

DRAFT

**Docket No. 488
Homeland Towers, LLC
93 Richards Road, Kent**

Development and Management Plan Staff Report July 9, 2021

On December 7, 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 a 135-foot wireless telecommunications facility at 93 Richards Road in Kent, 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 June 15, 2021.

The site is located in the northeast corner of a 6.8 acre parcel developed with a residence and a commercial building. The tower/compound site is partially located in a construction vehicle storage area.

Consistent with the Council's D&O, Homeland will construct a 135-foot monopole designed in accordance with the EIA/TIA Structural Standards for Steel Antenna Towers and Antenna Supporting Structures- Revision H. The tower can support four levels of platform-mounted antennas, and municipal/emergency communication whip antennas. The tower has the potential for a 20-foot extension to accommodate future tower sharing.

The nearest property boundary is approximately 84 feet to the southeast. In accordance with D&O Condition 2(d), the tower is designed with a yield point at 51 feet to ensure that the tower setback radius remains within the boundaries of the subject property.

In accordance with D&O Condition No. 2(a), the D&M Plan contains a letter from New Cingular Wireless PCS, LLC (AT&T) dated June 9, 2021 certifying that AT&T is committed to co-locating on the facility once construction of the site is completed by Homeland. Specifically, AT&T will install 6 panel antennas and 9 remote radio heads on a V-frame antenna mount at a centerline height of 131 feet above ground level (agl). The top of AT&T's antennas will extend to 135 feet agl.

The D&M Plan depicts two dipole whip antennas at the top of the tower to support Town of Kent (Town) highway, fire, and dispatch communications, with the whip antennas extending to a height of 154 feet agl. A Town microwave dish would be installed at centerline height of 138 feet agl attached to a mast mounted on top of the tower. Two additional Town whip antennas would be installed at a tower height of 100 feet agl. The exact number of antennas may change and will be coordinated with the Town.

Homeland will construct an approximately 60-foot by 60-foot equipment compound at the site within a irregularly shaped 6,075 square foot lease area. Within the compound, AT&T will install a 6-foot by 6-foot walk in equipment cabinet on an 8-foot by 8-foot wide concrete pad. The cabinet will reach a maximum height of about 11 feet above grade. The compound also has space for the Town's radio equipment (12-foot by 20-foot area) and space for two additional tenants.

The compound will be enclosed by an eight-foot high chain link fence with green privacy slats. Electrical meter equipment and a transformer will be installed outside of the perimeter fence, protected by bollards.

Nine new evergreens, 8 to 10 feet tall at planting, will be installed along the north compound fence line to screen views of the compound from the abutting property. The plantings have a 3 year warranty.

Access to the compound will utilize an existing gravel driveway on the property except for a new 60-foot long section of gravel driveway that will be constructed near the entrance on Richards Road to ensure the entire access way remains on the site property. The total length of the new and existing access road to the site is 1,050 feet.

Utilities will be installed underground and would extend along the edge of the existing and new gravel drive, connecting to an existing utility pole on the west side of Richards Road. The underground utilities will extend across Richards Road within a trench.

Emergency power will be provided to AT&T's equipment from a 15-kilowatt propane generator supplied by two 120 gallon above ground fuel tanks. The Town's equipment will have a separate propane emergency power generator supplied by a single 250 gallon above ground propane tank.

Several existing landscape trees will be removed to construct the compound area and one tree will be removed to construct the new section of the driveway. There are no wetlands or watercourses within the facility construction limits.

Erosion and sedimentation controls will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*. An E&S inspection schedule has been provided. Construction hours will comply with the Town's ordinances and will be coordinated with the landowner.

In accordance with D&O Condition No. 2(c), the tower will be painted in a two-tone color scheme with a brown-gray on the bottom portion and a blue-gray on the upper portion. Color swatches were included within the D&M Plan filing. All antennas and mounting equipment will be painted to match the tower color.

The cumulative worst-case radio frequency power density level for AT&T's antennas at the base of the tower will be 8.0 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.

Consistent with D&O Condition Nos. 2(f) and 7 Homeland intends to commence construction immediately after approval of the D&M Plan. AT&T will locate on the tower within 18 months.

The D&M Plan is consistent with the Council's D&O for Docket No. 488.

Recommendations

If approved, staff recommends the following conditions:

- 1) Provide construction hours/days of week; and
- 2) Provide detail regarding the Town's equipment and anticipated date of installation.