



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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

E-Mail: siting.council@ct.gov

Web Site: portal.ct.gov/csc

VIA ELECTRONIC MAIL

October 19, 2023

Lucia Chiocchio, Esq.
Daniel Patrick, Esq.
Cuddy & Feder, LLP
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601
lchiocchio@cuddyfeder.com
dpatrick@cuddyfeder.com

RE **DOCKET NO. 517** – MCM Holdings, LLC application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at the Boy Scouts of America Camp Hoyt, 288 Simpaug Turnpike (Parcel No. 12-29), Redding, Connecticut. **Council Interrogatories to MCM Holdings, LLC.**

Dear Attorneys Chiocchio and Patrick:

The Connecticut Siting Council (Council) requests your responses to the enclosed questions no later than November 2, 2023.

Please submit an original and 15 copies to the Council's office and an electronic copy to siting.council@ct.gov. In accordance with the State Solid Waste Management Plan and in accordance with Section 16-50j-12 of the Regulations of Connecticut State Agencies, the Council requests all filings be submitted on recyclable paper, primarily regular weight white office paper. Please avoid using heavy stock paper, colored paper, and metal or plastic binders and separators. Fewer copies of bulk material may be provided as appropriate.

Please be advised that the original and 15 copies are required to be submitted to the Council's office on or before the November 2, 2023 deadline.

Copies of your responses are required to be provided to all parties and intervenors listed in the service list, which can be found on the Council's website under the "Pending Matters" link.

Any request for an extension of time to submit responses to interrogatories shall be submitted to the Council in writing pursuant to §16-50j-22a of the Regulations of Connecticut State Agencies.

Sincerely,

Melanie Bachman
Executive Director

c: Service List dated September 14, 2023

Docket No. 517
MCM Holdings, LLC
288 Simpaug Turnpike (Parcel No. 12-29), Redding, Connecticut

Pre-Hearing Interrogatories to MCM Holdings, LLC
October 19, 2023

Notice

1. 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?
2. 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?

Proposed Site

3. Pursuant to CGS §16-50o, submit a copy of the unredacted lease for the proposed site. A Motion for Protective Order may be submitted for any confidential/proprietary information.
4. Provide a copy of the Boy Scouts of America Camp Hoyt map with the tower site shown.
5. 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.
6. 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).

Proposed Facility and Associated Equipment

7. Would the tower and foundation be designed to accommodate an increase in tower height?
8. Referencing Application p. 21, how will MCM recover the facility construction cost?
9. 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?

10. 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.
11. 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.
12. 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?
13. Were any stealth designs considered for the proposed facility?

Public Health and Safety

14. What is the maximum wind speed tolerance for the proposed tower and antenna mounts?
15. 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?
16. 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.)
17. 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?
18. 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?

Environmental Effects and Mitigation Measures

19. 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?
20. 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 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.
21. 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?
22. 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?

23. What is the height of the tree canopy in the area surrounding the tower?
24. 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?
25. 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?
26. 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.