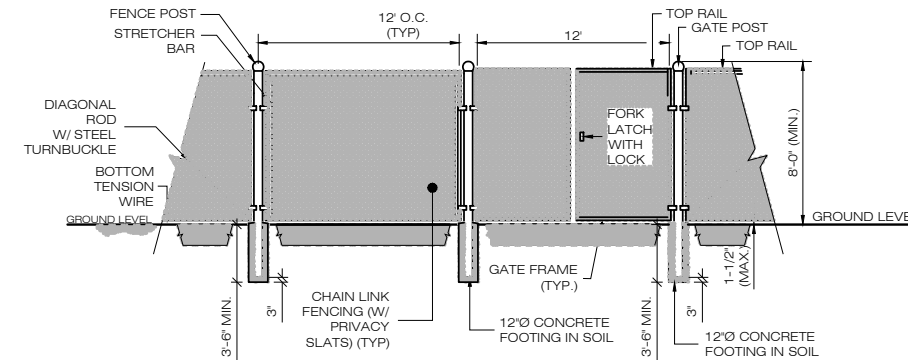
CP-1



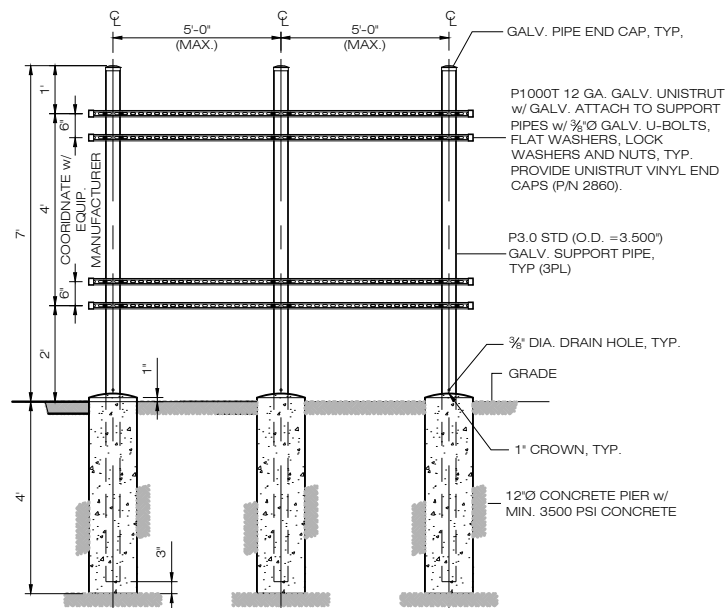
1 ACCESS DRIVE/COMPOUND DETAIL
C-1 SCALE: N.T.S.



2 BOLLARD DETAIL
C-1 SCALE: N.T.S.



3 CHAIN-LINK FENCING & FENCE GATE DETAIL
C-1 SCALE: N.T.S.



4 UTILITY BACKBOARD FRAME DETAIL
C-1 SCALE: N.T.S.

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MCM HOLDINGS, INC.
CAMP HOYT

SITE ADDRESS: 3 MARCHANT ROAD REDDING, CT 06896

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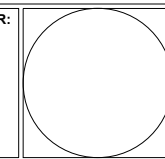
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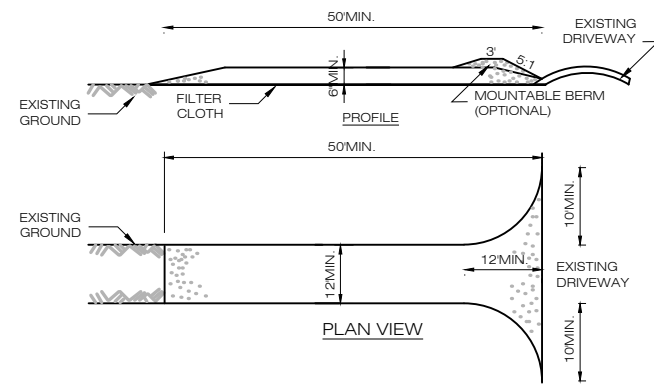
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SITE DETAILS

SHEET NUMBER:

C-1

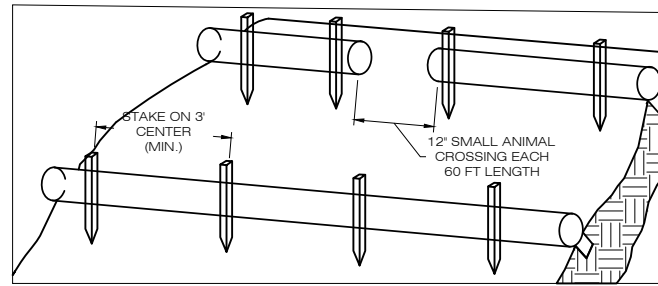




CONSTRUCTION ENTRANCE SPECIFICATIONS:

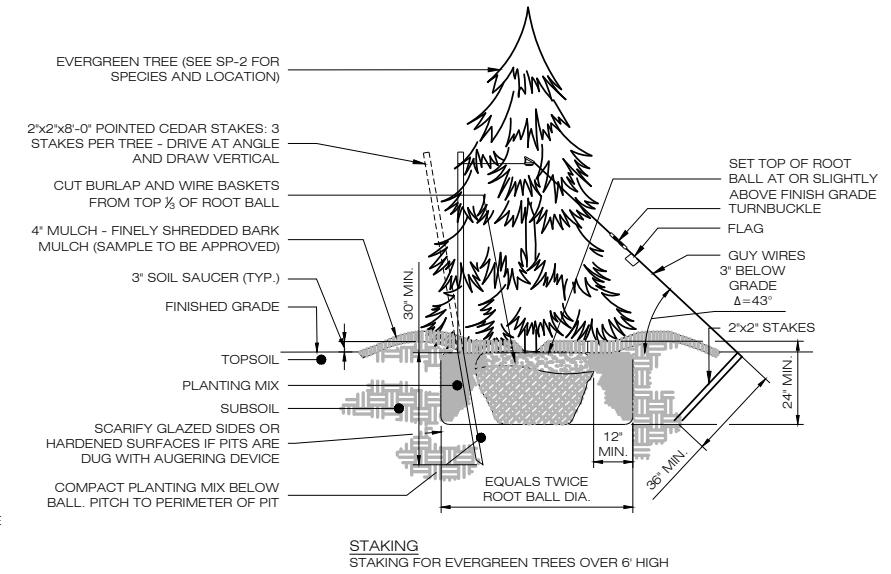
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

1 CONSTRUCTION ENTRANCE DETAIL
C-2 SCALE: N.T.S.

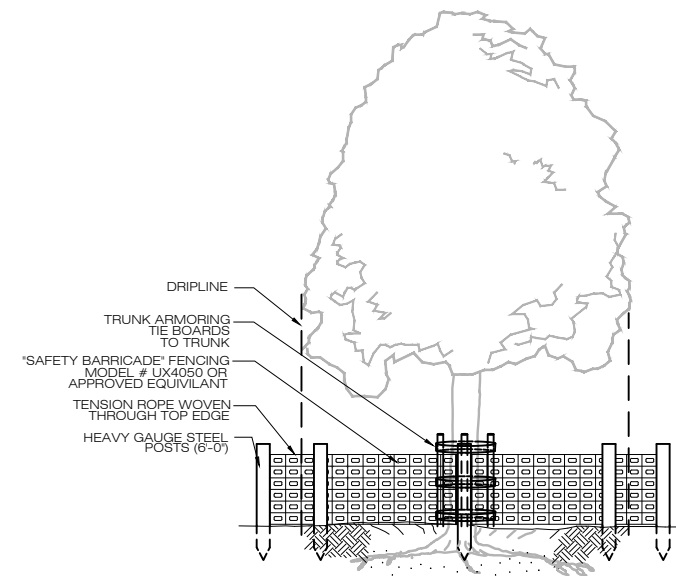
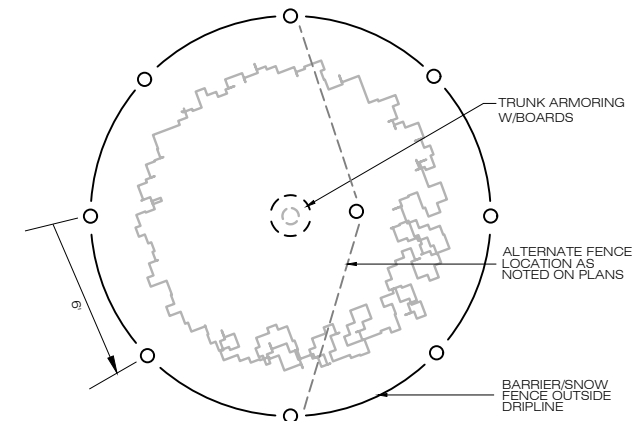


1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE SOCK IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UPHILL SIDE. SOCKS SHALL BE INSTALLED IN 60 FT CONTINUOUS LENGTHS WITH ADJACENT SOCKS TIGHTLY ABUT. EVERY 60 FT THE SOCK ROW SHALL BE SPACED 12 INCHES CLEAR, END TO END, FOR AMPHIBIAN AND REPTILE TRAVEL. THE OPEN SPACES SHALL BE STAGGERED MID LENGTH OF THE NEXT DOWN GRADIENT SOCK.
3. SECURE THE SOCK WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 -1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE SOCK. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

2 COMPOST FILTER SOCK SEDIMENTATION CONTROL BARRIER
C-2 SCALE: N.T.S.



3 EVERGREEN TREE PLANTING
C-2 SCALE: N.T.S.



4 TREE PROTECTION
C-2 SCALE: N.T.S.

MCM HOLDINGS LLC
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Cellco Partnership d/b/a

verizon
WIRELESS

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ALL-POINTS
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567 VAUXHALL STREET EXTENSION - SUITE 311
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WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PETITION DOCUMENTS

NO	DATE	REVISION
0	01/26/23	FOR REVIEW: RCB
1	02/17/23	CLIENT REVISIONS: RCB
2	10/30/23	INTERROGATORY REVS: RCB
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 567 VAUXHALL STREET EXT. SUITE 311 WATERFORD, CT 06385

DEVELOPER: MCM HOLDINGS LLC
ADDRESS: 40 WOODLAND STREET HARTFORD, CT 06132 (888) 973-7483

MCM HOLDINGS, INC.
CAMP HOYT

SITE: 3 MARCHANT ROAD
ADDRESS: REDDING, CT 06896

APT FILING NUMBER: CT524100

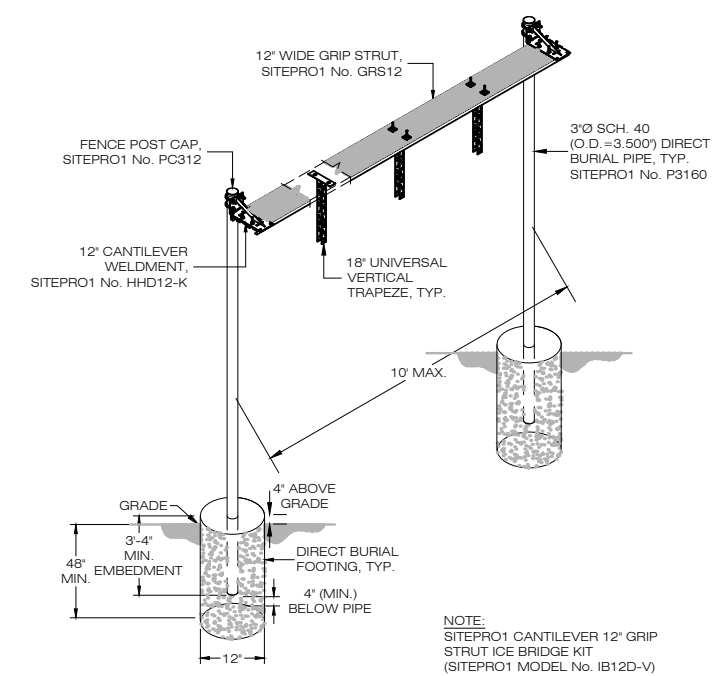
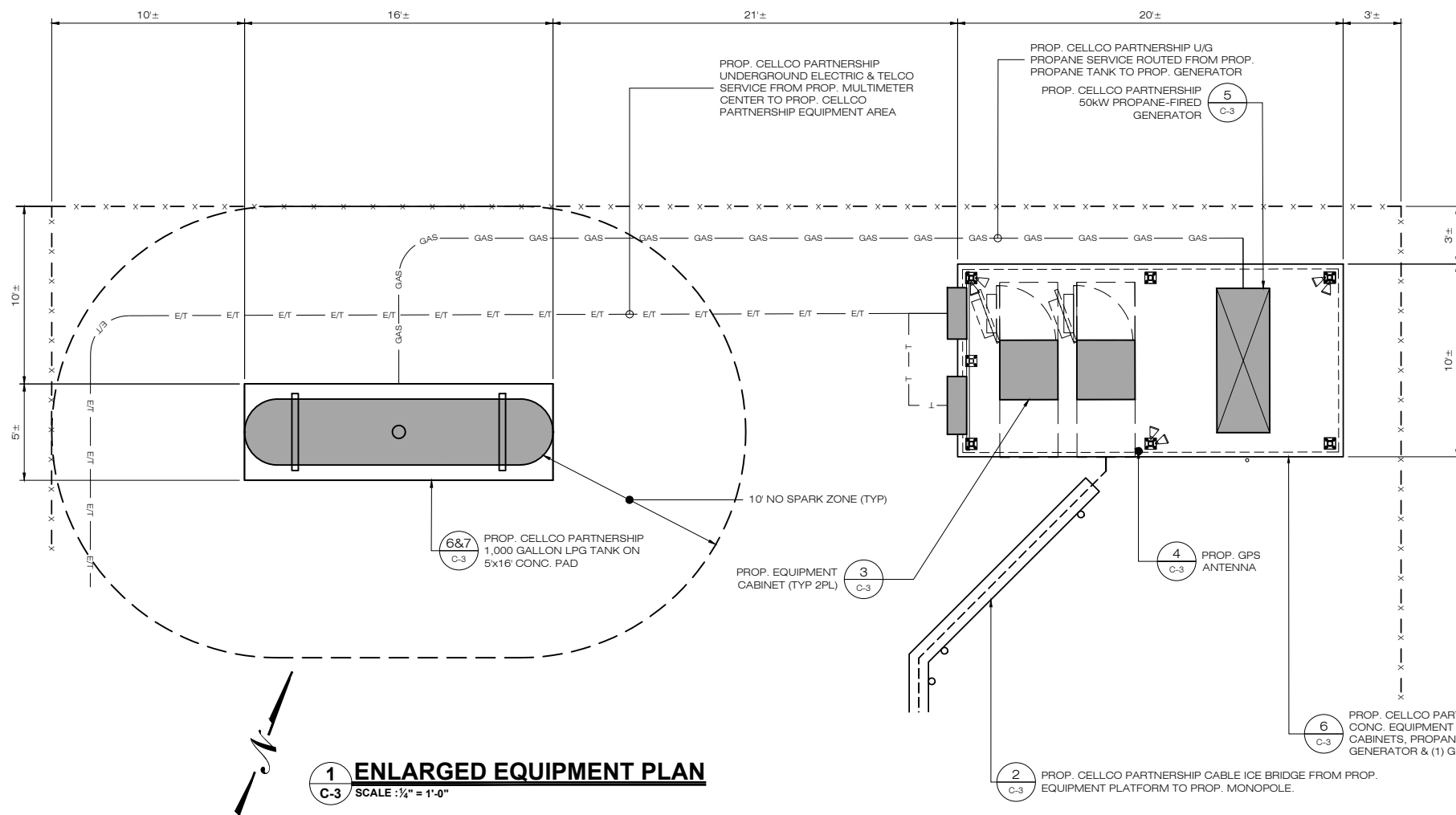
DATE: 01/26/23 DRAWN BY: JAB
CHECKED BY: RCB

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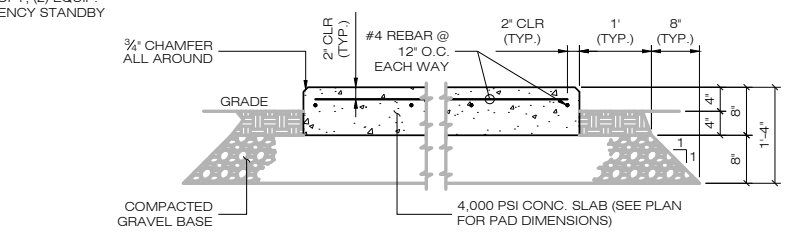
EROSION CONTROL & PLANTING DETAILS

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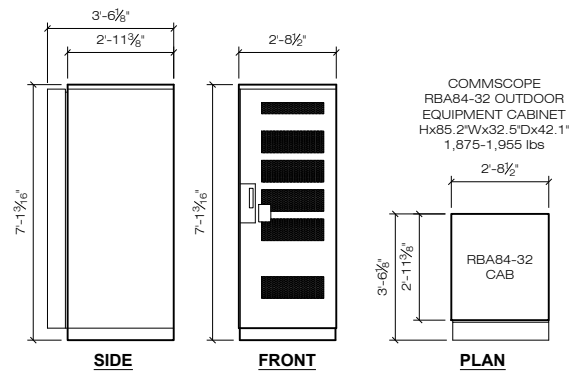
C-2



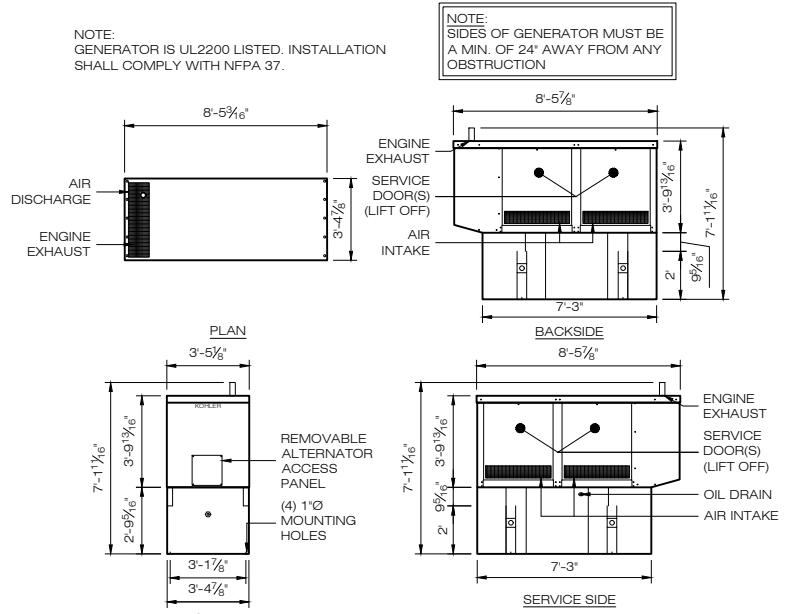
2 CABLE BRIDGE & COAX HANGER DETAIL
C-3 SCALE: N.T.S.



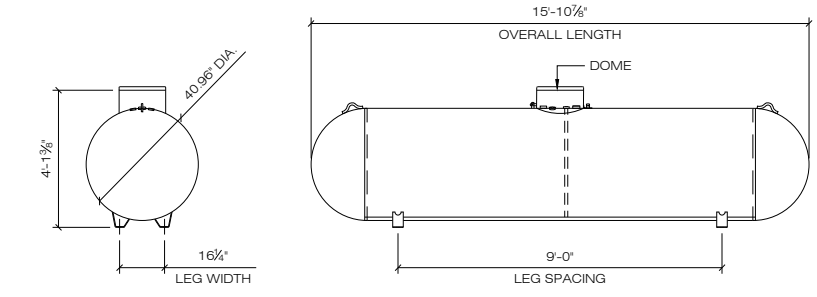
6 EQUIPMENT PAD
C-3 SCALE: N.T.S.



3 OUTDOOR RBA84-32 EQUIPMENT CABINET
C-3 SCALE: 3/8" = 1'-0"

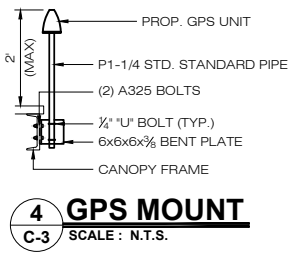


5 PROPANE GENERATOR SCHEMATICS
C-3 SCALE: 1/4" = 1'-0"



- 1,000 USWG AMSE VIII, DIV. 1 ABOVE GROUND LPG TANK
 - WEIGHT (EMPTY) = 1,729 lbs
 - LPG TANK TO BE BOLTED TO CONCRETE SLAB PER SUPPLIERS REQUIREMENTS.
- NOTE: PROVIDE TANK MANUFACTURER SHOP DRAWING FOR REVIEW BY ENGINEER OF RECORD PRIOR TO PURCHASE
- NOTES:
1. PROPANE TANKS SHALL BE REFILLED FROM HOSE PULLED FROM A REFILLING VEHICLE PARKED OUTSIDE THE COMPOUND.
2. PER NFPA 58 TABLE 5.9.4.1(B) FILLER VALVE REQUIRED ON ALL TANKS BUT MAY BE MANUAL OR BACKFLOW CHECK VALVE, NFPA 58 5.9.4.1(C)(7).
3. ALL ABOVE-GROUND GAS SERVICE LINES MUST MEET NYS CODE REGULATIONS.

7 ABOVE GROUND PROPANE TANK DETAIL
C-3 SCALE: N.T.S.



4 GPS MOUNT
C-3 SCALE: N.T.S.

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SHEET TITLE:

VERIZON EQUIPMENT PLAN & DETAILS

SHEET NUMBER: **C-3**

ENVIRONMENTAL NOTES - RESOURCES PROTECTION MEASURES

WETLAND, VERNAL POOL, BOG TURTLE, AND PUBLIC WATER SUPPLY WATERSHED PROTECTION PROGRAM

AS A RESULT OF THE PROJECT'S LOCATION IN THE VICINITY OF SENSITIVE WETLAND RESOURCES, A VERNAL POOL, POTENTIAL RARE SPECIES HABITAT, AND WITHIN A PUBLIC WATER SUPPLY WATERSHED, THE FOLLOWING PROTECTION PROGRAM SHALL BE IMPLEMENTED BY THE CONTRACTOR TO AVOID UNINTENTIONAL IMPACTS TO THESE SENSITIVE AQUATIC AND WILDLIFE RESOURCES INCLUDING PROXIMATE WETLAND RESOURCES OR MORTALITY TO VERNAL POOL HERPETOFAUNA (I.E., WOOD FROG, SALAMANDERS, TURTLES, ETC.) DURING CONSTRUCTION ACTIVITIES. THE VERNAL POOL SPECIFIC PROTECTION MEASURES SHALL BE IMPLEMENTED SHOULD CONSTRUCTION ACTIVITIES OCCUR DURING PEAK AMPHIBIAN MOVEMENT PERIODS (EARLY SPRING BREEDING [MARCH 1ST TO MAY 15TH] AND LATE SUMMER DISPERSAL [JULY 15TH TO SEPTEMBER 15TH]). PROTECTION MEASURES ASSOCIATED WITH WETLANDS SHALL BE IMPLEMENTED REGARDLESS OF THE TIME OF YEAR.

BOG TURTLE (CLEMMYS MUHLENBERGII), A FEDERAL THREATENED AND STATE ENDANGERED SPECIES AFFORDED PROTECTION UNDER THE FEDERAL ENDANGERED SPECIES ACT AND CONNECTICUT ENDANGERED SPECIES ACT, POTENTIALLY OCCURS IN THE VICINITY OF THE PROJECT. THE FOLLOWING PROTECTIVE MEASURES SATISFY REQUIREMENTS FROM THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION (CTDEEP) WILDLIFE DIVISION AND UNITED STATES FISH AND WILDLIFE SERVICE (USFWS), FOLLOWING PROTOCOLS DEVELOPED FROM PREVIOUS RARE SPECIES CONSULTATIONS AND STATE-APPROVED PROTECTION PLANS.

THE PUBLIC WATER SUPPLY WATERSHED PROTECTION MEASURES INCLUDED HEREIN SATISFY TYPICAL RECOMMENDATIONS BY THE DRINKING WATER SECTION OF THE CONNECTICUT DEPARTMENT OF PUBLIC HEALTH. THIS PROJECT IS LOCATED WITHIN THE PUBLIC WATER SUPPLY WATERSHED OF THE SAUGATUCK RESERVOIR, AN ACTIVE SOURCE OF DRINKING WATER FOR AQUARIUM WATER COMPANY (PWSID CT0150011), WITH SAUGATUCK RESERVOIR LOCATED ±3.5 MILES SOUTHEAST AND DOWNGRADIENT FROM THE PROPOSED FACILITY.

IT IS OF THE UTMOST IMPORTANCE THAT THE CONTRACTOR COMPLIES WITH THE REQUIREMENT FOR THE INSTALLATION OF PROTECTIVE MEASURES AND THE EDUCATION OF ITS EMPLOYEES AND SUBCONTRACTORS PERFORMING WORK ON THE PROJECT SITE. THE PROTECTION MEASURES SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES. WITH INCREASED DILIGENCE DURING THE BOG TURTLES ACTIVE PERIOD (APRIL 1 TO NOVEMBER 15), UNTIL CONSTRUCTION IS COMPLETE AND PERMANENT STABILIZATION OF SITE SOILS HAS OCCURRED.

ALL-POINTS TECHNOLOGY CORPORATION, P.C. (APT) WILL SERVE AS THE ENVIRONMENTAL MONITOR FOR THIS PROJECT TO ENSURE THAT THESE PROTECTION MEASURES ARE IMPLEMENTED PROPERLY AND WILL PROVIDE AN EDUCATION SESSION ON THE PROJECT'S PROXIMITY TO SENSITIVE RESOURCES AND THE SITE'S LOCATION WITHIN A PUBLIC WATER SUPPLY WATERSHED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES AND TYPICAL AMPHIBIANS AND REPTILES ASSOCIATED WITH THESE HABITATS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT DEAN GUSTAFSON, SENIOR BIOLOGIST AT APT, AT LEAST 5 BUSINESS DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. MR. GUSTAFSON CAN BE REACHED BY PHONE AT (860) 552-2033 OR VIA EMAIL AT DGUSTAFSON@ALLPOINTSTECH.COM.

THE AQUARIUM WATER COMPANY WILL BE CONTACTED AT LEAST 3 BUSINESS DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING WITH AN INVITATION TO ATTEND THE PRE-CONSTRUCTION MEETING. THE AQUARIUM WATER COMPANY PERSONNEL SHALL ALSO BE ALLOWED TO PERIODICALLY INSPECT THIS PROJECT DURING CONSTRUCTION TO ENSURE THAT DRINKING WATER QUALITY IS NOT ADVERSELY IMPACTED.

THIS RESOURCES PROTECTION PROGRAM CONSISTS OF SEVERAL COMPONENTS INCLUDING: EDUCATION OF ALL CONTRACTORS AND SUB-CONTRACTORS PRIOR TO INITIATION OF WORK ON THE SITE, INSTALLATION OF EROSION CONTROLS, PETROLEUM MATERIALS STORAGE AND SPILL PREVENTION, PROTECTIVE MEASURES, RARE SPECIES PROTECTION MEASURES, HERBICIDE, PESTICIDE, AND SALT RESTRICTIONS, AND, REPORTING.

1. CONTRACTOR EDUCATION:

- a. PRIOR TO WORK ON SITE, THE CONTRACTOR SHALL ATTEND AN EDUCATIONAL SESSION AT THE PRE-CONSTRUCTION MEETING WITH APT. THIS ORIENTATION AND EDUCATIONAL SESSION WILL CONSIST OF AN INTRODUCTORY MEETING WITH APT TO EMPHASIZE THE ENVIRONMENTALLY SENSITIVE NATURE OF THE PROJECT, THE VARIOUS WETLAND, VERNAL POOL, AND RARE SPECIES RESOURCES, THE WATERSHED PROTECTION MEASURES, AND THE REQUIREMENT TO DILIGENTLY FOLLOW THE PROTECTIVE MEASURES AS DESCRIBED IN SECTIONS BELOW. WORKERS WILL ALSO BE PROVIDED INFORMATION REGARDING THE IDENTIFICATION OF OTHER TURTLES, SNAKES, AND COMMON HERPETOFAUNA THAT COULD BE ENCOUNTERED. THE MEETING WILL FURTHER EMPHASIZE THE NON-AGGRESSIVE NATURE OF THESE SPECIES, THE ABSENCE OF NEED TO DESTROY SUCH ANIMALS AND THE NEED TO FOLLOW PROTECTIVE MEASURES AS DESCRIBED IN FOLLOWING SECTIONS.
- b. THE CONTRACTOR WILL BE PROVIDED WITH PHONE (24 HOUR CONTACT) AND EMAIL FOR AQUARIUM WATER COMPANY PERSONNEL TO IMMEDIATELY REPORT ANY RELEASES OF SEDIMENT, FUEL OR HAZARDOUS MATERIALS.
- c. THE EDUCATION SESSION WILL ALSO FOCUS ON MEANS TO DISCRIMINATE BETWEEN THE SPECIES OF CONCERN AND OTHER NATIVE SPECIES TO AVOID UNNECESSARY "FALSE ALARMS" ENCOUNTERS WITH ANY SPECIES OF TURTLES, SNAKES AND AMPHIBIANS WILL BE DOCUMENTED.
- d. THE CONTRACTOR WILL BE PROVIDED WITH CELL PHONE AND EMAIL CONTACTS FOR APT PERSONNEL TO IMMEDIATELY REPORT ANY RELEASES OR IMPACTS TO NEARBY WETLAND RESOURCE AREAS. EDUCATIONAL POSTER MATERIALS OF THE ENVIRONMENTALLY SENSITIVE NATURE OF THE WORK AREA WILL BE PROVIDED BY APT AND DISPLAYED ON THE JOB SITE TO MAINTAIN WORKER AWARENESS AS THE PROJECT PROGRESSES.
- e. IF ANY RARE SPECIES ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK, AVOID ANY DISTURBANCE TO THE SPECIES, AND CONTACT APT.

2. EROSION AND SEDIMENTATION CONTROLS/ISOLATION BARRIERS

- a. PLASTIC NETTING USED IN A VARIETY OF EROSION CONTROL PRODUCTS (I.E., EROSION CONTROL BLANKETS, FIBER ROLLS [WATTLES], REINFORCED SILT FENCE) HAS BEEN FOUND TO ENTANGLE WILDLIFE, INCLUDING REPTILES, AMPHIBIANS, BIRDS, AND SMALL MAMMALS, BUT PARTICULARLY SNAKES. NO PERMANENT EROSION CONTROL PRODUCTS OR REINFORCED SILT FENCE WILL BE USED ON THE PROJECT. TEMPORARY EROSION CONTROL PRODUCTS WILL USE EITHER EROSION CONTROL BLANKETS AND FIBER ROLLS COMPOSED OF PROCESSED FIBERS MECHANICALLY BOUND TOGETHER TO FORM A CONTINUOUS MATRIX (NETLESS) OR NETTING COMPOSED OF PLANAR WOVEN NATURAL BIODEGRADABLE FIBER TO AVOID/MINIMIZE WILDLIFE ENTANGLEMENT.
- b. INSTALLATION OF SEDIMENTATION AND EROSION CONTROLS, REQUIRED FOR EROSION CONTROL COMPLIANCE AND CREATION OF A BARRIER TO POSSIBLE MIGRATING/DISPERSING TURTLES, SHALL BE PERFORMED BY THE CONTRACTOR FOLLOWING CLEARING ACTIVITIES AND PRIOR TO ANY EARTHWORK. THE ENVIRONMENTAL MONITOR WILL INSPECT THE WORK ZONE AREA PRIOR TO AND FOLLOWING EROSION CONTROL BARRIER INSTALLATION TO ENSURE THE AREA IS FREE OF BOG TURTLES (ALONG WITH OTHER AMPHIBIANS AND REPTILES THAT MAY BE ENCOUNTERED) AND DOCUMENT BARRIERS HAVE BEEN SATISFACTORILY INSTALLED. THE INTENT OF THE BARRIER IS TO SEGREGATE THE MAJORITY OF THE WORK ZONE AND ISOLATE IT FROM NESTING/FORAGING/MIGRATING/DISPERSING TURTLES, SNAKES AND OTHER HERPETOFAUNA. OFTIMES COMPLETE ISOLATION OF A WORK ZONE IS NOT FEASIBLE DUE TO ACCESSIBILITY NEEDS AND LOCATIONS OF STAGING/MATERIAL STORAGE AREAS, ETC. IN THOSE CIRCUMSTANCES, THE BARRIERS WILL BE POSITIONED TO DELECT MIGRATING/DISPERSAL ROUTES AWAY FROM THE WORK ZONE TO MINIMIZE POTENTIAL ENCOUNTERS WITH TURTLES/WILDLIFE AT THE DISCRETION OF THE ENVIRONMENTAL MONITOR.
- c. EXCLUSIONARY FENCING SHALL BE AT LEAST 20 INCHES TALL AND MUST BE SECURED TO AND REMAIN IN CONTACT WITH THE GROUND AND BE REGULARLY MAINTAINED BY THE CONTRACTOR (AT LEAST BI-WEEKLY AND AFTER MAJOR WEATHER EVENTS) TO SECURE ANY GAPS OR OPENINGS AT GROUND LEVEL THAT MAY LET ANIMAL PASS THROUGH.
- d. THE CONTRACTOR IS RESPONSIBLE FOR DAILY INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS FOR TEARS OR BREECHES AND ACCUMULATION LEVELS OF SEDIMENT, PARTICULARLY FOLLOWING STORM EVENTS THAT GENERATE A DISCHARGE, AS DEFINED BY AND IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APT ENVIRONMENTAL MONITOR WITHIN 24 HOURS OF ANY BREECHES OF THE SEDIMENTATION AND EROSION CONTROLS AND ANY SEDIMENT RELEASES BEYOND THE PERIMETER CONTROLS THAT IMPACT WETLANDS, WATERCOURSES OR WITHIN 100 FEET OF WETLANDS AND WATERCOURSES. THE APT ENVIRONMENTAL MONITOR WILL PROVIDE PERIODIC INSPECTIONS OF THE SEDIMENTATION AND EROSION CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES ONLY AS IT PERTAINS TO THEIR FUNCTION AS ISOLATION MEASURES FOR THE PROTECTION OF RARE SPECIES. SUCH INSPECTIONS WILL GENERALLY OCCUR ONCE PER MONTH. THE FREQUENCY OF MONITORING MAY INCREASE DEPENDING UPON SITE CONDITIONS, LEVEL OF CONSTRUCTION ACTIVITIES IN PROXIMITY TO SENSITIVE RECEPTORS, OR AT THE REQUEST OF THE PERMITTEE. IF THE COMPLIANCE MONITOR IS NOTIFIED BY THE CONTRACTOR OF A SEDIMENT RELEASE, AN INSPECTION WILL BE SCHEDULED SPECIFICALLY TO INVESTIGATE AND EVALUATE POSSIBLE IMPACTS TO WETLAND AND/OR WATERCOURSE RESOURCES.
- e. THIRD PARTY MONITORING OF SEDIMENTATION AND EROSION CONTROLS WILL BE PERFORMED BY OTHER PARTIES, AS NECESSARY, UNDER APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS AND PERMIT CONDITIONS.
- f. THE EXTENT OF THE SEDIMENTATION AND EROSION CONTROLS WILL BE AS SHOWN ON THE SITE PLANS. THE CONTRACTOR SHALL HAVE ADDITIONAL SEDIMENTATION AND EROSION CONTROLS STOCKPILED ON SITE SHOULD FIELD OR CONSTRUCTION CONDITIONS WARRANT EXTENDING THE CONTROLS AS DIRECTED BY THE APT ENVIRONMENTAL MONITOR OR OTHER REGULATORY AGENCIES.
- g. NO EQUIPMENT, VEHICLES OR CONSTRUCTION MATERIALS SHALL BE STORED OUTSIDE OF THE SEDIMENTATION AND EROSION CONTROLS WITHIN 100 FEET OF WETLANDS OR WATERCOURSES.
- h. ALL SEDIMENTATION AND EROSION CONTROLS SHALL BE REMOVED WITHIN 30 DAYS OF COMPLETION OF WORK AND PERMANENT STABILIZATION OF SITE SOILS SO THAT REPTILE AND AMPHIBIAN MOVEMENT BETWEEN UPLANDS AND WETLANDS IS NOT RESTRICTED. IF FIBER ROLLS/WATTLES, STRAW BALES, OR OTHER NATURAL MATERIAL EROSION CONTROL PRODUCTS ARE USED, SUCH DEVICES WILL NOT BE LEFT IN PLACE TO BIODEGRADE AND SHALL BE PROMPTLY REMOVED AFTER SOILS ARE STABLE SO AS NOT TO CREATE A BARRIER TO WILDLIFE MOVEMENT. SEED FROM SEEDING OF SOILS SHOULD NOT SPREAD OVER FIBER ROLLS/WATTLES AS IT MAKES THEM HARDER TO REMOVE ONCE SOILS ARE STABILIZED BY VEGETATION.

3. PETROLEUM MATERIALS STORAGE AND SPILL PREVENTION

- a. CERTAIN PRECAUTIONS ARE NECESSARY TO STORE PETROLEUM MATERIALS, REFUEL AND CONTAIN AND PROPERLY CLEAN UP ANY INADVERTENT FUEL OR PETROLEUM (I.E., OIL, HYDRAULIC FLUID, ETC.) SPILL DUE TO THE PROJECT'S LOCATION WITHIN A PUBLIC WATER SUPPLY WATERSHED AND IN PROXIMITY TO WETLAND RESOURCES AND POTENTIAL RARE SPECIES HABITAT.
- b. A SPILL CONTAINMENT KIT CONSISTING OF A SUFFICIENT SUPPLY OF ABSORBENT PADS AND ABSORBENT MATERIAL WILL BE MAINTAINED BY THE CONTRACTOR AT THE CONSTRUCTION SITE THROUGHOUT THE DURATION OF THE PROJECT. IN ADDITION, A WASTE DRUM WILL BE KEPT ON SITE TO CONTAIN ANY USED ABSORBENT PADS/MATERIAL FOR PROPER AND TIMELY DISPOSAL OFF SITE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS.
- c. SERVICING OF MACHINERY SHALL NOT OCCUR WITHIN 100 FEET OF WETLANDS.
- d. AT A MINIMUM, THE FOLLOWING PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING RESTRICTIONS AND SPILL RESPONSE PROCEDURES WILL BE ADHERED TO BY THE CONTRACTOR.

- i. PETROLEUM AND HAZARDOUS MATERIALS STORAGE AND REFUELING
 - 1. REFUELING OF VEHICLES OR MACHINERY SHALL OCCUR A MINIMUM OF 100 FEET FROM WETLANDS. IF REFUELING WITHIN 100 FEET FROM WETLANDS IS REQUIRED, IT SHALL TAKE PLACE ON AN IMPERVIOUS PAD WITH SECONDARY CONTAINMENT DESIGNED TO CONTAIN FUELS.
 - 2. ANY FUEL OR HAZARDOUS MATERIALS THAT MUST BE KEPT ON SITE SHALL BE STORED ON AN IMPERVIOUS SURFACE UTILIZING SECONDARY CONTAINMENT A MINIMUM OF 100 FEET FROM WETLANDS.
- ii. INITIAL SPILL RESPONSE PROCEDURES
 - 1. STOP OPERATIONS AND SHUT OFF EQUIPMENT.
 - 2. REMOVE ANY SOURCES OF SPARK OR FLAME.
 - 3. CONTAIN THE SOURCE OF THE SPILL.
 - 4. DETERMINE THE APPROXIMATE VOLUME OF THE SPILL.
 - 5. IDENTIFY THE LOCATION OF NATURAL FLOW PATHS TO PREVENT THE RELEASE OF THE SPILL TO SENSITIVE NEARBY WETLANDS AND WATERWAYS.
 - 6. ENSURE THAT FELLOW WORKERS ARE NOTIFIED OF THE SPILL.
- iii. SPILL CLEAN UP & CONTAINMENT
 - 1. OBTAIN SPILL RESPONSE MATERIALS FROM THE ON-SITE SPILL RESPONSE KIT. PLACE ABSORBENT MATERIALS DIRECTLY ON THE RELEASE AREA.
 - 2. LIMIT THE SPREAD OF THE SPILL BY PLACING ABSORBENT MATERIALS AROUND THE PERIMETER OF THE SPILL.
 - 3. ISOLATE AND ELIMINATE THE SPILL SOURCE.
 - 4. CONTACT THE AQUARIUM WATER COMPANY ALONG WITH APPROPRIATE LOCAL, STATE AND/OR FEDERAL AGENCIES, AS NECESSARY.
 - 5. CONTACT A DISPOSAL COMPANY TO PROPERLY DISPOSE OF CONTAMINATED MATERIALS.
 - 6. RESTOCK THE ON-SITE SPILL RESPONSE KIT WITH NEW SPILL RESPONSE MATERIALS.
- iv. REPORTING
 - 1. COMPLETE AN INCIDENT REPORT.
 - 2. SUBMIT A COMPLETED INCIDENT REPORT TO LOCAL, STATE AND FEDERAL AGENCIES, AS NECESSARY, INCLUDING THE AQUARIUM WATER COMPANY AND THE CONNECTICUT SITING COUNCIL.
- 4. WETLAND AND VERNAL POOL PROTECTIVE MEASURES
 - a. A THOROUGH COVER SEARCH OF THE CONSTRUCTION AREA WILL BE PERFORMED BY APT'S ENVIRONMENTAL MONITOR FOR HERPETOFAUNA PRIOR TO AND FOLLOWING INSTALLATION OF THE SILT FENCING BARRIER TO REMOVE ANY SPECIES FROM THE WORK ZONE PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES. ANY HERPETOFAUNA DISCOVERED WOULD BE TRANSLCATED OUTSIDE THE WORK ZONE IN THE GENERAL DIRECTION THE ANIMAL WAS ORIENTED. PERIODIC INSPECTIONS WILL BE PERFORMED BY APT'S ENVIRONMENTAL MONITOR THROUGHOUT THE DURATION OF THE CONSTRUCTION, GENERALLY ON A MONTHLY BASIS.
 - b. ANY RUTS OR ARTIFICIAL DEPRESSIONS THAT COULD HOLD WATER CREATED INTENTIONALLY OR UNINTENTIONALLY BY SITE CLEARING/CONSTRUCTION ACTIVITIES WILL BE PROPERLY FILLED IN AND PERMANENTLY STABILIZED WITH VEGETATION TO AVOID THE CREATION OF VERNAL POOL "DECOY POOLS" THAT COULD INTERCEPT AMPHIBIANS MOVING TOWARD THE VERNAL POOLS. STORMWATER MANAGEMENT FEATURES SUCH AS LEVEL SPREADERS WILL BE CAREFULLY REVIEWED IN THE FIELD TO ENSURE THAT STANDING WATER DOES NOT ENDURE FOR MORE THAN A 24-HOUR PERIOD, WHERE FEASIBLE AT THE DISCRETION OF THE ENVIRONMENTAL MONITOR, TO AVOID CREATION OF DECOY POOLS AND MAY BE SUBJECT TO FIELD DESIGN CHANGES. ANY SUCH PROPOSED DESIGN CHANGES WILL BE REVIEWED BY THE DESIGN ENGINEER TO ENSURE STORMWATER MANAGEMENT FUNCTIONS ARE MAINTAINED.
 - c. EROSION CONTROL MEASURES WILL BE REMOVED NO LATER THAN 30 DAYS FOLLOWING FINAL SITE STABILIZATION SO AS NOT TO IMPEDE MIGRATION OF HERPETOFAUNA OR OTHER WILDLIFE.
- 5. HERBICIDE, PESTICIDE, AND SALT RESTRICTIONS
 - a. THE USE OF HERBICIDES AND PESTICIDES AT THE FACILITY SHALL BE MINIMIZED. IF HERBICIDES AND/OR PESTICIDES ARE REQUIRED AT THE FACILITY, THEIR USE WILL BE USED IN ACCORDANCE WITH CURRENT INTEGRATED PEST MANAGEMENT (IPM) PRINCIPLES WITH PARTICULAR ATTENTION TO AVOID/MINIMIZE OVERSPRAY SINCE THE FACILITY IS LOCATED WITHIN 100 FEET OF WETLAND RESOURCES. NO APPLICATIONS OF HERBICIDES OR PESTICIDES ARE ALLOWED WITHIN ACTUAL WETLAND OR WATERCOURSE RESOURCES.
 - b. MAINTENANCE OF THE FACILITY DURING THE WINTER MONTHS SHALL MINIMIZE THE APPLICATION OF CHLORIDE-BASED DEICERS SALT WITH USE OF MORE ENVIRONMENTALLY FRIENDLY ALTERNATIVES.
- 6. BOG TURTLE PROTECTION MEASURES - CONSTRUCTION PHASE
 - a. PRIOR TO CONSTRUCTION AND FOLLOWING INSTALLATION OF ISOLATION BARRIERS, THE CONSTRUCTION AREA WILL BE SWEEPED BY APT AND ANY TURTLES (OR OTHER WILDLIFE) OCCURRING WITHIN THE WORK AREA WILL BE RELOCATED TO SUITABLE HABITAT OUTSIDE OF THE ISOLATION BARRIERS.
 - b. PRIOR TO THE START OF CONSTRUCTION EACH DAY, THE CONTRACTOR SHALL SEARCH THE ENTIRE WORK AREA FOR TURTLES.
 - c. IF A BOG TURTLE IS FOUND, WORK SHOULD IMMEDIATELY CEASE, AND THE APT ENVIRONMENTAL MONITOR SHALL BE IMMEDIATELY CONTACTED. APT WILL PROVIDE THE CONTRACTOR WITH INSTRUCTIONS ON HOW TO PROCEED AND RESUME WORK ACTIVITIES. BOG TURTLES ARE PROTECTED BY LAW AND NO TURTLES SHOULD BE RELOCATED FROM THE PROPERTY.
 - d. SPECIAL CARE SHALL BE TAKEN BY THE CONTRACTOR DURING EARLY MORNING AND EVENING HOURS SO THAT POSSIBLE BASKING OR FORAGING TURTLES ARE NOT HARMED BY CONSTRUCTION ACTIVITIES.
 - e. THE CONTRACTOR SHALL BE PARTICULARLY DILIGENT DURING THE MONTHS OF MAY AND JUNE WHEN TURTLES ARE ACTIVELY SELECTING NESTING SITES WHICH RESULTS IN AN INCREASE IN TURTLE MOVEMENT ACTIVITY.
 - f. NO HEAVY MACHINERY OR VEHICLES MAY BE PARKED IN ANY TURTLE HABITAT.
 - g. EQUIPMENT USE WITHIN 100 FEET OF WETLANDS OUTSIDE OF THE ISOLATION BARRIERS IS STRICTLY PROHIBITED AND NO HEAVY MACHINERY OR VEHICLES MAY BE PARKED IN ANY TURTLE HABITAT OR WITHIN 100 FEET OF WETLANDS OUTSIDE OF THE ISOLATION BARRIERS.
 - h. SPECIAL PRECAUTIONS MUST BE TAKEN TO AVOID DEGRADATION OF WETLAND HABITATS.
- 7. REPORTING
 - a. COMPLIANCE MONITORING REPORTS (BRIEF NARRATIVE AND APPLICABLE PHOTOS) DOCUMENTING EACH APT INSPECTION WILL BE SUBMITTED BY APT TO MCM HOLDINGS LLC AND ITS CONTRACTOR FOR COMPLIANCE VERIFICATION OF THESE PROTECTION MEASURES. THESE REPORTS ARE NOT TO BE USED TO DOCUMENT COMPLIANCE WITH ANY OTHER PERMIT AGENCY APPROVAL CONDITIONS (I.E., DEEP STORMWATER PERMIT MONITORING, ETC.). ANY NON-COMPLIANCE OBSERVATIONS OF EROSION CONTROL MEASURES OR EVIDENCE OF EROSION OR SEDIMENT RELEASE WILL BE IMMEDIATELY REPORTED TO MCM HOLDINGS LLC AND ITS CONTRACTOR AND INCLUDED IN THE REPORTS ALONG WITH ANY OBSERVATIONS OF WILDLIFE.
 - b. FOLLOWING COMPLETION OF THE CONSTRUCTION PROJECT, APT WILL PROVIDE A FINAL COMPLIANCE MONITORING REPORT TO MCM HOLDINGS LLC DOCUMENTING IMPLEMENTATION OF THE RESOURCE PROTECTION PROGRAM AND MONITORING OBSERVATIONS. MCM HOLDINGS LLC IS RESPONSIBLE FOR PROVIDING A COPY OF THE FINAL COMPLIANCE MONITORING REPORT TO THE CONNECTICUT SITING COUNCIL FOR COMPLIANCE VERIFICATION.
 - c. ANY OBSERVATIONS OF RARE SPECIES WILL BE REPORTED TO CTDEEP BY APT ON THE APPROPRIATE SPECIAL ANIMAL REPORTING FORM, WITH PHOTO DOCUMENTATION (IF POSSIBLE) AND WITH SPECIFIC INFORMATION ON THE LOCATION AND DISPOSITION OF THE ANIMAL. IF A BOG TURTLE IS ENCOUNTERED, USFWS NEW ENGLAND FIELD OFFICE WILL ALSO BE NOTIFIED.



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 40 WOODLAND STREET
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 OFFICE: (888) 973-7483

Cellco Partnership d/b/a



20 ALEXANDER DRIVE
 WALLINGFORD, CT 06492



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 WATERFORD, CT 06385 PHONE: (860)-663-1697
 WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

PETITION DOCUMENTS		
NO	DATE	REVISION
0	01/26/23	FOR REVIEW: RCB
1	02/17/23	CLIENT REVISIONS: RCB
2	10/30/23	INTERROGATORY REVS: RCB
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.
 COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
 ADD: 567 VAUXHALL STREET EXT. SUITE 311 WATERFORD, CT 06385

DEVELOPER: MCM HOLDINGS LLC
 ADDRESS: 40 WOODLAND STREET HARTFORD, CT 06132 (888) 973-7483

MCM HOLDINGS, INC.
CAMP HOYT

SITE ADDRESS: 3 MERCHANT ROAD REDDING, CT 06896

APT FILING NUMBER: CTS24100

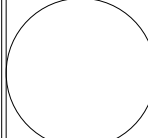
DATE: 01/26/23 DRAWN BY: JAB
 CHECKED BY: RCB

SHEET TITLE:

WETLAND PROTECTION NOTES

SHEET NUMBER:

N-1



ATTACHMENT 5



State-Listed Plant Species Survey

August 3, 2023

MCM Holdings, LLC
40 Woodland Street
Hartford, CT 06105

Re: Camp Hoyt, 3 Marchant Road, Redding, CT
APT Job No: CT524100

On behalf of MCM Holdings, LLC ("MCM"), All-Points Technology Corporation, P.C. ("APT") performed a survey for black cohosh (*Actaea racemosa*), the larval food plant to the Appalachian blue butterfly (*Celastrina neglectamajor*), a State-listed Endangered species.

Introduction

The MCM tower facility is proposed on a ±170.62-acre property located at 3 Marchant Road in Redding, Connecticut (the "Property") which is owned by the Connecticut Yankee Council, Inc. (of the Boy Scouts of America) and used primarily as a tent camping facility with lean-tos, three pavilions, latrines, training cabin, and sleeping cabin known as Camp Hoyt. The location of the proposed MCM tower facility ("Facility") is adjacent to an asphalt milling-covered parking area within a deciduous forested upland near the cabins and ±48 feet east of the nearest wetland.

According to the most recent DEEP NDDDB maps, the proposed Facility is located within a shaded NDDDB buffer area and therefore could potentially conflict with listed rare species. Please refer to the enclosed NDDDB Map. A CTDEEP NDDDB Review Request was submitted to determine if State-listed species would be impacted or influenced by the proposed Facility. A NDDDB Determination letter dated April 4, 2023 (Determination No. 202302684) reveals that only one state-listed Endangered species, Appalachian blue butterfly (*Celastrina neglectamajor*), may be influenced by the proposed Facility; please refer to Attachment A. In order to determine if presence of the listed species is likely, a survey for black cohosh (*Actaea racemosa*) was conducted, a larval food plant for the Appalachian blue butterfly.

Survey Protocol

A survey for black cohosh was conducted on July 13, 2023 by senior biologist Dean Gustafson from APT. Prior to field work, identification information and representative photographs of the target species were reviewed.

Black cohosh is an herbaceous perennial plant within the buttercup family (*Ranunculaceae*) that is indigenous to eastern North America from Connecticut, Massachusetts and New York to southern states of Mississippi, Alabama and Georgia, as far west as Ontario, Michigan, Iowa, Missouri and Arkansas. Inhabiting rich deciduous forests with moist alkaline soils and often associated with sugar maple (*Acer saccharum*), red maple (*Acer rubrum*), red oak (*Quercus rubra*), and eastern hemlock (*Tsuga canadensis*) in the overstory. Subcanopy and understory woody plants include maple-leaved

viburnum (*Viburnum acerifolium*), ironwood (*Carpinus caroliniana*), and witch-hazel (*Hamamelis virginiana*). Associated species within the herbaceous layer typically consist of sensitive fern (*Onoclea sensibilis*), Christmas fern (*Polystichum acrostichoides*), and wood ferns (*Dryopteris* spp.). Black cohosh can be distinguished from other species by the 6- to 23-inch lengthed, smooth, two or three times “ternately” compound leaves with 20 to 70 toothed leaflets. Flowering within July, the branched stem can reach up to 8 inches in height with several racemes of fetid white flowers. Topped with rounded antlers, flowers appear with white filaments as a mass of stamens on a tall stem that can reach up to 8 feet in height. The fruiting body is a thick-walled follicle, 5 to 10 mm in size.¹

A field survey for black cohosh was conducted by slowly walking and methodically visually searching the survey area which included the proposed Facility’s access, compound, utility route and proximate areas that could potentially be influenced during construction. Please refer to the Partial Site Plan SP-2 provided in Attachment B depicting the proposed development areas. Field keys, a 10X hand lens, with photographs and/or specimens collected as needed were utilized during the field survey. Due to the conspicuous nature of black cohosh (e.g., 8-foot tall flower stem) no office identification techniques (e.g., technical keys, microscope, etc.) were anticipated to be needed to confirm field identifications. Survey effort is listed in Table 1.

Survey Date	Weather	Survey Duration (Total Person Hours)
7/13/2023	mostly sunny, mid-80s °F	6

Survey Results

Black cohosh was not found within or proximate to the survey area and no congeners (e.g., red baneberry (*Actaea rubra*) or white baneberry (*Actaea pachypoda*)) were observed. The survey was conducted during a period of abnormally high rainfall for the month of July within in the project area and across the state. Those conditions are not anticipated to significantly affect the typical flowering period for black cohosh.

The project area consists predominantly of dry to moist acidic upland forest with developed areas associated with the boyscout camp operation. A forested wetland is present ±48 feet to the east of the proposed Facility. The majority of the access road and utility interconnection area are located within disturbed and developed settings consisting of asphalt millings. Within the access road extension and proposed compound area, a sparse understory was present with few shrub species and an herbaceous layer consisting of under 30-40% aerial coverage. The upland forest contained a mixed-aged woodland of uneven aged trees and saplings.

A thin duff layer with acidic till soils were observed throughout the vegetated portions of the survey area. Herbaceous vegetation consisted primarily of pennsylvanica sedge (*Carex pensylvanica*), striped wintergreen (*Chimaphila maculata*), Canada mayflower (*Maianthemum canadense*), ghost pipe (*Monotropa uniflora*), hairy solomn seal (*Polygonatum pubescens*), Christmas fern (*Polystichum acrostichoides*), wild sasparilla (*Aralia nudicaulis*), hayscented fern (*Dennstaedtia punctilobula*) and partridge berry (*Mitchella repens*). Canopy species are dominated by red maple (*Acer saccharum*), pignut hickory (*Carya glabra*), white oak (*Quercus alba*), red oak (*Quercus rubra*), American beech (*Fagus grandifolia*), and tuliptree (*Liriodendron tulipifera*). The shrub layer is somewhat sparse and

¹ <https://www.mass.gov/doc/black-cohosh/download>

includes hophornbeam (*Ostrya virginiana*), mapleleaf viburnum (*Virburnum acerifolium*), and winged euonymous (*Euonymus alatus*).

A complete listing of identified plant species was compiled during the survey and provided in Attachment C with representative photographs of the vegetative habitats observed provided in Attachment D.

Rare Species Protection Measures

No special protection measures are necessary since no target species were found within or in the vicinity of the survey area. Therefore, the proposed Facility will not adversely affect the Appalachian blue butterfly.

If you have any questions regarding the above-referenced information, please feel free to contact me by telephone at (860) 552-2033 or at dgustafson@allpointstech.com.

Sincerely,
All-Points Technology Corporation, P.C.



Dean Gustafson
Senior Biologist

Enclosures

Attachment A
NDDB Determination Letter



4/4/2023

Dean Gustafson
MCM Holdings, LLC
40 Woodland St
Hartford, CT 06105
dgustafson@allpointstech.com

Subject: Camp Hoyt Redding CT

Filing #: 96110

NDDB - New Determination Number: 202302684

Expiration Date: 4/4/2025

Location: 3 Marchant Rd, Redding, CT

I have reviewed Natural Diversity Database (NDDB) maps and files regarding this project. According to our records, there are State-listed species (RCSA Sec. 26-306) that may be influenced by activities within the proposed project area.

Appalachian blue (*Celastrina neglectamajor*)- State Endangered

The preferred habitat of the Appalachian blue butterfly is dry mixed woodlands and edges with the larval food plant black cohosh (*Actaea racemosa*). Activities that impact the larval food plant will impact this species.

Where suitable habitat exists, you identify and protect suitable habitat and host plants for this state species in your project area. You can benefit this species by seeking help from an invertebrate biologist or plant ecologist to create a management plan to enhance habitat where opportunities exist. Keep the following recommendations in mind as you manage your habitat:

- Minimize ground impact to sensitive habitat, and do not import other types of permanent fill.
- To the extent practicable, conduct construction activities in winter months when plants are dormant and ground may be frozen.
- If sensitive habitats are disturbed, it is best to allow them to revegetate naturally or propagate only locally collected seed. Avoid commercially available seed mixes. They include plant species which are not considered native to Connecticut. Even mixes marketed as 'New England' or 'Northeast' mixes include high percentages of species not native to the Connecticut or the region. Additionally, commercially available seed mixes include plants that are listed as invasive in CT or which include non-

local genotypes.

- Minimize the use of pesticides and herbicides in general and consider alternatives. Take precautions that species are not impacted by chemical use including using spot treatment techniques.

Additionally, this area is identified as an important migratory bird stopover site for conservation with consistently high densities of migrants detected by radar analysis. To reduce the potential for collision, towers and antennas should meet USFWS guidelines with regard to height, guy wires, lighting, and maintenance:

<https://www.fws.gov/media/recommended-best-practices-communication-tower-design-siting-construction-operation>

Your submission information indicates that your project requires a state permit, license, registration, or authorization, or utilizes state funding or involves state agency action. This NDDDB - New determination may be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations.

Please be aware of the following limitations and conditions:

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available. New information may result in additional review, and new or modified restrictions or conditions may be necessary to remain in compliance with certain state permits.

- During your work listed species may be encountered on site. A report must be submitted by the observer to the Natural Diversity Database promptly and additional review and restrictions or conditions may be necessary to remain in compliance with certain state permits. Please fill out the [appropriate survey form](#) and follow the instructions for submittal.
- Your project involves the state permit application process or other state involvement, including state funding or state agency actions; please note that consultations with your permit analyst or the agency may result in additional requirements. In this situation, additional evaluation of the proposal by the DEEP Wildlife Division may be necessary and additional information, including but not limited to species-specific site surveys, may be required. Any additional review may result in specific restrictions or conditions relating to listed species that may be found at or in the vicinity of the site.
- If your project involves preparing an Environmental Impact Assessment, this NDDDB consultation and determination should not be substituted for biological field surveys assessing on-site habitat and species presence.
- The NDDDB - New determination for the Camp Hoyt Redding CT as described in the submitted information and summarized at the end of this document is valid until 4/4/2025. This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 4/4/2025.

If you have further questions, please contact me at the following:

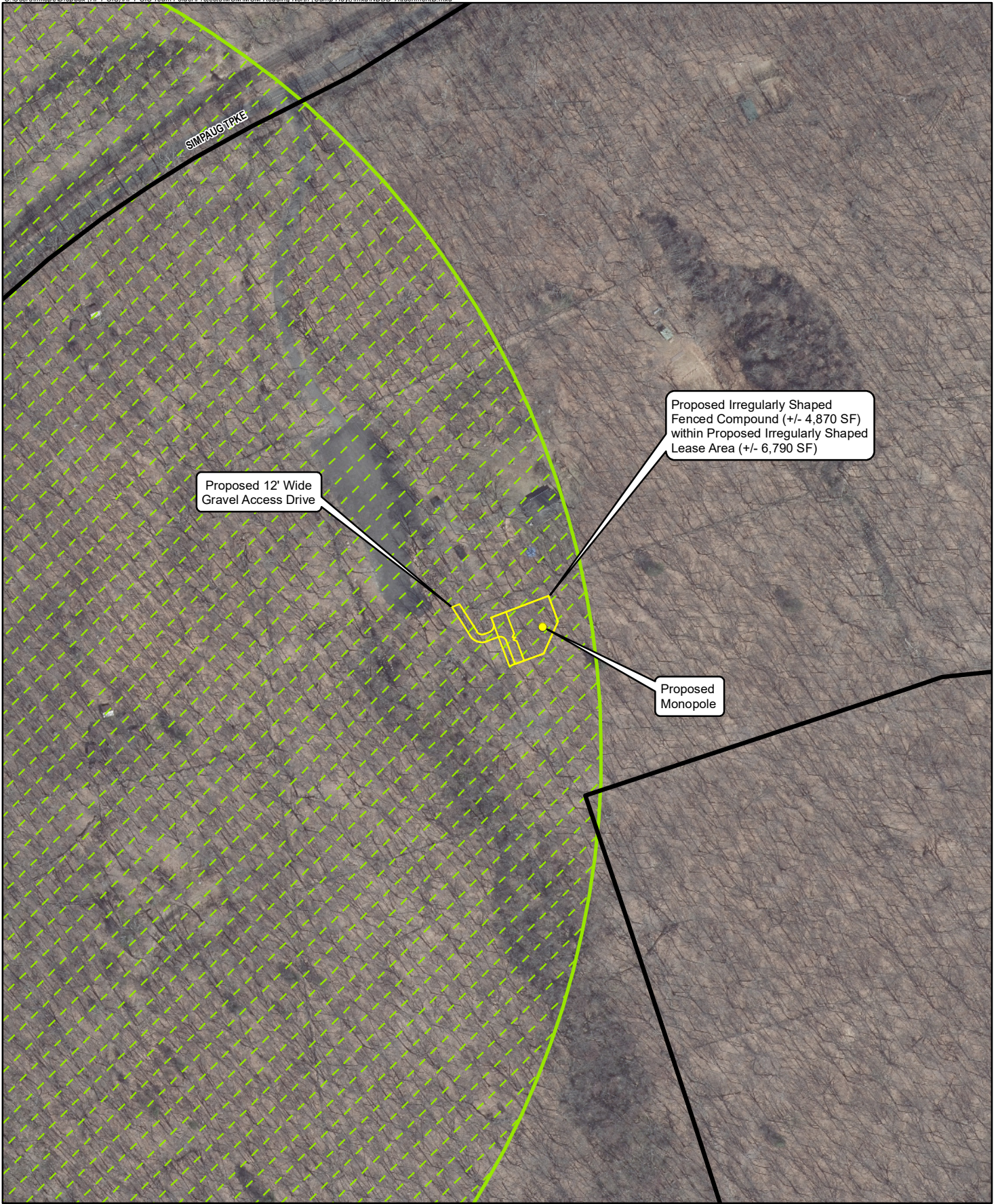
Shannon Kearney
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3170
Shannon.Kearney@ct.gov

Please reference the Determination Number 202302684 when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Shannon Kearney
Wildlife Division- Natural Diversity Data Base
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3170
Shannon.Kearney@ct.gov

Application Details:

Project involves federal funds or federal permit:	Yes
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	Yes
DEEP enforcement action related to project:	
Project Type:	Communication Towers
Project Sub-type:	New Facility
Project Name:	Camp Hoyt Redding CT
Project Description:	



- Legend**
- Subject Property
 - Proposed Monopole
 - Proposed Site Layout
 - CTDEEP Natural Diversity Database (updated Dec 2022)

Map Notes:
 Base Map Source: CTECO 2019 Aerial Photograph
 Map Scale: 1 inch = 200 feet
 Map Date: January 2023



**NDDB Attachment B:
 Detailed Site Map**

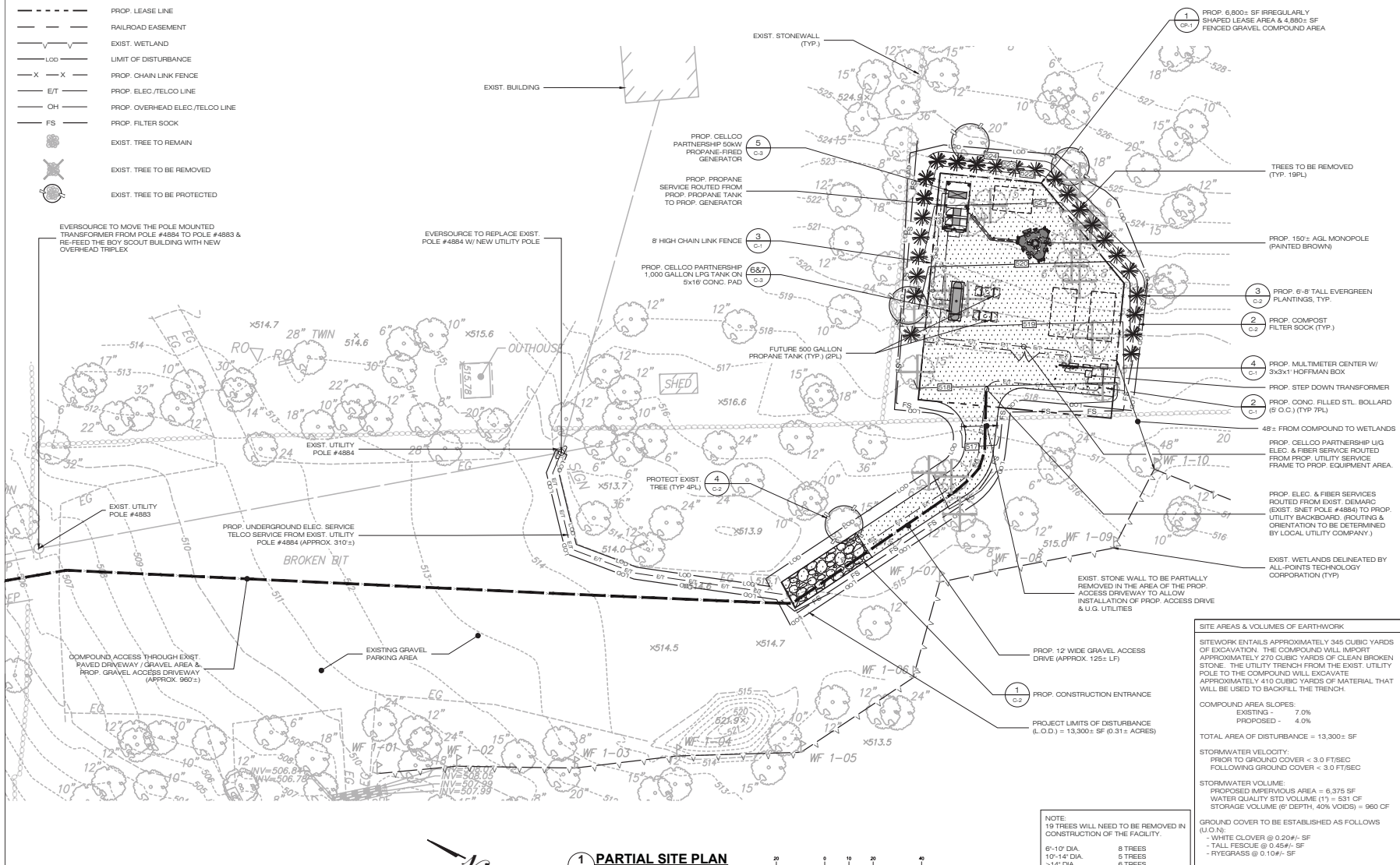
Proposed Wireless
 Telecommunications Facility
 Camp Hoyt Redding
 3 Marchant Road
 Redding, Connecticut



Attachment B
Partial Site Plan SP-2

LEGEND

---	PROPERTY LINE
- - -	PROP. LEASE LINE
---	RAILROAD EASEMENT
---	EXIST. WETLAND
---	LIMIT OF DISTURBANCE
X - X	PROP. CHAIN LINK FENCE
E/T	PROP. ELEC./TELECO LINE
---	PROP. OVERHEAD ELEC./TELECO LINE
FS	PROP. FILTER SOCK
●	EXIST. TREE TO REMAIN
✕	EXIST. TREE TO BE REMOVED
○	EXIST. TREE TO BE PROTECTED



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Cellco Partnership d/b/a
verizon
WIRELESS

20 ALEXANDER DRIVE
WALLINGFORD, CT 06492

ALL-POINTS
TECHNOLOGY CORPORATION
587 VAUXHALL STREET EXTENSION - SUITE 311
WATERFORD, CT 06385 PHONE: (860)463-1697
WWW.ALLPOINTS TECH.COM FAX: (860)463-2935

PETITION DOCUMENTS

NO	DATE	REVISION
1	01/26/23	FOR REVIEW: RCB
1	02/17/23	CLIENT REVISIONS: RCB
2		
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROP: ROBERT C. BURNS P.E.
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.
ADD: 587 VAUXHALL STREET EXT. SUITE 311 WATERFORD, CT 06385

DEVELOPER: MCM HOLDINGS LLC
ADDRESS: 40 WOODLAND STREET HARTFORD, CT 06102 (888) 973-7483

MCM HOLDINGS, INC.
CAMP HOYT

SITE: 3 MARCHANT ROAD
ADDRESS: REDDING, CT 06885

APT FILING NUMBER: CT24100

DATE: 01/26/23 **DRAWN BY: JAB**

CHECKED BY: RCB

SHEET TITLE:
PARTIAL SITE PLAN

SHEET NUMBER:
SP-2

1 PARTIAL SITE PLAN
SP-2 SCALE: 1" = 20'-0"



NOTE:
19 TREES WILL NEED TO BE REMOVED IN CONSTRUCTION OF THE FACILITY.

6"-10" DIA.	8 TREES
10"-14" DIA.	5 TREES
>14" DIA.	6 TREES

SITE AREAS & VOLUMES OF EARTHWORK

SITEWORK ENTALS APPROXIMATELY 345 CUBIC YARDS OF EXCAVATION. THE COMPOUND WILL IMPORT APPROXIMATELY 270 CUBIC YARDS OF CLEAN BROKEN STONE. THE UTILITY TRENCH FROM THE EXIST. UTILITY POLE TO THE COMPOUND WILL EXCAVATE APPROXIMATELY 410 CUBIC YARDS OF MATERIAL THAT WILL BE USED TO BACKFILL THE TRENCH.

COMPOUND AREA SLOPES:
EXISTING - 7.0%
PROPOSED - 4.0%

TOTAL AREA OF DISTURBANCE = 13,300± SF

STORMWATER VELOCITY:
PRIOR TO GROUND COVER < 3.0 FT/SEC
FOLLOWING GROUND COVER = 3.0 FT/SEC

STORMWATER VOLUME:
PROPOSED IMPERVIOUS AREA = 6,375 SF
WATER QUALITY STD VOLUME (1") = 531 CF
STORAGE VOLUME (8" DEPTH, 40% Voids) = 950 CF

GROUND COVER TO BE ESTABLISHED AS FOLLOWS (4.0%):
- WHITE CLOVER @ 0.20#/- SF
- TALL FESCUE @ 0.45#/- SF
- RYEGRASS @ 0.10#/- SF

MAP REFERENCES
1. "VB101-COMPILED & TOPOGRAPHIC SURVEY, PROPOSED CELL TOWER LOCATION, BLOCK NO. 12, LOT NO. 29, TOWN OF REDDING, PREPARED BY LANGRAN CT, INC., 555 LONG WHARF DRIVE, NEW HAVEN, CT 06551. LATEST REVISION DATED, JANUARY 11, 2023.

Attachment C

Species List

UTILITY ROUTE

SCIENTIFIC NAME	STRATUM	COMMON NAME	INDICATOR	STATUS
<i>Acer rubrum</i>	Tree	Red maple	FAC	Native
<i>Alliaria petiolata</i>	Herb	Garlic mustard	FACU	Invasive
<i>Celastrus orbiculatus</i>	Vine	Asiatic Bittersweet	FACU	Invasive
<i>Dennstaedtia punctilobula</i>	Herb	Hayscented Fern	UPL	Native
<i>Dichanthelium clandestinum</i>	Herb	Deer tongue Grass	FACW	Native
<i>Euonymus alatus</i>	Shrub	Winged Euyonomous	FAC	Invasive
<i>Liriodendron tulipifera</i>	Tree	Tuliptree	FACU	Native
<i>Lonicera japonica</i>	Shrub	Japanese honeysuckle	FACU	Invasive
<i>Medicago lupulina</i>	Herb	Black Medick	FACU	Introduced
<i>Microstegium vimineum</i>	Herb	Japanese Stiltgrass	FAC	Invasive
<i>Ostrya virginiana</i>	Tree	Hophornbeam	FACU	Native
<i>Oxalis stricta</i>	Herb	Wood Sorrel	FACU	Native
<i>Parthenocissus quinquefolia</i>	Vine	Virginia Creeper	FACU	Native
<i>Plantago major</i>	Herb	Common Plantain	FACU	Native
<i>Rosa multiflora</i>	Shrub	Multiflora Rose	FACU	Invasive
<i>Rubus sp.</i>	Shrub	Brambles	FACU	Native
<i>Trifolium pratense</i>	Herb	Red Clover	FACU	Native

ACCESS ROAD

SCIENTIFIC NAME	STRATUM	COMMON NAME	INDICATOR	STATUS
<i>Acer rubrum</i>	Tree	Red maple	FAC	Native
<i>Acer saccharum</i>	Tree	Sugar maple	FACU	Native
<i>Betula lenta</i>	Tree	Black birch	FACU	Native
<i>Carex pensylvanica</i>	Herb	Pennsylvania sedge	Not classified	Native
<i>Carya ovata</i>	Tree	Shagbark hickory	FACU	Native
<i>Chimaphila maculata</i>	Herb	Striped wintergreen	Not classified	Native
<i>Euonymus alatus</i>	Shrub	Winged euyonomous	FAC	Invasive
<i>Fagus grandifolia</i>	Tree	American beech	FACU	Native
<i>Maianthemum canadense</i>	Herb	Canada mayflower	FACU	Native
<i>Monotropa uniflora</i>	Herb	Ghost pipe	FACU	Native
<i>Polygonatum pubescens</i>	Herb	Hairy solomn seal	FACU	Native
<i>Polystichum acrostichoides</i>	Herb	Christmas fern	FACU	Native
<i>Prunus serotina</i>	Tree	Black cherry	FACU	Native
<i>Quercus alba</i>	Herb	White oak (seedling)	FACU	Native
<i>Quercus alba</i>	Tree	White oak	FACU	Native
<i>Quercus rubra</i>	Tree	Red oak	FACU	Native
<i>Viburnum acerifolium</i>	Shrub	Mapleleaf viburnum	UPL	Native

TOWER COMPOUND

SCIENTIFIC NAME	STRATUM	COMMON NAME	INDICATOR	STATUS
<i>Acer rubrum</i>	Tree	Red maple	FAC	Native
<i>Acer saccharum</i>	Tree	Sugar maple	FACU	Native
<i>Aralia nudicaulis</i>	Herb	Wild sasparilla	FACU	Native
<i>Betula lenta</i>	Tree	Black birch	FACU	Native
<i>Carex pensylvanica</i>	Herb	Pennsylvanica sedge	Not classified	Native
<i>Carya glabra</i>	Tree	Pignut hickory	FACU	Native
<i>Carya ovata</i>	Tree	Shagbark hickory	FACU	Native
<i>Dennstaedtia punctilobula</i>	Herb	Hayscented fern	UPL	Native
<i>Euonymus alatus</i>	Shrub	Winged euyonomous	FAC	Invasive
<i>Fagus grandifolia</i>	Tree	American beech	FACU	Native
<i>Gaultheria procumbens</i>	Herb	American wintergreen	FACU	Native
<i>Liriodendron tulipifera</i>	Tree	Tuliptree	FACU	Native
<i>Maianthemum canadense</i>	Herb	Canada mayflower	FACU	Native
<i>Mitchella repens</i>	Herb	Partridge berry	FACU	Native
<i>Monotropa uniflora</i>	Herb	Ghost pipe	FACU	Native
<i>Ostrya virginiana</i>	Tree	Hophornbeam	FACU	Native
<i>Parthenocissus quinquefolia</i>	Vine	Virginia creeper	FACU	Native
<i>Pyrola elliptica</i>	Herb	Shinleaf	FACU	Native
<i>Viburnum acerifolium</i>	Shrub	Mapleleaf viburnum	UPL	Native

Attachment D

Site Photographs



Photo 1: View of understory within proposed access road extension off of gravel parking area.



Photo 2 View of understory within proposed access road extension off of gravel parking area.



Photo 3: View of proposed compound location.



Photo 4 View of ground cover within proposed compound area.



Photo 5: View of gravel parking lot looking toward proposed gravel access road extension to compound.



Photo 6: View of gravel parking lot taken from interface of proposed access road extension.



Photo 7: View of ground cover within proposed access road.



Photo 8: View of ground cover within proposed access road.



Photo 9: View of underground utility interconnection area



Photo 10: View of underground utility interconnection route.

ATTACHMENT 6



WETLAND & VERNAL POOL IMPACT ANALYSIS

June 6, 2023

MCM Holdings, LLC
40 Woodland Street
Hartford, CT 06105

Re: Proposed Camp Hoyt Telecommunications Facility
3 Marchant Road, Redding, Connecticut
APT Project No. CT524100

On behalf of MCM Holdings, LLC ("MCM"), All-Points Technology Corporation, P.C. ("APT") performed an evaluation of wetland and vernal pool impacts associated with a proposed telecommunication facility (the "Facility" or "Project"). The MCM Facility is proposed on a ± 170.62 acre property located at 3 Marchant Road in Redding, Connecticut (the "Property") which is owned by the Connecticut Yankee Council, Inc. (of the Boy Scouts of America) and used primarily as a tent camping facility with lean-tos, three pavilions, latrines, training cabin, and sleeping cabin known as Camp Hoyt. The Facility is located adjacent to an asphalt milling-covered parking area within a deciduous forested upland near the cabins with the proposed compound ± 48 feet northeast of the nearest wetland. Provided below is a discussion of wetland and vernal pool resources identified in proximity to the Facility and an analysis of potential impacts to these resources.

Wetland and Vernal Pool Resources

This wetland and vernal pool impact evaluation is based on field inspections performed on December 20, 2022 and April 10, 2023 along with a review of site plans prepared by APT (latest revision date 02/17/23). The attached Vernal Pool Analysis Map depicts the locations of wetland and vernal pool resources proximate to the Facility.

APT wetland scientists conducted an initial inspection of the Property on December 20, 2022 to confirm the presence and extent of wetlands and watercourses within and proximate to the Facility. A forested, seasonally saturated wetland system (Wetland 1) was identified in the southwestern portion of the Property that extends north and south into undeveloped and forested areas. Wetland 1 does not support any vernal pool habitat. A second forested wetland complex (Wetland 2) was identified approximately 430 feet east of the Facility. A large interior area of Wetland 2 contains seasonal inundation of sufficient depth and duration to support vernal pool habitat, identified as Vernal Pool 1.

The Facility is located within an early successional upland forest in close proximity to developed areas associated with the Boy Scouts of America camp. Access will be extended from a previously constructed parking area to the Facility's irregularly shaped fenced compound. To the north, developed areas consist of outbuildings and various structures related to the camp. The Facility would consist of a monopole and associated ground equipment located within a gravel compound area surrounded by an exterior chain-link fence.

Wetland 1 consists of a headwater hillside seep system located in the central portion of the camp. Southern extents of the resource are characterized by a broader forested system dominated by red maple (*Acer rubrum*), white oak (*Quercus alba*) and green ash (*Fraxinus pennsylvanica*). As the wetland drains north it narrows into a braided seasonal intermittent watercourse that eventually converges to a singular anthropogenic channel. This stream is approximately five feet wide with a sandy cobble bottom that travels through four 12-inch corrugated metal culverts and continues north away from the Facility.

Wetland 2 begins as a narrow, channel-like seasonally saturated hillside seep that parallels a historic stone wall along the western boundary. As the complex drains north, the system broadens to an area of seasonal flooding with approximately six inches of inundation present during the initial inspection; this inundation area supports vernal pool habitat. Tussock sedge (*Carex stricta*), highbush blueberry (*Vaccinium corymbosum*), and spicebush (*Lindera benzoin*) occur on hummocks that have formed throughout the complex as a result of the seasonal flooding. Red maple (*Acer rubrum*) and yellow birch (*Betula alleghaniensis*) were the dominant tree species interspersed throughout the complex. A previous vernal pool survey conducted during the 2017 spring breeding season confirmed the pools' ability to support breeding of obligate species. A more recent vernal pool survey conducted in April 2023 confirmed breeding with inundation levels ranging from 16 to 24 inches. Numerous wood frog tadpoles were observed within the northern extents of the pool and 27 spotted salamander egg masses were identified throughout. This vernal pool contained high attachment sites of downed saplings, coarse woody debris, and a dense duff layer with active hydrology enhanced by the northern bordering stonewall.

Wetland Impact Evaluation

There are no direct or secondary impacts proposed to Wetland 1 or Wetland 2 with the development of this Facility. Construction activities will occur ±48 feet northeast of Wetland 1 in association with the proposed compound's limit of disturbance; the proposed 12-foot wide gravel access will be ±19 feet away. To promote protection of wetlands during construction, safeguards are proposed to avoid unintentional impacts to these resources, including construction phase protection measures and the installation and maintenance of erosion controls in accordance with the *2002 Connecticut Guidelines*

for Soil Erosion and Sediment Control. In addition, a wetland protection plan will be implemented during construction that will include an environmental monitor to ensure proper protective measures are installed and maintained throughout the duration of construction and the contractor is aware of the environmentally sensitive nature of the Project. Please refer to the attached Resource Protection Plan for additional details. By implementing these protective measures during construction, potential secondary impacts to wetland resources will be avoided.

Potential long-term secondary impacts to wetland resources associated with the operation of this Facility are minimized due to its unstaffed nature and negligible traffic for maintenance requiring approximately one visit per month. The level of human activity associated with the operation of the Facility is significantly less than the existing camp activities. As such, operation of the Facility will not result in a likely adverse impact to wetland resources.

Considering the location of the proposed development, relatively level topography, minimal grading, and implementation of wetland protection measures during construction, it is APT's opinion that the proposed Facility will not result in a likely adverse impact to wetland resources.

Physical Impact to Vernal Pool and Surrounding Terrestrial Habitat

This section details a recognized scientific method for analyzing the potential impact a project may have on a particular vernal pool and its surrounding upland habitat.

Construction and operation of the Facility would not result in direct physical impact to vernal pools; Vernal Pool 1 is 430 feet east of the Facility. It is widely documented that vernal pool dependent amphibians are not solely reliant upon the actual vernal pool habitat for breeding and egg/larval development; they require surrounding upland forest habitat for most of their adult lives. Accepted studies recommend conservation of the majority of adjacent terrestrial habitat (optimally forested) up to 750 feet from the vernal pool edge for obligate pool-breeding amphibians (Calhoun, Klemens, 2002; "BDP").¹

In order to evaluate potential impacts to Vernal Pool 1 and its surrounding upland habitat, Vernal Pool 1 was assessed using methodology developed by Calhoun and Klemens (2002) in combination with the US Army Corps of Engineers New England District's *Vernal Pool Best Management Practices* ("BMPs")². This methodology evaluates the vernal pools' ecological significance based on biological value of the vernal pool (e.g., presence of state-listed species and the abundance and diversity of vernal pool indicator species) and conditions of the critical terrestrial habitat surrounding those pools.

¹ Calhoun, A.J.K. and M.W. Klemens. 2002. Best Development Practices (BDPs): Conserving Pool-Breeding Amphibians in Residential and Commercial Developments in the Northeastern United States. WCS/MCA Technical Paper No. 5.
² <https://www.nae.usace.army.mil/Portals/74/docs/regulatory/VernalPools/VPBMPsJan2015.pdf>

The terrestrial habitat is assessed based on the integrity of the vernal pools' two conservation zones: vernal pool envelope ("VPE" - within 100 feet of the pool's edge) and the critical terrestrial habitat ("CTH" - 100-750 feet of the pool's edge). Intact forest represents the highest value, or optimal, habitat within both of these conservation zones to support breeding opportunities for the various obligate vernal pool indicator species that rely on forested habitat (e.g., wood frog and spotted salamander). In addition, the BMPs establish the concept of "directional corridors" (identified herein as "Migratory Corridors"). Identification of Migratory Corridors allows a project to evaluate potential impacts to optimal pool-breeding amphibian habitat that focuses on conserving the most essential habitats that link breeding pools, forested wetlands, and forested uplands. These interrelated habitats form essential Migratory Corridors at a landscape scale generally confined within the CTH. The location of Migratory Corridors is established through an evaluation of both wetland and terrestrial habitat structure qualities (e.g., vegetative cover types, width of vegetated buffer, soil surface moisture, thickness of duff layer, abundance of cover objects, etc.) that determines the locations of "Suitable Non-Breeding Habitat" and "Non-Habitat" in proximity to the vernal pool. Migratory Corridors occur in areas that link vernal pools and Suitable Non-Breeding Habitat (both forested wetland and upland habitats). Non-habitat areas such as developed areas, maintained lawn, and agricultural fields do not support Migratory Corridors due to the lack of sufficient vegetative conditions that are often associated with higher levels of predation and human activity, which can result in direct mortality.

Based on observations of multiple obligate species breeding and intactness of the VPE and CTH in the existing conditions, Vernal Pool 1 appears to meet the biological criteria for a Tier 1 pool, considered to represent a relatively high ecological value. Vernal Pool 1 was rated based on these criteria for both the existing condition and the proposed condition (e.g., MCM's proposed development) to determine if the Facility would result in a reduction in the tier rating system or reduce the terrestrial habitat integrity below the critical 75% non-development criterion or result in a significant impediment to principal Migratory Corridors. The results of this analysis support that the Facility will not result in further degradation of the existing tier rating or terrestrial habitat integrity of Vernal Pool 1 due to the small amount of disturbance associated with the Facility. The VPE will not be impacted by the proposed development as the Facility would be located ± 430 feet southwest of Vernal Pool 1. The total area of the CTH (± 56.4 acres) associated with the vernal pool primarily includes undeveloped upland/wetland forested areas (± 50.1 acres) and developed land associated with recreation use (± 6.3 acres). The vernal pool's CTH has $\pm 11\%$ development under existing conditions which does not exceed the 75% non-development criterion (89% non-development); please refer to the enclosed Vernal Pool Analysis Map.

The Facility is located within the CTH and would result in ± 0.1 acre of additional development. This de minimis increase of development within the CTH would not substantially change Vernal Pool 1's

existing 89% non-development condition (an increase of only 0.2% would occur). Although a Migratory Corridor may link Wetlands 1 and 2 (other Migratory Corridors for Vernal Pool 1 include wetland and upland habitats to the north, south, and east), the Facility's location adjacent to the camp's existing developed area would not obstruct any herpetofauna movements through the upland forest. Considering the ±430-foot separating distance between the Facility and Vernal Pool 1, the negligible increase to the developed area within the CTH in the proposed condition, and Migratory Corridors will remain intact, the proposed MCM development would not result in a likely adverse impact to existing amphibian productivity, nor will it result in long-term adverse impact to the terrestrial habitat.

The potential exists for possible short-term impact to herpetofauna associated with the nearby vernal pool habitat due to possible encounters with migrating and basking individuals that may intercept the Facility during construction. Short-term impacts associated with the proposed development within the terrestrial habitat proximate to Vernal Pool 1 would be minimized by the proper installation and maintenance of erosion and sedimentation controls in accordance with 2002 Connecticut Guidelines For Soil Erosion and Sediment Control. A vernal pool protection program proposed during construction is discussed in a subsequent section of this document to avoid/minimize the potential for short-term impact to herpetofauna.

Hydraulic Alterations

Land-use changes (i.e., clearing, increases in impervious surface) can increase surface runoff in the watershed of a vernal pool. Direct inputs of stormwater flow into a pool may produce sudden water level increases in a short period of time and may lengthen the duration of flooding (hydroperiod). Diversion of stormwater flows past a pool may have the opposite effect of decreasing water levels and shortening the pool's hydroperiod. In addition, stormwater features that create temporary pools of water can result in a biological "sink" as breeding amphibians deposit eggs into a water body without the necessary hydraulic period to allow for successful development of the eggs into juveniles.

The Facility will not alter existing surface or subsurface flow conditions or directions. Site clearing and grading activities will not de-water Vernal Pool 1 or alter surface water drainage patterns associated with this pool; the two areas are located in different local drainage basins. Impervious surfaces associated with the Facility have been minimized with the use of a gravel surface within the compound to support infiltration and local groundwater recharge. Therefore, the proposed development will not alter the hydrology of Vernal Pool 1 or nearby Wetland 1. In addition, no stormwater management features (temporary or permanent) are proposed that would result in creation of a temporary "decoy" pool or "sink" features, which could potentially affect breeding amphibians intercepted on their migration to the nearby vernal pool.

Vernal Pool Recommended Best Management Practices

As a result of the Facility's location in Vernal Pool 1's CTH, certain measures during construction are recommended to both protect the nearby wetland resources and to avoid unintentional impact or mortality to vernal pool herpetofauna (i.e., wood frog, salamanders, turtles, etc.). These protection measures would include implementation during peak amphibian movement periods (early spring breeding [March 1st to May 15th] and late summer dispersal [July 15th to September 15th]) while the wetland protection measures would be implemented regardless of time of year. Please refer to the attached Resource Protection Measures for complete details.

Therefore, it is APT's opinion the Facility will not result in a likely adverse impact to wetland or vernal pool resources. If you have any questions regarding the above-referenced information, please feel free to contact me by telephone at (860) 552-2033 or via email at dgustafson@allpointstech.com.

Sincerely,

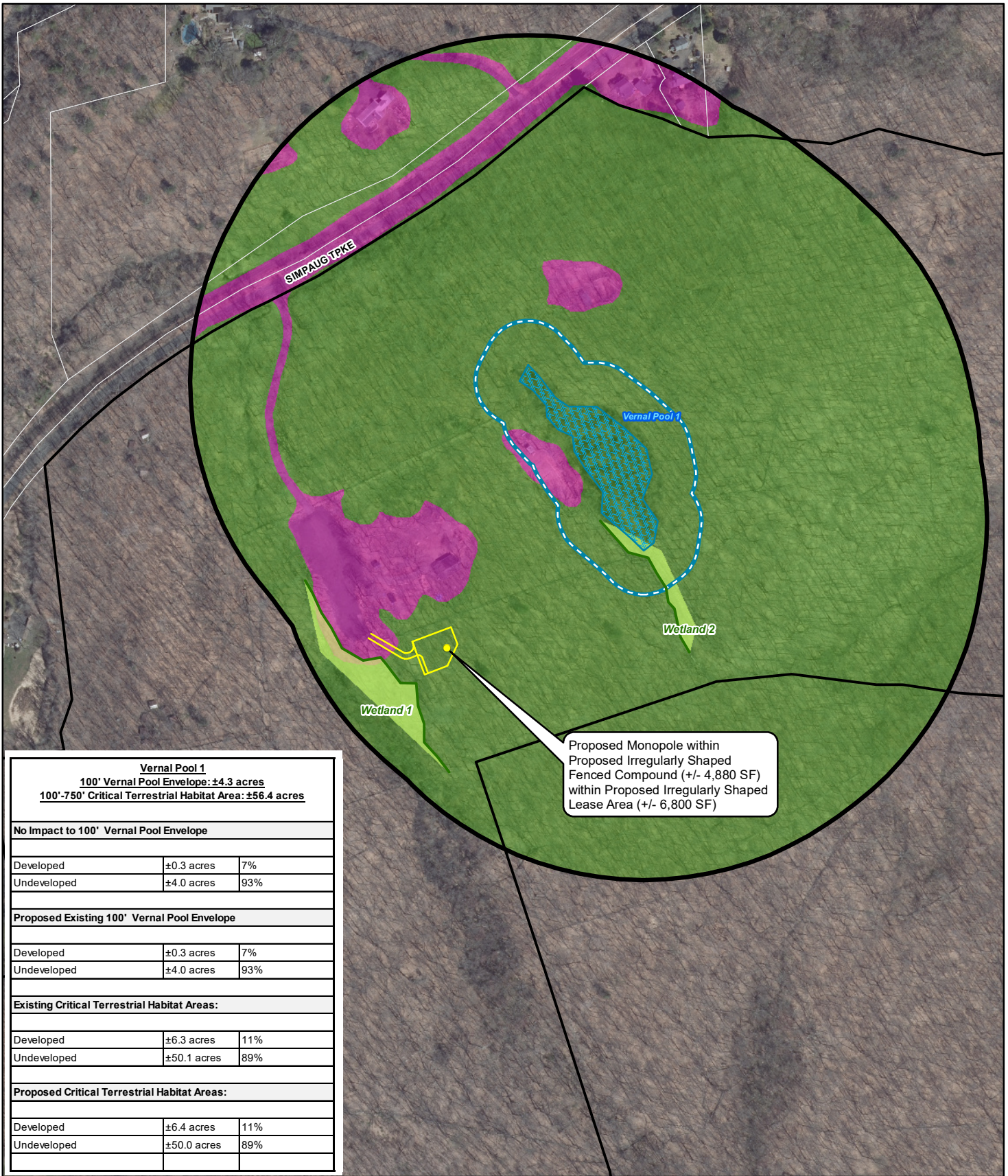
All-Points Technology Corporation, P.C.



Dean Gustafson
Senior Wetland Scientist

Enclosures

Vernal Pool Analysis Map

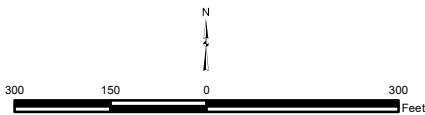


- Legend**
- Proposed Tower
 - Proposed Facility
 - Subject Property
 - Approximate Parcel Boundary
 - Delineated Wetland Boundary
 - Vernal Pool
 - 100' Vernal Pool Envelope
 - 100'-750' Critical Terrestrial Habitat Area
 - Approximate Wetland Area
 - Habitat Type
 - Developed
 - Undeveloped

Vernal Pool Analysis Map

Proposed Wireless Telecommunications Facility
 Camp Hoyt Redding
 3 Marchant Road
 Redding, Connecticut

Map Notes:
 Base Map Source: 2019 Aerial Photograph (CTECO)
 Map Scale: 1 inch = 300 feet
 Map Date: June 2023



Resource Protection Measures

ENVIRONMENTAL NOTES - RESOURCES PROTECTION MEASURES

WETLAND, VERNAL POOL, BOG TURTLE, AND PUBLIC WATER SUPPLY WATERSHED PROTECTION PROGRAM

As a result of the project's location in the vicinity of sensitive wetland resources, a vernal pool, potential rare species habitat, and within a public water supply watershed, the following Protection Program shall be implemented by the Contractor to avoid unintentional impacts to these sensitive aquatic and wildlife resources including proximate wetland resources or mortality to vernal pool herpetofauna (i.e., wood frog, salamanders, turtles, etc.) during construction activities. The vernal pool specific protection measures shall be implemented should construction activities occur during peak amphibian movement periods (early spring breeding [March 1st to May 15th] and late summer dispersal [July 15th to September 15th]). Protection measures associated with wetlands shall be implemented regardless of the time of year.

Bog Turtle (*Clemmys muhlenbergii*), a Federal Threatened and State Endangered species afforded protection under the Federal Endangered Species Act and Connecticut Endangered Species Act, potentially occurs in the vicinity of the Project. The following protective measures satisfy requirements from the Connecticut Department of Energy & Environmental Protection ("CTDEEP") Wildlife Division and United States Fish and Wildlife Service ("USFWS"), following protocols developed from previous rare species consultations and state-approved protection plans.

The public water supply watershed protection measures included herein satisfy typical recommendations by the Drinking Water Section of the Connecticut Department of Public Health. This project is located within the public water supply watershed of the Saugatuck Reservoir, an active source of drinking water for Aquarion Water Company (PWSID CT0150011), with Saugatuck Reservoir located ± 3.5 miles southeast and downgradient from the proposed Facility.

It is of the utmost importance that the Contractor complies with the requirement for the installation of protective measures and the education of its employees and subcontractors performing work on the project site. The protection measures shall be implemented and maintained throughout the duration of construction activities, with increased diligence during the Bog Turtle's active period (April 1 to November 15), until construction is complete and permanent stabilization of site soils has occurred.

All-Points Technology Corporation, P.C. ("APT") will serve as the Environmental Monitor for this project to ensure that these protection measures are implemented properly and will provide an education session on the project's proximity to sensitive resources and the site's location within a public water supply watershed prior to the start of construction activities and typical amphibians and reptiles associated with these habitats that may be encountered during construction. The Contractor shall contact Dean Gustafson, Senior Biologist at APT, at least 5 business days prior to the pre-construction meeting. Mr. Gustafson can be reached by phone at (860) 552-2033 or via email at dgustafson@allpointstech.com.

The Aquarion Water Company will be contacted at least 3 business days prior to the pre-construction meeting with an invitation to attend the pre-construction meeting. The Aquarion Water Company personnel shall also be allowed to periodically inspect this project during construction to ensure that drinking water quality is not adversely impacted.

This resources protection program consists of several components including: education of all contractors and sub-contractors prior to initiation of work on the site; installation of erosion controls; petroleum materials storage and spill prevention; protective measures; rare species protection measures; herbicide, pesticide, and salt restrictions; and, reporting.

1. Contractor Education:

- a. Prior to work on site, the Contractor shall attend an educational session at the pre-construction meeting with APT. This orientation and educational session will consist of an introductory meeting with APT to emphasize the environmentally sensitive nature of the project, the various wetland, vernal pool, and rare species resources, the watershed protection measures, and the requirement to diligently follow the Protective Measures as described in sections below. Workers will also be provided information regarding the identification of other turtles, snakes, and common herpetofauna that could be encountered. The meeting will further emphasize the non-aggressive nature of these species, the absence of need to destroy such animals and the need to follow Protective Measures as described in following sections.
- b. The Contractor will be provided with phone (24 hour contact) and email for Aquarion Water Company personnel to immediately report any releases of sediment, fuel or hazardous materials.
- c. The education session will also focus on means to discriminate between the species of concern and other native species to avoid unnecessary "false alarms". Encounters with any species of turtles, snakes and amphibians will be documented.
- d. The Contractor will be provided with cell phone and email contacts for APT personnel to immediately report any releases or impacts to nearby wetland resource areas. Educational poster materials of the environmentally sensitive nature of the work area will be provided by APT and displayed on the job site to maintain worker awareness as the project progresses.
- e. If any rare species are encountered, the Contractor shall immediately cease all work, avoid any disturbance to the species, and contact APT.

2. Erosion and Sedimentation Controls/Isolation Barriers

- a. Plastic netting used in a variety of erosion control products (i.e., erosion control blankets, fiber rolls [wattles], reinforced silt fence) has been found to entangle wildlife, including reptiles, amphibians, birds, and small mammals, but particularly snakes. No permanent erosion control products or reinforced silt fence will be used on the project. Temporary erosion control products will use either erosion control blankets and fiber rolls composed of processed fibers mechanically bound together to form a continuous matrix (netless) or netting composed of planar woven natural biodegradable fiber to avoid/minimize wildlife entanglement.
- b. Installation of sedimentation and erosion controls, required for erosion control compliance and creation of a barrier to possible migrating/dispersing turtles, shall be performed by the Contractor following clearing activities and prior to any earthwork. The Environmental Monitor will inspect the work zone area prior to and following erosion control barrier installation to ensure the area is free of Bog Turtles (along with other amphibians and reptiles that may be encountered) and document barriers have been satisfactorily

installed. The intent of the barrier is to segregate the majority of the work zone and isolate it from nesting/foraging/migrating/dispersing turtles, snakes and other herpetofauna. Oftentimes complete isolation of a work zone is not feasible due to accessibility needs and locations of staging/material storage areas, etc. In those circumstances, the barriers will be positioned to deflect migrating/dispersal routes away from the work zone to minimize potential encounters with turtles/wildlife at the discretion of the Environmental Monitor.

- c. Exclusionary fencing shall be at least 20 inches tall and must be secured to and remain in contact with the ground and be regularly maintained by the Contractor (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through.
- d. The Contractor is responsible for daily inspections of the sedimentation and erosion controls for tears or breeches and accumulation levels of sediment, particularly following storm events that generate a discharge, as defined by and in accordance with applicable local, state and federal regulations. The Contractor shall notify the APT Environmental Monitor within 24 hours of any breeches of the sedimentation and erosion controls and any sediment releases beyond the perimeter controls that impact wetlands, watercourses or within 100 feet of wetlands and watercourses. The APT Environmental Monitor will provide periodic inspections of the sedimentation and erosion controls throughout the duration of construction activities only as it pertains to their function as isolation measures for the protection of rare species. Such inspections will generally occur once per month. The frequency of monitoring may increase depending upon site conditions, level of construction activities in proximity to sensitive receptors, or at the request of the permittee. If the Compliance Monitor is notified by the Contractor of a sediment release, an inspection will be scheduled specifically to investigate and evaluate possible impacts to wetland and/or watercourse resources.
- e. Third party monitoring of sedimentation and erosion controls will be performed by other parties, as necessary, under applicable local, state and/or federal regulations and permit conditions.
- f. The extent of the sedimentation and erosion controls will be as shown on the site plans. The Contractor shall have additional sedimentation and erosion controls stockpiled on site should field or construction conditions warrant extending the controls as directed by the APT Environmental Monitor or other regulatory agencies.
- g. No equipment, vehicles or construction materials shall be stored outside of the sedimentation and erosion controls within 100 feet of wetlands or watercourses.
- h. All sedimentation and erosion controls shall be removed within 30 days of completion of work and permanent stabilization of site soils so that reptile and amphibian movement between uplands and wetlands is not restricted. If fiber rolls/wattles, straw bales, or other natural material erosion control products are used, such devices will not be left in place to biodegrade and shall be promptly removed after soils are stable so as not to create a barrier to wildlife movement. Seed from seeding of soils should not spread over fiber rolls/wattles as it makes them harder to remove once soils are stabilized by vegetation.

3. Petroleum Materials Storage and Spill Prevention

- a. Certain precautions are necessary to store petroleum materials, refuel and contain and properly clean up any inadvertent fuel or petroleum (i.e., oil, hydraulic fluid, etc.) spill due to the project's location within a public water supply watershed and in proximity to wetland resources and potential rare species habitat.
- b. A spill containment kit consisting of a sufficient supply of absorbent pads and absorbent material will be maintained by the Contractor at the construction site throughout the duration of the project. In addition, a waste drum will be kept on site to contain any used absorbent pads/material for proper and timely disposal off site in accordance with applicable local, state and federal laws.
- c. Servicing of machinery shall not occur within 100 feet of wetlands.
- d. At a minimum, the following petroleum and hazardous materials storage and refueling restrictions and spill response procedures will be adhered to by the Contractor.
 - i. Petroleum and Hazardous Materials Storage and Refueling
 1. Refueling of vehicles or machinery shall occur a minimum of 100 feet from wetlands. If refueling within 100 feet from wetlands is required, it shall take place on an impervious pad with secondary containment designed to contain fuels.
 2. Any fuel or hazardous materials that must be kept on site shall be stored on an impervious surface utilizing secondary containment a minimum of 100 feet from wetlands.
 - ii. Initial Spill Response Procedures
 1. Stop operations and shut off equipment.
 2. Remove any sources of spark or flame.
 3. Contain the source of the spill.
 4. Determine the approximate volume of the spill.
 5. Identify the location of natural flow paths to prevent the release of the spill to sensitive nearby wetlands and waterways.
 6. Ensure that fellow workers are notified of the spill.
 - iii. Spill Clean Up & Containment
 1. Obtain spill response materials from the on-site spill response kit. Place absorbent materials directly on the release area.
 2. Limit the spread of the spill by placing absorbent materials around the perimeter of the spill.
 3. Isolate and eliminate the spill source.
 4. Contact the Aquarion Water Company along with appropriate local, state and/or federal agencies, as necessary.
 5. Contact a disposal company to properly dispose of contaminated materials.
 6. Restock the on-site spill response kit with new spill response materials.
 - iv. Reporting

1. Complete an incident report.
2. Submit a completed incident report to local, state and federal agencies, as necessary, including the Aquarion Water Company and the Connecticut Siting Council.

4. Wetland and Vernal Pool Protective Measures

- a. A thorough cover search of the construction area will be performed by APT's Environmental Monitor for herpetofauna prior to and following installation of the silt fencing barrier to remove any species from the work zone prior to the initiation of construction activities. Any herpetofauna discovered would be translocated outside the work zone in the general direction the animal was oriented. Periodic inspections will be performed by APT's Environmental Monitor throughout the duration of the construction, generally on a monthly basis.
- b. Any ruts or artificial depressions that could hold water created intentionally or unintentionally by site clearing/construction activities will be properly filled in and permanently stabilized with vegetation to avoid the creation of vernal pool "decoy pools" that could intercept amphibians moving toward the vernal pools. Stormwater management features such as level spreaders will be carefully reviewed in the field to ensure that standing water does not endure for more than a 24-hour period, where feasible at the discretion of the Environmental Monitor, to avoid creation of decoy pools and may be subject to field design changes. Any such proposed design changes will be reviewed by the design engineer to ensure stormwater management functions are maintained.
- c. Erosion control measures will be removed no later than 30 days following final site stabilization so as not to impede migration of herpetofauna or other wildlife.

5. Herbicide, Pesticide, and Salt Restrictions

- a. The use of herbicides and pesticides at the Facility shall be minimized. If herbicides and/or pesticides are required at the Facility, their use will be used in accordance with current Integrated Pest Management ("IPM") principles with particular attention to avoid/minimize overspray since the facility is located within 100 feet of wetland resources. No applications of herbicides or pesticides are allowed within actual wetland or watercourse resources.
- b. Maintenance of the facility during the winter months shall minimize the application of chloride-based deicers salt with use of more environmentally friendly alternatives.

6. Bog Turtle Protection Measures – Construction Phase

- a. Prior to construction and following installation of isolation barriers, the construction area will be swept by APT and any turtles (or other wildlife) occurring within the work area will be relocated to suitable habitat outside of the isolation barriers.
- b. Prior to the start of construction each day, the Contractor shall search the entire work area for turtles.

- c. If a Bog Turtle is found, work should immediately cease, and the APT Environmental Monitor shall be immediately contacted. APT will provide the Contractor with instructions on how to proceed and resume work activities. Bog Turtles are protected by law and no turtles should be relocated from the property.
- d. Special care shall be taken by the Contractor during early morning and evening hours so that possible basking or foraging turtles are not harmed by construction activities.
- e. The Contractor shall be particularly diligent during the months of May and June when turtles are actively selecting nesting sites which results in an increase in turtle movement activity.
- f. No heavy machinery or vehicles may be parked in any turtle habitat.
- g. Equipment use within 100 feet of wetlands outside of the isolation barriers is strictly prohibited and no heavy machinery or vehicles may be parked in any turtle habitat or within 100 feet of wetlands outside of the isolation barriers.
- h. Special precautions must be taken to avoid degradation of wetland habitats.

7. Reporting

- a. Compliance Monitoring Reports (brief narrative and applicable photos) documenting each APT inspection will be submitted by APT to MCM Holdings LLC and its Contractor for compliance verification of these protection measures. These reports are not to be used to document compliance with any other permit agency approval conditions (i.e., DEEP Stormwater Permit monitoring, etc.). Any non-compliance observations of erosion control measures or evidence of erosion or sediment release will be immediately reported to MCM Holdings LLC and its Contractor and included in the reports along with any observations of wildlife.
- b. Following completion of the construction project, APT will provide a final Compliance Monitoring Report to MCM Holdings LLC documenting implementation of the resource protection program and monitoring observations. MCM Holdings LLC is responsible for providing a copy of the final Compliance Monitoring Report to the Connecticut Siting Council for compliance verification.
- c. Any observations of rare species will be reported to CTDEEP by APT on the appropriate special animal reporting form, with photo-documentation (if possible) and with specific information on the location and disposition of the animal. If a bog turtle is encountered, USFWS New England Field Office will also be notified.

ATTACHMENT 7

REMOTE FIELD REVIEW



CT SITING COUNCIL DOCKET NO. 517
RESPONSE TO INTERROGATORY #26
CAMP HOYT
3 MARCHANT ROAD
REDDING, CT

PREPARED FOR:
MCM HOLDINGS, LLC



PREPARED BY:
ALL-POINTS TECHNOLOGY CORPORATION, P.C.
567 Vauxhall Street Extension – Suite 311
Waterford, CT 06385

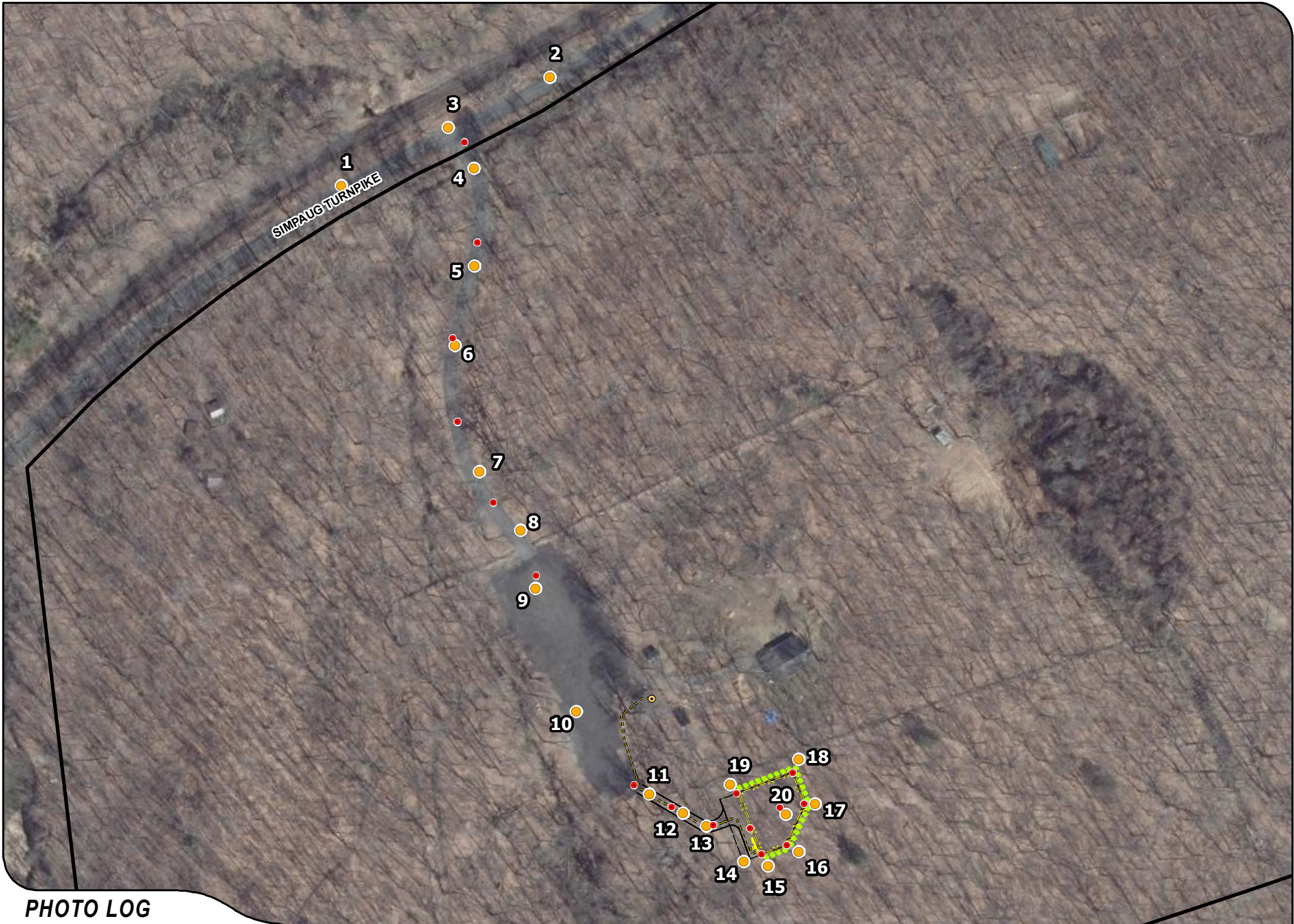
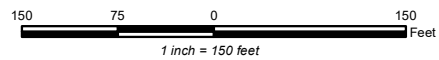


PHOTO LOG

- Photo Locations
- Photo Markers
- Host Property
- Proposed Lease Area
- Proposed Access Drive
- x Proposed Fence
- Proposed Equipment
- Proposed Landscaping

- Existing Utility Pole (By Others)
- Proposed Underground Electric and Fiber Services



Proposed Wireless
Telecommunications Facility
Camp Hoyt Redding
3 Marchant Road
Redding, Connecticut



EXISTING ACCESS FROM SIMPAUG TURNPIKE



PHOTOGRAPHED ON 7/24/2023

PHOTO

DESCRIPTION

1

SIMPAUG TURNPIKE LOOKING EAST TOWARDS ACCESS DRIVE



EXISTING ACCESS FROM SIMPAUG TURNPIKE

PHOTO

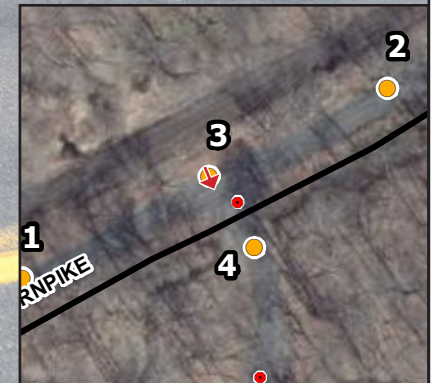
DESCRIPTION

2

SIMPAUG TURNPIKE LOOKING SOUTHWEST TOWARDS ACCESS DRIVE



EXISTING ACCESS FROM SIMPAUG TURNPIKE



PHOTO

DESCRIPTION

3

SIMPAUG TURNPIKE LOOKING SOUTH TOWARDS ACCESS DRIVE



PHOTO

4A

DESCRIPTION

ACCESS DRIVE LOOKING SOUTH



PHOTOGRAPHED ON 7/24/2023

PHOTO

4B

DESCRIPTION

ACCESS DRIVE LOOKING NORTH



PHOTO
5A

DESCRIPTION
ACCESS DRIVE LOOKING SOUTH



PHOTOGRAPHED 07/04/2023

PHOTO

5B

DESCRIPTION

ACCESS DRIVE LOOKING NORTH



PHOTOGRAPHED ON 7/24/2023

PHOTO

6A

DESCRIPTION

ACCESS DRIVE LOOKING SOUTH



PHOTO

6B

DESCRIPTION

ACCESS DRIVE LOOKING NORTH



PHOTOGRAPHED ON 7/24/2023

PHOTO

7A

DESCRIPTION

ACCESS DRIVE LOOKING SOUTHEAST



PHOTO

7B

DESCRIPTION

ACCESS DRIVE LOOKING NORTHWEST



EXISTING ACCESS DRIVE

PHOTOGRAPHED ON 7/24/2023

PHOTO

DESCRIPTION

8A

ACCESS DRIVE AT START OF PARKING AREA LOOKING SOUTHEAST



PHOTOGRAPHED 07/04/2023

PHOTO

DESCRIPTION

8B

ACCESS DRIVE AT START OF PARKING AREA LOOKING NORTHWEST



EXISTING UTILITY POLE

EXISTING ACCESS DRIVE

PHOTO

9A

DESCRIPTION

PARKING AREA LOOKING SOUTHEAST

PHOTOGRAPHED ON 7/24/2023



PHOTO

9B

DESCRIPTION

PARKING AREA LOOKING NORTHWEST



PROPOSED UNDERGROUND ELECTRIC AND FIBER SERVICE/ACCESS DRIVE

PHOTO

10A

DESCRIPTION

PARKING AREA LOOKING SOUTHEAST



PHOTOGRAPHED 07/24/2023

PHOTO

10B

DESCRIPTION

PARKING AREA LOOKING NORTH



PHOTO

DESCRIPTION

11

PROPOSED ACCESS DRIVE LOOKING SOUTHEAST



PHOTO

DESCRIPTION

12

PROPOSED ACCESS DRIVE LOOKING SOUTHEAST



PHOTOGRAPHED ON 7/24/2023

PHOTO

DESCRIPTION

13

PROPOSED ACCESS DRIVE LOOKING EAST



PHOTOGRAPHED ON 7/24/2023

PHOTO

DESCRIPTION

14

PROPOSED LEASE AREA LOOKING NORTHEAST



PHOTO

DESCRIPTION

15

PROPOSED LEASE AREA LOOKING NORTH



PHOTO

DESCRIPTION

16

PROPOSED LEASE AREA LOOKING NORTHWEST



PHOTOGRAPHED 07/24/2023

PHOTO

DESCRIPTION

17

PROPOSED LEASE AREA LOOKING WEST



PHOTO

DESCRIPTION

18

PROPOSED LEASE AREA LOOKING SOUTHWEST



PHOTO

DESCRIPTION

19

PROPOSED LEASE AREA LOOKING SOUTHEAST

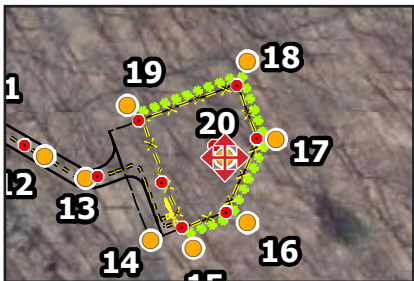


PHOTO	DESCRIPTION
20	VIEW FROM PROPOSED TOWER - FOUR CARDINAL POINTS

PHOTOGRAPHED 07/04/2023