



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

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January 8, 2016

Raymond Vergati
Homeland Towers, LLC
22 Shelter Rock Lane, Bldg. C
Danbury, CT 06810

RE: **DOCKET NO. 452** - Homeland Towers, LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at 250 Canaan Road, Salisbury, Connecticut.

Dear Mr. Vergati:

At a public meeting of the Connecticut Siting Council (Council) held on January 7, 2016, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on December 18, 2015.

This approval applies only to the D&M Plan submitted on December 18, 2015. Requests for any changes to the D&M Plan shall be approved by Council staff in accordance with Regulations of Connecticut State Agencies Section (RCSA) §16-50j-77(b). Furthermore, the Certificate Holder is responsible for reporting requirements pursuant to RCSA 16-50j-77.

Please be advised that changes and deviations from this plan are enforceable under the provisions of the Connecticut General Statutes § 16-50u. Enclosed is a copy of the staff report on this D&M Plan, dated January 7, 2016.

Thank you for your attention and cooperation.

Sincerely,

Robert Stein
Chairman

RS/MP/cm

Enclosure: Staff Report, dated January 7, 2016

c: Parties and Intervenors
The Honorable Curtis G. Rand, First Selectman, Town of Salisbury
Nancy Brusie, Zoning Enforcement Officer, Town of Salisbury



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Docket 452 – Salisbury Development and Management Plan Staff Report January 7, 2016

On March 5, 2015, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Homeland Towers, LLC (HT) for the construction, maintenance, and operation of a wireless telecommunications facility located at 250 Canaan Road, Salisbury, Connecticut. As required in the Council's Decision and Order (D&O), HT submitted a Development and Management Plan (D&M) for the project to the Council and the Town of Salisbury on December 18, 2015.

Consistent with the Order No. 1 of the D&O, HT will construct a 150-foot stealth tree monopole on the property of the Salisbury School. The subject property consists of a 169.3-acre property that includes a large, undeveloped wooded area to the north of the school's maintenance garage and athletic fields. The facility would be located in this undeveloped portion of the parcel. Erosion and sedimentation controls will be installed to isolate the construction area.

The top of the tower's faux tree branch material will reach 155 feet above ground level (agl). This is in compliance with Order No. 1 of the D&O that specifies that the "tree top" shall not exceed 157 feet agl. The tower and foundation will be capable of supporting five levels of T-arm-mounted antennas at its current height of 150 feet agl. The tower is also designed to accommodate a 10-foot tower extension, which could allow an additional carrier, bringing the total to six. No yield point is necessary because the tower setback radius is located within the boundaries of the subject property. New Cingular Wireless PCS, LLC (AT&T) will install 12 panel antennas on T-arm mounts at a centerline height of 146 feet agl. 21 remote radio heads would be installed on a separate mount directly below the antenna T-arms. The antenna T-arms will extend out radially approximately three feet from the face of the tower. The remote radio head mounts extend approximately two feet from the face of the tower. The faux tree branches in the vicinity of the antenna T-arm mounts extend six to eight feet (or an average of seven feet) from the face of the tower and are expected to provide adequate screening.

HT will construct a 4,200 square-foot equipment compound within a 5,600 square-foot lease area at the site. The compound will be enclosed by an eight-foot high chain link fence. In accordance with Order No. 3(a) of the D&O, HT will install anti-climb fencing with a mesh size of less than two inches. Given that the tower site is already wooded on all sides, no landscape plantings are proposed.

AT&T will install an 11-foot 5-inch by 16-foot equipment shelter within the compound. A 35-kW diesel generator will be located next to the equipment shelter, on the same concrete pad with dimensions of 11-foot 5-inches by 24 feet. Based on its fuel tank capacity, the generator will be capable of supplying approximately 43 hours of power before refueling. In accordance with Order No. 3(a) of the D&O, HT has reserved space within the fenced compound for a future shared generator if necessary.

Access to the proposed site would extend from Canaan Road in a northerly direction over an existing paved access drive, then continue north along an existing gravel access drive (towards the boathouse/lakes area), and then turn east for approximately 500 feet over new, proposed gravel drive that utilizes an existing logging road path to reach the equipment compound.

Telephone utility service would run underground approximately 1,400 feet in a northerly direction from an existing demarcation point located near the maintenance garage. Then, it would turn eastward and run underground for about 500 feet parallel to the new, proposed gravel driveway. Electric utility service would connect to an existing distribution line on the existing boathouse access road. Then the electric utilities would run underground for about 500 feet to reach the compound. Consistent with a recommendation in



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the Council's Opinion dated March 5, 2015, both the electric and telephone utility service will run along the northern side of the proposed access drive in order to increase the wetland buffer (because wetlands are located to the south of the proposed access).

No construction will occur in the vicinity of an identified culturally sensitive area related to an archeological test pit.

The northern long-eared bat, a State-designated Endangered Species as of 2015, is known to occur in the vicinity of the tower site. Accordingly, the Connecticut Department of Energy and Environmental Protection (DEEP) recommends that tree cutting be conducted from November 1 through March 30 to ensure that bats are safely situated in their hibernacula, and that large diameter trees 12 inches diameter or greater be retained wherever possible. HT testified during the hearing that it would maintain large diameter trees where possible. In accordance with Order No. 3(c) of the D&O, HT included its Northern Long Eared Bat Protection Program (NLEBPP) in the D&M Plan. The NLEBPP notes that tree clearing will not be performed between April 1 and October 31. Thus, HT complies with the Council's D&O as well as DEEP's recommendations.

Consistent with the Council's Decision and Order, the cumulative worst-case radio frequency power density level at the base of the tower will be 24.1 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit.

All of the Development and Management Plan requirements set forth in the Council's Decision & Order for Docket 452 are in compliance; therefore, Council staff recommends approval. Council staff recommends that approval of requested significant changes to the approved D&M Plan be delegated to Council staff in accordance with Regulations of Connecticut State Agencies §16-50j-77(b). In accordance with that section, if advance written notice is impractical, the Certificate Holder shall provide verbal notice of the changes and shall submit written specifications to the Council within 48 hours after the verbal notice. All changes pursued without advance notification and approval shall be subject to a penalty, enforceable by the Attorney General pursuant to C.G.S. §16-50u.