

STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL

IN RE:

APPLICATION OF DIAMOND TOWERS V, LLC FOR A  
CERTIFICATE OF ENVIRONMENTAL COMPATIBILITY  
AND PUBLIC NEED FOR THE CONSTRUCTION,  
MAINTENANCE, AND OPERATION OF A  
TELECOMMUNICATIONS FACILITY AT 185 ACADEMY  
ROAD, TOWN OF CHESHIRE, CONNECTICUT

DOCKET NO. 498

May 4, 2021

DIAMOND TOWERS V, LLC PRE-HEARING SUBMISSION

Diamond Towers V, LLC (the “Applicant” or “Diamond”) respectfully submits the following pre-hearing information available at this time regarding the above-referenced Application.

I. List of Witnesses

1. Scott Von Rein, Vice President of Construction & Engineering- Utility Assets, Diamond Communications
2. Tyler Peters, Business Development Manager, Diamond Communications
3. Robert Burns, P.E., Project Manager, All Points Technology Corp. P.C.
4. Brian Gaudet, Project Manager, All Points Technology Corp. P.C.

II. Exhibits to be Offered

The Applicant intends to offer the following Exhibits:

1. Application for a Certificate of Environmental Compatibility and Public Need filed on March 11, 2021.
2. Bulk File exhibits including:
  - a. Section 1: Cheshire 2016 Plan of Conservation and Development
  - b. Section 2: Cheshire Zoning Regulations, adopted 1970, effective April 24, 1970, revised effective June 5, 2020
  - c. Section 3: Cheshire Zoning Map, effective July 25, 2000
  - d. Section 4: Cheshire Inland Wetlands and Watercourses Regulations, adopted June 24, 1974, revised effective October 19, 2010
  - e. Section 5: Technical Report
3. Affidavit of Publication of the Legal Notice published in the Cheshire Herald on February 25, 2021 and March 4, 2021.
4. Responses to Siting Council Interrogatories, Set I, dated May 3, 2021.
5. Affidavit of Sign Posting dated May 4, 2021.

The Applicant reserves the right to offer additional exhibits, testimony, witnesses and administratively noticed materials as may be necessary during hearing process and on redirect.

III. Remote Public Comment Session Presentation

Robert Burns, P.E. is the designated presenter for the 6:30 p.m. remote public comment session. The presentation drawings include Sheets SP-1 and CP-1 last revised August 20, 2020.

**CERTIFICATE OF SERVICE**

I hereby certify that on this day the foregoing was sent electronically to the Connecticut Siting Council and the service list below with one hard copy sent to the Connecticut Siting Council, in accordance with Connecticut Siting Council directives.

Kenneth C. Baldwin, Esq.  
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Dated: May 4, 2021



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Attorneys for the Applicant

cc: Scott Von Rein; Tyler Peters

## Contact

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(LinkedIn)

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(Company)

## Top Skills

Permitting

Zoning

Construction Management

## Certifications

EIT Certificate

## Honors-Awards

Beta Gamma Sigma

# Scott Von Rein, MBA

VP of Const & Engineering - Utility Assets at Diamond  
Communications LLC  
United States

## Experience

Diamond Communications LLC

2 years 10 months

VP of Const & Engineering - Utility Assets

March 2021 - Present (3 months)

Short Hills, New Jersey, United States

Director of Site Development

August 2018 - Present (2 years 10 months)

New Jersey, United States

CAPITAL TELECOM, LLC

Senior Director of Site Development

October 2009 - Present (11 years 8 months)

Capital Telecom, LLC is a tower developer with master lease agreements with several big box commercial retailers. [www.capitaltelecom.com](http://www.capitaltelecom.com)

Dewberry

Project Manager

January 2008 - August 2009 (1 year 8 months)

Project Manager

Dewberry-Goodkind ([Dewberry.com](http://Dewberry.com)) is a civil engineering firm with branches located from Fairfax, VA to Boston, MA. Worked as a Project Manager in the telecommunications department working with such clients as Verizon, AT&T, T-Mobile, Metro PCS, Bechtel, Black & Veatch, Crown Communications, and General Dynamics.

- Manage the creation of lease exhibits, zoning, and construction drawings for 40+ wireless telecommunications sites
- Review and interpret municipal requirements
- Coordinating and reviewing environmental and regulatory compliance issues which include Phase I, NEPA, DEP requirements, etc.
- Building/DCA Permitting
- Presented project updates and overviews to Sr. Management
- Responsible for tracking project budgets, invoicing, and collections

- Tasked with securing new projects from new and existing customers. Successful with obtaining several new projects from Crown Communications and T-Mobile.

## Technical Associates

### Project Manager

January 2006 - January 2008 (2 years 1 month)

#### Telecommunication Project Manager

Technical Associates (technicalassociates.com) is a Georgia based engineering firm, with branches in Jacksonville and Orlando, FL, dedicated to telecommunications work.

- Lead Project Manager in the Orlando office.
- Main liaison with our primary client (Sprint). Interacted with them on a daily basis and established a solid relationship, which ensured continuous work.
- Managed approximately 80 projects, from inception to completion, wireless new builds, collocations, and site modifications.
  - o Tower collocation applications,
  - o Lease amendments, environmental requests (Phase I, NEPA, wetlands delineations, etc) zoning preparation,
  - o Power and Telco coordination,
  - o Site Design (Lease Exhibit, Zoning Drawings, Construction Drawings)
  - o Bid walks,
  - o Material Procurement
  - o Construction Management
  - o Managed Site Acquisition and Construction Inspectors that were direct reports
- Responsible for managing the internal budget
- Completed monthly invoices to the client
- Prepared Purchase Orders for our vendors
- Kept budget reports current for every project
- Reported monthly project completion reports to my superior

## TK Design & Architecture, Inc.

### Project Manager

March 2005 - January 2006 (11 months)

#### Wireless Project Manager

Project Manager in the North Central New Jersey T-Mobile market responsible for:

- Site Design
- Utility Coordination

- Drawing Review,
- Material Procurement
- Construction Management.
- Coordinated with a Construction Inspector who reported to me to ensure material delivery and construction completion.
- Primarily involved in Rooftop and Stealth design installations.

## Sprint

### Wireless Construction Specialist II

August 1999 - March 2005 (5 years 8 months)

#### Wireless Construction Specialist

II (Jan 2004 - Mar 2005)

Select group chosen to join the East Coast Construction Team to monitor the cost, cycle time, and quality of wireless sites. Our team set policy and trained the project managers on current construction specifications and practices. In addition, our team was the catalyst for policy changes throughout the company. Responsibilities included:

- National Training Coordinator: Responsible for organizing and developing training programs for Sprint's entire wireless division. Includes 7 offices nationwide and 250+ employees.
- East Coast Site and File Audit Leader: Managed seven people to complete quarterly cell site construction and file audits for the East Coast (Puerto Rico to Maine). Reported findings to regional and corporate management. Resolved audit issues and develop trends. Received award from VP for audit work in 2004.
- Construction Subject Matter Expert: Assisted East Coast Project Managers with day to day construction issues. Research cost savings measures. Negotiated with vendors on behalf of PM's to resolve issues. Example: Negotiated with local utility provider and reduced \$55,000 installation fee to \$1,200.
- Process Guide Reviewer: Reviewed national process guides for site selection, due diligence, and construction of wireless sites. Guides were used by project managers nationwide.

Site Development Engineer II, Northeast Region  
- Dec 2003)

(Aug 1999

Hired to project manage and oversee the leasing, zoning, and construction of Sprint's wireless tower system in the greater Boston/Connecticut/Westchester(NY)/Long Island(NY) area. Responsible for all aspects of projects from site acquisition through permit approval, construction to online

status. Expected to solve problems, ensure quality and reliability of installed systems.

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## Education

Penn State University

BS, Mechanical Engineering · (1994 - 1999)

Fairleigh Dickinson University

Master of Business Administration (MBA), Business Administration and Management, General · (2016 - 2017)

# Tyler Peters

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(407) 575-7894 | tylercpeters1@gmail.com | www.linkedin.com/in/Tyler-Peters1

## Summary:

Experienced Business Development Manager with a demonstrated history of working in the wireless industry. Skilled in client and project Management. Due to size of company, experience across multiple departments. Strong sales professional with a Bachelor's degree focused in Finance and Marketing from Florida State University.

## Experience:

### **Diamond Communications LLC**, *Greater New York City Area*

Diamond Communications is a full-service wireless infrastructure provider. Experienced in all aspects of the cell tower business: colocations, build-to-suits, tower and site management, and land and tower acquisitions. Diamond Communications stands as a leader in the field and one of the largest privately-owned tower companies in the United States.

#### ***Business Development Manager*** | November 2016 - Present

- Responsible for New Tower Development for the Northeast Territory
- Handle All Site Upgrades and Collocation Initiatives
- Routinely Meet with Major Carriers and Maintain Relationships
- Work Closely with Partners in Site Management and Their Respective Portfolios
- Oversee Analysts Projects with Competitive Analysis and Market Research

#### ***Operations Analyst*** | December 2014 - October 2016

- Supported New Business Development with Five Regional Vice Presidents
- Manage a Market Portfolio of over 200,000 Assets
  - OUTFRONT Media Billboards, SteepleCom Churches, and FirstEnergy Transmission Structures
- Experience in Acquisitions and Market Research
- Assisted in Intern Program: Explaining Industry, While Overseeing Crucial Projects

## Education:

**Florida State University**, *Tallahassee, FL*

Graduated May 2014

Bachelor of Science Double Majoring in Finance and Marketing