



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

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VIA ELECTRONIC MAIL

March 8, 2021

Eric Barz
Town Planner
Town of Windsor
Town Hall
275 Broad Street
Windsor, CT 06095-0472
barz@townofwindsorct.com

RE: DOCKET NO. 496 - Tarpon Towers II, LLC application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 800 Prospect Hill Road, Windsor, Connecticut.

Dear Mr. Barz:

The Connecticut Siting Council (Council) is in receipt of your recent correspondence dated March 5, 2021 concerning the above-referenced application. Thank you for taking the time to provide the Council with your comments.

Pursuant to Connecticut General Statutes §16-50(b), a copy of the application is required to be submitted to the Town of Windsor for review. Before reaching a final decision on an application, the Council carefully considers all of the facts contained in the evidentiary record that is developed by the Council, the applicant, parties and intervenors in the proceeding, and all of the concerns received from members of the public who speak at the public hearing or submit written statements to the Council.

Your comments shall become part of the official record in this proceeding in the form of a limited appearance defined under subsection (f) of Connecticut General Statutes §16-50n.

Therefore, copies of your correspondence will be distributed to all participants in the proceeding. Please note you can view all of the documents related to this proceeding on our website at portal.ct.gov/csc under the "Pending Matters" link. You may also keep apprised of Council events on the website calendar and agenda.

Thank you for your interest and concern in this very important matter.

Sincerely,

s/Melanie A. Bachman

Melanie A. Bachman
Executive Director

MAB/RDM/lm

c: Council Members
Service List, dated February 25, 2021

From: [Barz, Eric](#)
To: [CSC-DL Siting Council](#)
Subject: DOCKET NO. 496 - Tarpon Towers II, LLC application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 800 Prospect Hill Road, Windsor, Connecticut.
Date: Friday, March 5, 2021 11:15:21 AM
Attachments: [Great Pond Master Plan 2020.pdf](#)
[Google Street View of Great Pond Apartments.pdf](#)

RE: DOCKET NO. 496 - Tarpon Towers II, LLC application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 800 Prospect Hill Road, Windsor, Connecticut.

Dear Council Members:

As Town Planner for Windsor and intimately familiar with the town, I watched your evidentiary hearing on the 800 Prospect Hill tower application with much frustration. The wooded area surrounding Great Pond to the west of the proposed tower, which was the subject of much discussion during the hearing, is actually a master-planned mixed-use village called Great Pond, with a mix of 1,200 residential units, retail and service businesses focused in a village core adjacent to Great Pond, and up to one-million square feet of industrial/warehouse/distribution development to the north of Great Pond. (see attached Great Pond Master Plan 2020). The master developer has plans for a continuing life care residential facility catering to seniors in various later life stages, ranging from active-adult to assisted living, located on the east side of the wooded area, just to the west of the proposed tower.

The first 300 apartment units, immediately south of Great Pond, have been constructed and are plainly visible from Day Hill Road. Even a cursory look at Google Street View shows the first phase of apartments under construction (see attached Google Street View of Great Pond Apartments). The second phase, consisting of apartments, condominiums, and townhouses located west of Phase I, is already in the planning stages.

Also during the evidentiary hearing, someone asked whether the red line inside the western end of the yellow two-mile radius on the Viewshed Imagery on Page 9 of Attachment 9 was a road or a property line. It is both a property line and an unimproved private road called Tobacco Road, which connects to another unimproved private road called Scotland Road. These roads provide access to the former Roncari sand pit, which was purchased by DEEP as a grassland bird sanctuary to compensate for Connecticut Airport Authority activities that displaced grassland birds, which are either endangered or species of concern.

In addition to the aforementioned development, Great Pond will eventually deed over approximately 350 acres of public open space to the Town of Windsor creating an uninterrupted open space corridor from Northwest Park to the north, through the closed landfill, Great Pond, the DEEP bird habitat, and Bloomfield's Farmington River Park on Tunxis Avenue in Bloomfield to the west.

Unfortunately, being familiar with the ability to sign up to speak on the night of the hearing, I did not

drill down into the public meeting documents to find the deadline for signing up to speak, or I would have clarified these issues sooner. I understand the need to control the Zoom meeting environment, but I was disheartened and not the least bit surprised that nobody signed up to speak under these requirements, which are already confusing enough with technical difficulties many people experience in accessing meetings and getting their microphones and cameras functioning properly.

Sincerely,

Eric Barz
Windsor Town Planner

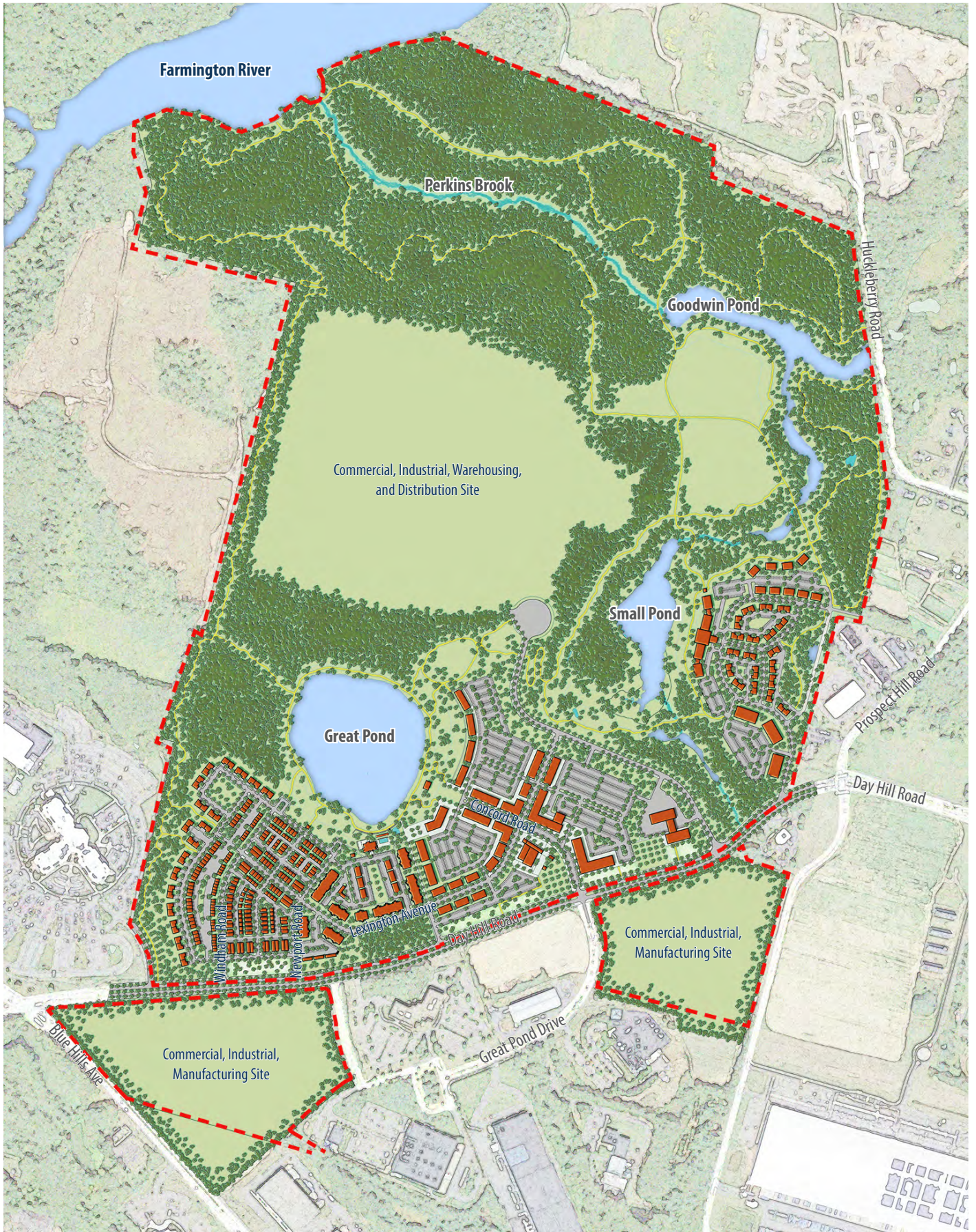


Image 1.10 The Great Pond Concept Plan

Day Hill Rd

Windsor, Connecticut

Google

Street View



Google

Image capture: Jun 2019 © 2021 Google United States Terms Report a problem