

Docket No. 487
Homeland Towers, LLC
183 Soundview Lane, New Canaan
Development and Management Plan
DRAFT Staff Report
February 19, 2021

On September 29, 2020, the Connecticut Siting Council (Council) issued a Certificate of Environmental Compatibility and Public Need to Homeland Towers, LLC (Homeland) for the construction, maintenance, and operation of an 85-foot wireless telecommunications facility at 183 Soundview Lane in New Canaan, Connecticut. As required in the Council's Decision and Order (D&O), Homeland submitted a Development and Management (D&M) Plan to the Council on December 18, 2020.

On January 26, 2021, the Council issued interrogatories to Homeland. On January 29, 2021, Homeland submitted responses to the Council's interrogatories.

The site is located on a 4.05 acre parcel east of Soundview Lane and contains a residence. St. Luke's School abuts the subject property to the north. Residentially developed properties are located to the east and south of the subject property and also west of Soundview Lane.

Consistent with the Council's D&O, Homeland will construct an 85-foot stealth "tree" monopole designed in accordance with the EIA/TIA standard "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures- Revisions G and H". The top of the faux tree branches will reach a maximum height of 90 feet. The tower can support four levels of antennas and has the potential for a 10 to 12-foot extension to accommodate future tower sharing.

The nearest property boundary is St. Luke's School located 38 feet north of the center of the tower location. In accordance with Condition 2(c) of D&O, the tower is designed with a yield point at 52 feet to ensure that the tower setback radius remains within the boundaries of the subject property.

In accordance with Condition 2(a) of the D&O, on January 29, 2021, New Cingular Wireless PCS, LLC (AT&T) submitted a letter to certify that AT&T is committed to co-locating on the facility upon completion of construction by Homeland. Specifically, AT&T will install 6 panel antennas and 9 remote radio heads on triple T-arm mounts at a centerline height of 81 feet above ground level.

The monopole or faux "tree trunk" will be painted in a Thunder Grey color which is more brown than grey. The antennas will be covered with wraps or "antenna socks" for concealment, and appurtenances will be painted to match the tower. Faux tree branches will extend out radially from the tower beyond the antennas.

Homeland will construct an approximately 1,763 square foot (sf) equipment compound at the site within a 2,310 sf lease area. The compound will be enclosed by an 8-foot high wood shadow box fence with a natural finish, i.e. not stained. AT&T will install a walk-in equipment cabinet on an 8-foot 8-inches long by 8-foot 8-inches wide concrete pad located within the compound. The cabinet will reach a maximum height of about 11 feet above grade. Sound attenuation blankets will be attached to the interior of the fence to facilitate compliance with Department of Energy and Environmental Protection Noise Control Standards.

Access to the site will require a new 12-foot wide and approximately 140-foot long gravel access drive extending east from the Soundview Lane cul-de-sac and continuing along the northern side of the fenced compound.

Utilities will be installed underground from existing demarcation locations near the eastern side of the Soundview Lane cul-de-sac and will continue east to reach the equipment compound.

Emergency power will be provided to AT&T's equipment by both a battery backup system and a 15-kW diesel generator with a built-in fuel tank. The generator will be mounted on a 9-foot by 7-foot concrete pad within the compound. The generator would have about 53 hours of run time based on its fuel tank capacity. The generator pad will include a containment trench around the generator to protect against fluid leakage.

A total of 21 trees six inches in diameter at breast height or greater will be removed to develop the site. There are no wetlands or watercourses within the construction limits of the new access drive or compound.

Seven 12-foot high eastern hemlock evergreen trees will be planted along the southern side of the compound. Three 12-foot high Norway spruce evergreen trees will be planted on the west side of the compound near the cul-de-sac. While the 11-foot high walk-in equipment cabinet will extend above the 8-foot tall compound fence, the ten new 12-foot evergreen trees will be taller than the walk-in equipment cabinet. Eleven 2-foot high rhododendrons will be planted along the southern and western sides of the compound as a secondary layer of vegetation. In accordance with Condition 2(b) of the D&O, all new landscape plantings will have a warranty of three years.

Erosion and sedimentation controls will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*. Typical construction hours will be 8 AM to 5 PM, Monday through Friday.

The cumulative worst-case radio frequency power density level at the base of the tower will be 23.9 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure limit taking into account a 10 dB off-beam pattern loss to account for the relative gain below the antennas.

The D&M Plan is consistent with the Council's D&O for Docket No. 487.