



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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December 22, 2017

Raymond Vergati
Homeland Towers, LLC
9 Harmony Street, 2nd Floor
Danbury, CT 06810

RE: **DOCKET NO. 473** - Homeland Towers, LLC and Celco Partnership d/b/a Verizon
Wireless application for a Certificate of Environmental Compatibility and Public Need for
the construction, maintenance, and operation of a telecommunications facility located at 515
Morehouse Road, Easton, Connecticut. **Development & Management Plan**

Dear Mr. Vergati:

At a public meeting of the Connecticut Siting Council (Council) held on December 21, 2017, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on November 2, 2017.

This approval applies only to the D&M Plan submitted on November 2, 2017. 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 December 21, 2017.

Thank you for your attention and cooperation.

Sincerely,

Robert Stein

Chairman

RS/RDM/lm

Enclosure: Staff Report, dated December 21, 2017

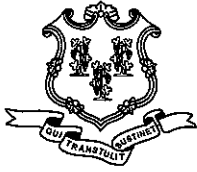
c: Parties and Intervenors

The Honorable Adam W. Dunsby, First Selectman, Town of Easton

Phillip Doremus, Zoning Enforcement Officer, Town of Easton

The Honorable Michael C. Tetreau, First Selectman, Town of Fairfield

Jim Wendt, Planning Director, Town of Fairfield



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Docket 473

**Homeland Towers LLC
515 Morehouse Road, Easton**

Development and Management Plan Staff Report December 21, 2017

On September 15, 2017, 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 515 Morehouse Road in Easton, Connecticut. As required in the Council's Decision and Order (D&O), HT submitted a Development and Management (D&M) Plan for the project to the Council and the Town of Easton on November 2, 2017.

Consistent with the Council's Decision and Order, HT will construct a 150-foot monopole on a Town-owned 104 acre parcel at 515 Morehouse Road. The parcel includes a school, athletic fields, an animal shelter, a public works yard, and forest and field areas. Access to the parcel is by an existing dirt road that extends from Morehouse Road, through the center of the parcel to the public works yard.

The tower and compound will be constructed in a forested area southwest of the public works yard. The tower site will be accessed by a new 12-foot wide, 315-foot long gravel access drive extending southwest from the existing gravel road on the parcel. The new access drive will extend through a field, then a forested area to the site.

The 150-foot tall tower and foundation will be capable of supporting three levels of platform-mounted antennas. Cellco Partnership d/b/a Verizon Wireless will install 12 panel antennas and 9 remote radio heads on an antenna platform at a centerline height of 145 feet above ground level. The Town will install three seven-foot long dipole antennas and two dish antennas on a mounting bar at the 150-foot level of the tower, a dish antenna at the 95-foot level and two seven-foot dipole antennas on standoff arms at the 75-foot level.

The tower and concrete pad-type foundation will be designed in accordance with the EIA/TIA standard "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures- Revision G" and will be able to accommodate a 20-foot extension to support two additional levels of platform-mounted antennas, if necessary for future tower sharing. Upon discussion with the Town, the tower will have a galvanized steel finish.

The tower/compound site will be cleared of trees and re-graded to obtain a 2.5 percent slope. An approximate 16,000 square-foot area will be disturbed. Erosion and sedimentation controls will be installed in accordance with the 2002 *Connecticut Guidelines for Soil Erosion and Sedimentation Control*. HT will use natural fiber erosion netting, where necessary, to reduce the potential for wildlife entanglement as the netting will naturally degrade over time.

HT will construct a 70-foot by 70-foot equipment compound at the site. The compound will be enclosed by an eight-foot high chain link fence with an anti-climb weave. Cellco will install equipment cabinets on a 9.3-foot by 16-foot elevated steel platform covered by a canopy within the compound. The Town's ground equipment will be contained within a 10-foot by 10-foot equipment shelter.

Utilities will be installed underground to the compound from Morehouse Road using a utility-specific easement over a length of 890 feet. The easement will extend from an existing utility pole on the west side of Morehouse Road, through a wooded, shrubby area along the edge of the Public Works yard.

Emergency power will be provided to Cellco's equipment by a battery unit and a 20-kW diesel generator mounted on the steel platform. The generator features a double-walled fuel tank and leak detection alarms, and also has a secondary containment for engine oil and coolant within the generator enclosure. The generator also has a sound dampening enclosure.

The site is located within the watershed of the Hemlocks Reservoir System, operated by the Aquarion Water Company. The D&M Plan contains provisions that comply with Department of Public Health recommendations to employ measures to protect this drinking water supply. Measures include appropriate erosion and sedimentation controls, contractor education, petroleum materials storage and spill prevention, spill response procedures, reporting and prohibition on using pesticides or herbicides.

To avoid potential impacts to breeding birds during construction, the D&M Plan contains a provision to avoid tree clearing from April 15 through July 15, to the extent practicable. If clearing must be done during this time frame, HT will retain an environmental professional to perform an avian survey to determine if breeding birds are present in the construction area. If present, clearing may be restricted in certain locations. To avoid potential impacts to eastern box turtle populations that may occur at the site, HT will adhere to established DEEP protection protocols during construction, including turtle sweeps by an environmental professional.

The Department of Energy and Environmental Protection Natural Diversity Database (NDDB) determination letter is valid until June 27, 2019. If work does not commence by this date, a new NDDB determination letter must be obtained.

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 1.1 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit.

Construction hours will be 8 AM to 6 PM Monday to Saturday.

All of the Development and Management Plan requirements set forth in the Council's Decision & Order for Docket 473 are in compliance; therefore, Council staff recommends approval.