



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

June 29, 2022

Steven J. Volkert
Site Acquisition Specialist
General Dynamics Wireless Services
2586 Industry Lane, Ste. 100
Norristown, PA 19403
Steven.volkert@gdit.com

RE: **EM-AT&T-117-220428** – AT&T notice of intent to modify an existing telecommunications facility located at 4 Dittmar Road, Redding, Connecticut.

Dear Mr. Volkert:

The Connecticut Siting Council (Council) is in receipt of your correspondence of June 27, 2022 submitted in response to the Council's May 26, 2022 notification of an incomplete request for exempt modification with regard to the above-referenced matter.

The submission renders the request for exempt modification complete and the Council will process the request in accordance with the Federal Communications Commission 60-day timeframe.

Thank you for your attention and cooperation.

Sincerely,

A handwritten signature in dark ink, appearing to read "Melanie Bachman".

Melanie Bachman
Executive Director

MAB/CW/laf

From: Volkert, Steven (NE) <Steven.Volkert@gdit.com>

Sent: Monday, June 27, 2022 5:07 PM

To: Robidoux, Evan <Evan.Robidoux@ct.gov>

Cc: CSC-DL Siting Council <Siting.Council@ct.gov>

Subject: RE: Council Incomplete Letter for EM-AT&T-117-220428 (4 Dittmar Road, Redding)

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Afternoon,

I had reached out to the Redding Planning Dept on several occasions to resolve the completeness issue. I was able to get an email response that the town planning commission/ board had nothing to do with the approval of the tower. (See attached) I've also added the Certificate of Occupancy from when the tower was last replaced to it's current height. The town did locate minutes from a 1992 Zoning meeting when the owner asked to increase the height of the tower which I also included.

I hope this is enough to resolve this issue.

Have a great day.

Thank you!

Steven J. Volkert
Site Acquisition Specialist
General Dynamics Wireless Services
2586 Industry Lane, Ste. 100
Norristown, Pa 19403
(318) 642-6190 phone
(856) 295-3005 cell

steven.volkert@gdit.com
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Volkert, Steven (NE)

From: Aimee Pardee <apardee@townofreddingct.org>
Sent: Tuesday, June 21, 2022 11:03 AM
To: Volkert, Steven (NE); Redding Town Clerk
Cc: Redding Landuse
Subject: RE: CSC Exemption Modification 4 Dittmar Road for Stand By Generator

[External: Use caution with links & attachments]

Hello Steven,
I'm hoping I can help you find what you need.
Our Planning Department/Commission would have nothing to do with the approval of this tower. Perhaps you are thinking about Zoning but, in Connecticut, if this tower was approved by the State Siting Council, neither Planning nor Zoning would have to sign off on a tower in 2013: it would only be subject to approval by the Building Department. Jurisdiction was taken away from local Zoning Commissions in the 1990s.
Best,
Aimee Pardee
Land Use Director
Town of Redding

From: Volkert, Steven (NE) <Steven.Volkert@gdit.com>
Sent: Tuesday, June 21, 2022 10:35 AM
To: Redding Town Clerk <townclerk@townofreddingct.org>
Cc: Aimee Pardee <apardee@townofreddingct.org>; Redding Landuse <landuse@townofreddingct.org>
Subject: RE: CSC Exemption Modification 4 Dittmar Road for Stand By Generator

Good morning,
Is it possible to locate the Planning Board Approval for the for the Certificate of Occupancy granted in 2014, BP approved in 2013. I assume the Planning approval would be in 2013 as well. That appears to be the last time the tower was replaced.

*If not able to be located, could you provide a letter stating that the Town no longer retains or can locate the records. You've been very helpful.

Thank you!

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From: Redding Town Clerk <townclerk@townofreddingct.org>
Sent: Monday, June 20, 2022 6:05 PM

To: Volkert, Steven (NE) <Steven.Volkert@gdit.com>

Subject: FW: CSC Exemption Modification 4 Dittmar Road for Stand By Generator

[External: Use caution with links & attachments]

Dear Mr. Volkert: Attached are the permits issued by our Building Department in 1987, 2003, 2006, 2009 and 2014.

*Michele R. Grande, MCTC-MMC
Redding Town Clerk
100 Hill Road
Redding, CT 06896
(mail to P.O. Box 1028, Redding Center, CT 06875-1028)
203-938-2377*

Shaun Donnelly
Chief Building Official
Facilities Director
Town of Redding Building Department
P. O. Box 1161
Redding, CT 06875
Tel: 203 938 2558

From: Volkert, Steven (NE) <Steven.Volkert@gdit.com>

Sent: Friday, June 17, 2022 3:20 PM

To: Redding Landuse <landuse@townofreddingct.org>

Cc: Redding Town Clerk <townclerk@townofreddingct.org>

Subject: CSC Exemption Modification 4 Dittmar Road for Stand By Generator

Good afternoon,

AT&T is adding an emergency generator and we will be submitting building & electrical permit applications shortly. I recently received an incomplete letter from the Connecticut Siting Council (attached) for not providing the Town of Redding's Planning Board original approval for this telecommunication site.

This information is sometimes available on the CSC website within other approvals, but not in this case. It appears it was originally approved in 1992.

I am reaching out to see if you are able to furnish a copy of the original approval or a letter stating that the Town no longer retains or can locate the records, if unavailable. The CSC letter states:

Staff has reviewed this exempt modification request for completeness and has identified a deficiency in the submittal. The exempt modification request lacks documentation of the original facility approval and any conditions of such approval or correspondence with the Town of Redding stating that the town no longer retains records of its decision.

Additionally: The original tower was approved by the Redding Planning and Zoning Commission as a paging and communications tower. It received a modified zoning approval in 1992. The Council approved AT&T's shared use of the tower in 2002. In 2005, the Council denied a petition (Petition 735) from Nextel seeking to extend the tower's height by ten feet. Nextel did receive approval to place antennas on the tower in 2006. The existing tower currently supports the antennas of AT&T and Sprint/Nextel. The Sprint/Nextel antennas reach an overall height of 116 feet. (MCM 1, p. 2)

Your assistance is greatly appreciated,

Thank you!

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Town of Redding

REDDING, CONNECTICUT 06875

RECEIVED

9:32 AM

JUL - 1 1992

David S. Abbott
Asst. REDDING
TOWN CLERK'S OFFICE

Minutes

Redding Zoning Commission

June 24, 1992

8:00 P.M., Town Hall Hearing Room

Present: B. Gordon, Secretary/Acting Chairman
G.M. Sanford
C. Saulsbery
A. Comcowich, Alternate Seated
B. Given, Alternate Seated
T. Baptist, Alternate Not Seated

Also Present: H.W. Bielawa, First Selectman/Member Ex Officio
Wade Reese, Zoning Enforcement Officer

1. Regular Meeting called to order, by Mr. Gordon, at 8:22 P.M.
2. On the motion of Mr. Gordon and the second of Mr. Sanford, it was unanimously voted to approve the June 10, 1992 Minutes, as submitted.
3. Status of paved driveway removal, Costa Stergue, 584 Redding Road. (Note Mr. Baptist arrived during this discussion.) Mr. Reese reported that the pavement has been removed. He continued, "It has been essentially regraded, so it is still a passable road." Substantial regrading has been done. Most of the regrading has been landscaping and stabilization. Mr. Reese drove his vehicle to the top of the property. Therefore, he knows it is still passable. The slope is "slightly more gentle", according to Mr. Reese. Mr. Reese said it appears that Mr. Stergue has complied with what the Zoning Commission asked him to do.

Atty. Nancy Burton, representing Michael Vandenbroeck and Richard Woodburn, referred to the January 22, 1992 transcript of the Zoning Commission meeting, in which the motion calls for the "current unapproved driveways be removed and that the land be stabilized...." Ms. Burton said that Mr. Stergue was required to remove the driveway and not just the pavement. Mr. Woodburn said it is now an "unasphalted" road. Ms. Burton presented a copy of Mrs. Obeda's, June 16, 1992, report to the Conservation Commission. Mr. Woodburn told of damage to his property due to runoff from erosion.

Discussion of the January 22, 1992 motion ensued. Mr. Reese pointed out that at the last meeting the Zoning Commission asked him to get a status report on the removal of the pavement.

Mr. Gordon, referring to the January 22, 1992 transcript, said, "It is very clear that we should not have limited our concern to the tar." The Commission had asked for removal of the unapproved paved driveways, stabilization, etc. Discussion ensued that it was the intent of the Commission that the unapproved driveways not be used for access, because they were put in place without the proper approvals.

Discussion ensued as to stabilization and elimination of driveways. Mr. Baptist said that planting trees might create a problem, because it might be difficult to get a ground cover to grow on a shaded slope. He suggested a minimum of four inches of topsoil be put in place over the exposed earth surface, seed with a fast growing rye grass and immediately cover with at least an inch and a half of hay mulch. Mr. Reese said that is essentially what has been done in the other areas away from the access drives. Mr. Baptist suggested hay bale check dams.

Nancy Harker, who said she is the tenant at 584 Redding Road, said that the property Mr. Woodburn was talking about was State property and that Mr. Stergue had offered to clean up the area. At this point it was noted, by the Commission, that it is another violation to have tenants without the Zoning Compliance and Certificate of Occupancy. Mrs. Harker asked if Mr. Stergue was being denied access to his property by closing off the unapproved driveways. Lively discussion ensued with Mr. Stergue. The Commission pointed out that the driveways were built without the proper permits and if Mr. Stergue wished to build on his property he must apply for the permits.

Mr. Sanford said the intent is not an attempt to deny Mr. Stergue access to that back piece of property. However, he currently does not have any permits to do anything up there. Therefore, he does not have the right to have a driveway up there." Mr. Stergue expressed his feelings in a lively manner. Mr. Sanford requested that Mr. Stergue be asked to refrain from making any further comments and said that he is out-of-order. Discussion ensued that Mr. Stergue can take wood from his property by whatever means, but he can't have a driveway without the proper approvals.

Mr. Sanford moved the following, based on Mr. Baptist's suggestions:

On the motion of Mr. Sanford and the second of Mr. Comcowich, it was unanimously voted that the Zoning Commission ask Mr. Reese, ZEO, to require of Mr. Stergue that the current driveways be removed in such a fashion that it be not a driveway and that it be done by the topsoil application, the rye grass application and the hay mulch application.

The driveways are on the northern side of the property, above that which gives direct access to the garage area of the house. This matter will be scheduled for discussion at the July 8th meeting. Prior to the next meeting Mr. Reese will conduct an on-site inspection.

On the motion of Mr. Given and the second of Mr. Sanford, it was unanimously voted to place on this agenda discussion of occupancy of the house, at 584 Redding Road, without Certificate of Occupancy and Zoning Permit.

Mr. Given said he has "a problem with people moving in a place without a CO and Zoning Compliance..." Mr. Reese said the house has had all required inspections, including a final inspection. He can not issue a CO until a Certificate of Zoning Compliance has been issued and that can not be issued until the Cease & Desist has been removed. Mrs. Harker said she had no choice but to move in the house, because the house in which she was living had been rented.

On the motion of Mr. Gordon and the second of Mr. Sanford, it was unanimously voted that Mr. Reese, ZEO, impose a Cease & Desist Order on the occupancy, because of the absence of the proper approvals.

In response to Mrs. Harker, Mr. Sanford explained that it means she must immediately stop occupying the house.

Mr. Stergue expressed his opinions.

On the motion of Mr. Sanford and the second of Mrs. Saulsbery, it was unanimously voted that Mr. Stergue be declared out of order and if necessary removed from the premises.

Mr. Baptist suggested that the constables be called if there is one more outburst. He said that the name calling and personal attacks should not be tolerated.

Mr. Baptist said that Town Counsel should be informed so that any appropriate amendment to existing action in court should be made, noting that the house is now being occupied without a CO and other required permits. Mr. Gordon said he would telephone Town Counsel.

4. Status of Bloom Application. Conservation has not taken action. Mr. Bloom has provided additional copies of the material. Referrals have been made. Some responses have been received.

5. Limited Duration Special Permit, Mark Twain Library Association, for Annual Book Fair. Mr. Roesse said the proposal is substantially the same, with the exception of the dates. It must be held earlier this year, because school opens before Labor Day.

On the motion of Mr. Given and the second of Mr. Sanford, it was unanimously voted to approve the request by the Mark Twain Library Association, for a Limited Duration Special Permit, to hold the Annual Book Fair and waive all fees with the exception of the \$15.00 publication fee.

6. Robert Paradise, 4 Dittmar Road, antenna. Mr. Paradise asked if he could increase the height to 100 feet from 85 feet. The ZBA denied an increase to 120 feet. The use is not being changed. The regulations allow for 100 feet. The consensus was that this request does not appear to violate the regulations. Mrs. Saulsbery agreed as long as the outward appearance is not going to change and bother the neighbors.

7. Request from the Redding Boys and Girls Club, Site Plan re revisions to baseball field. John Colley and David Benedetto were present. Mr. Colley explained the request to level an area of the field. It will not be necessary to bring in fill. Discussion ensued as to whether a Public Hearing, to move earth material, would be necessary or if this is a revision to an existing site plan. Mr. Roesse will research the records for prior materials. This matter will be on the July 8th agenda.

8. Proposal to amend Zoning Regulations, by Wade Roesse, re pre-existing properties vis-a-vis setbacks. Mr. Roesse's proposal reviewed. (See attached) The Commission will work on the wording and discuss at the next meeting.

9. Long Ridge Methodist Church, Danbury, re signs. Signs advertising a Strawberry Festival have been placed in Redding.

Discussion ensued that they are not permitted. The signs must be displayed on the same premises where the event takes place, in the Town of Redding. Mr. Roese will contact the church and explain why the signs are not permitted.

10. Proposed Ordinance for Designating Alternates. Proposal, by Town Counsel, reviewed. (On file)

On the motion of Mr. Sanford and the second of Mr. Given, it was voted by majority to approve the Ordinance for Designation Alternates, as amended, substituting "be seated" for the word "act" wherever it appears and submit it to the Town Clerk to be placed on the Warning of a Special Town Meeting. Carried 4 to 1 abstention. Mr. Comcowich abstained because he felt he might be partial because he's an alternate.

11. Correspondence. Letter from Bennett Fletcher, Church Street So., Georgetown, expressing concerns about zone changes. The Commission is referring the letter to Frank Taylor, Chairman, for his expertise.

12. Future Agenda Items. July 8th: Stergue Matter, Proposed amendment to 5.13(e), Boys & Girls Club. July 22nd: Public Hearings - Bloom Application and Proposed Amendment re signs.

12. On the motion of Mr. Sanford and the second of Mrs. Saulsbury, it was unanimously voted to close the July 22, 1992 agenda, so that only the two Public Hearings will be heard.

13. On the motion of Mr. Sanford and the second of Mr. Gordon, it was unanimously voted to adjourn at 10:11 P.M.

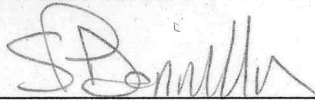
Linda Cooke,
Recording Secretary

BUILDING OFFICE
REDDING, CONNECTICUT 06875
TEL. (203) 938-2558

**CERTIFICATE
OF OCCUPANCY**

PERMIT NO. 15916
DATE CERTIFICATE ISSUED 11/18/14

AUTHORIZED BY:



BUILDING OFFICIAL

DATE PERMIT ISSUED July 8, 2013

1. PROPERTY OWNER PARADISE, ROBERT SAMUEL OWNERS ADDRESS _____

2. PROJECT ADDRESS 4 Dittmar Road

2A. OWNERS TEL. 203-241-9152 CONTRACTOR'S TEL. 860-677-~~8787~~ 9797

3. PERMIT FOR Alteration/Telecomm Tower PROPOSED USE Tower

4. ASSESSOR'S MAP# 32 BLOCK # 47 LOT# 15 # STORIES _____ # DWELLING UNITS _____

5. APPLICANT Message Center Management LIC# _____ PHONE 860-677-9797

6. ADDRESS 40 Woodland Street Hartford, CT 06105

(NO.) (STREET) (CITY) (STATE) (ZIP CODE)

7. BUILDING IS TO BE _____ FEET WIDE BY _____ FEET LONG AREA OR VOLUME _____

8. CONSTRUCTION TYPE IBC-2003 USE GROUP U

9. REMARKS Replacement of existing tower.

10. _____

11. OWNER Robert Paradise

12. ADDRESS 4 Dittmar Road

Redding, CT 06896

DEPT. FILE COPY


BUILDING DEPARTMENT
TOWN OF REDDING
BUILDING OFFICIAL