DRAFT

Docket No. 507
Homeland Towers, LLC
222 Clintonville Road, North Branford
Development and Management Plan

Staff Report
October 7, 2022

On May 27, 2022, 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 110-foot wireless telecommunications facility at 222 Clintonville Road in North Branford, 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 September 12, 2022. Pursuant to Regulations of Connecticut State Agencies (RCSA) §16-50j-75(e), copies of the D&M Plan were also submitted to the service list for comment. The Council has not received any comments regarding the D&M Plan to date.

On September 21, 2022, the Council issued interrogatories to Homeland. On September 28, 2022, Homeland submitted responses to the Council's interrogatories.

The tower site is located on a 7.8-acre parcel zoned residential and located east of the intersection of Clintonville Road (Route 22) and Woodhouse Avenue (Route 150). It is developed with a residence that is accessed from a driveway extending from Clintonville Road.

Condition No. 1 of the D&O requires the following:

*"*The tower shall be constructed as a monopole, painted brown, at a height of 110 feet above ground level to provide the proposed wireless services, sufficient to accommodate the antennas of Cellco Partnership d/b/a Verizon Wireless, the Town of North Branford and other entities, both public and private*…"*

In compliance with Condition 1 of the D&O, Homeland's D&M Plan includes plans and specifications for a 110-foot monopole sufficient to accommodate the antennas of Cellco Partnership d/b/a Verizon Wireless (Cellco) and other entities, public and private. Homeland will paint the tower a shade of brown (*Thunder Gray*). This color was selected to blend in with the forested surroundings.

Condition No. 2 of the D&O requires the following information to be included in the D&M Plan:

a) A certified letter from a wireless telecommunications carrier with a firm commitment to install associated wireless equipment at the facility upon completion of construction;

The D&M Plan contains a letter from Cellco dated August 23, 2022, certifying that Cellco is committed to co-locating on the facility once Homeland completes construction.

b) final site plan(s) for development of the facility that employ the governing standard in the State of Connecticut for tower design in accordance with the currently adopted International Building Code and include specifications for the tower, tower foundation, antennas and

equipment compound including, but not limited to, fence design, ground equipment, access road, utility installation and emergency backup power;

Homeland will construct a 110-foot monopole designed in accordance with the EIA/TIA Structural Standards for Steel Antenna Towers and Antenna Supporting Structures-Revision H. The 110- foot monopole would be designed to support two levels of platform-mounted antennas and municipal antennas. The tower has the potential for a 20-foot extension to accommodate future tower sharing.

The tower will be supported by a mat foundation adhered to underlying bedrock. Chipping will be used to remove bedrock to create suitable grades. Blasting is not anticipated. Homeland will retain an engineering firm to oversee the foundation installation.

Cellco will install 12 panel antennas and 6 remote radio heads on sector frame mounts at a centerline height of 96 feet agl. The Town will install 2 whip antennas (14-foot and 24-foot) on standoff-arm mounts at the top of the tower for emergency and public works communications.

The tower will be located within an irregularly shaped, 4,061 square-foot compound and a 4,631 square foot lease area. The compound will be enclosed by an eight-foot high chain link fence with a 12-foot wide vehicle access gate. The fence will have brown privacy slats through the fence fabric.

Cellco will install two equipment cabinets on an approximate 10-foot by 11-foot concrete pad covered by a steel canopy in the southeast portion of the compound. The Town will install two cabinets on a 10-foot by 10-foot concrete pad in the eastern portion of the compound.

Access to the tower site would use a portion of existing paved driveway (40 feet) that extends from Clintonville Road. From the existing driveway, Homeland will construct a new 12-foot wide, 795-foot long gravel drive through a lawn area, then uphill into a forested area to the compound. Electrical and telecom utilities will extend underground along the access road from the compound H-frame/utility board to existing service on Clintonville Road. The meter board, located outside the compound fence, will be protected by bollards.

c) construction plans for site clearing, grading, water drainage and stormwater control, wetland/watercourse crossings, two rows of erosion and sedimentation controls in areas adjacent to the pond, and erosion and sedimentation controls consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended

Development of the site would disturb an approximate 0.9-acre areas, including approximately 0.5 acres of forest. The compound area will be graded from slopes of 3 to15 percent to a relatively flat grade of 1 to 5 percent. Approximately 1,700 cubic yards of cut and 400 cubic yards of fill will be required to develop the site, mostly where the access drive ascends a small hill. Post-construction stormwater control includes a drainage swale along the south side of the access drive as it climbs the hill. The grass-lined swale will include stone check dams to slow water velocity before it discharges onto a rip rap level spreader above a pond on the property. The access drive route crosses a low area that tends to collect water but that is not characterized as a wetland. To prevent water from being retained on the north side of the access drive during storm events, a 24-inch HDPE culvert will be installed to convey stormwater flows to the southside of the access drive, towards the pond.

Erosion and sedimentation controls will comply with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation (E&S) Control*. Two rows of erosion control measures (silt fence and

silt sox) will be installed where the construction of the access drive is proximate to the pond. Erosion control blankets will be installed on steep graded slopes.

A construction sequence has been provided which includes but is not limited to, clearing and grubbing for installation of E&S controls, followed by additional site clearing, grubbing of the access drive and compound. Grading will occur as specified, followed by tower and compound construction. Disturbed areas will be seeded with a grass mix or wetland mix depending on location.

Due to construction occurring adjacent to the pond that contains herptofauna, Homeland will adhere to a Wetland Protection Plan that includes an independent environmental compliance monitor to conduct site searches and to ensure E&S control measures are installed and maintained if construction occurs between the periods of high herptofauna activity (from March 1 – May 15 and from July 15 – September 15). In addition, Homeland will use natural fiber erosion control materials to reduce the potential for small animals from being entangled in plastic mesh netting.

d) construction timeline to include the restriction of tree clearing from April 1 to October 1;

The site plans contain a tree clearing restriction from April 1 to October 1 to protect bat species.

e) the tower, antenna mounting equipment and antennas shall be painted brown;

The tower, panel antenna mounts and panel antennas will be painted "Thunder Gray," a shade of brown, to blend in with the wooded surroundings. This color was used for the monopine the Council approved in Docket No. 487 on September 24, 2020.

Homeland proposes to paint the whip antennas "Horizon Blue" and the associated whip antenna arms "White Smoke" to blend in with the sky since this portion of the facility will extend above the surrounding tree canopy.

f) the tower shall be designed with a yield point to ensure that the tower setback radius remains within the boundaries of the subject property;

The nearest property boundary is approximately 96 feet to the south. The tower is designed with a yield point at 80 feet agl to ensure that the tower setback radius remains with the site property.

g) installation of a 1,000-gallon propane tank for the 50-kilowatt propane fueled emergency backup generator;

Cellco will install an 80-kilowatt (kW) propane fueled emergency backup generator on a concrete pad in the southeastern portion of the compound. A 1,000 gallon propane fuel tank will be installed on a 4-foot by 16-foot concrete pad within the compound, protected by bollards. Above-ground propane gas service lines will meet State of Connecticut codes/regulations. The emergency backup generator will be shared with the Town. Noise created as a result of, or relating to, an emergency, such as an emergency backup generator, is exempt from the DEEP Noise Control Regulations.

h) examination of the pipe crossing area to potentially reduce the amount of disturbance near the wetland and abutting property line;

Homeland redesigned the stormwater pipe culvert near the pond to reduce the amount of ground disturbance by 1,500 square feet and the amount of cut by 750 cubic yards. In addition, the amount of tree removal was reduced by 13 trees.

i) a landscape plan to include additional tree plantings beyond those specified in the record, and the removal of diseased trees, if any, within the boundaries of the facility site;

Landscaping includes the planting of approximately 20 Norway Spruce trees (5-8 feet tall) around the compound and approximately 20 white spruce trees (2-3 feet tall) along the access drive. Additional plantings include 6 hemlock trees along the north property line (5-6-foot tall) and 20 rhododendron (2 feet tall) along the access drive, offset from the spruce trees. Any diseased/dead trees within the site limits will be removed.

j) construction schedule including hours and days of the week for construction activities;

Construction hours will be from 8:0 a.m. to 5:00 p.m., Monday through Friday. Construction of the site is anticipated to take 12 weeks.

k) a Fuel Spill Response Plan.

The site plans include a Petroleum Materials Storage and Spill Plan which specifies refueling of vehicles at a minimum of 100 feet from wetlands, and spill response, cleanup, and reporting procedures.

Condition No. 3 of the D&O requires the following:

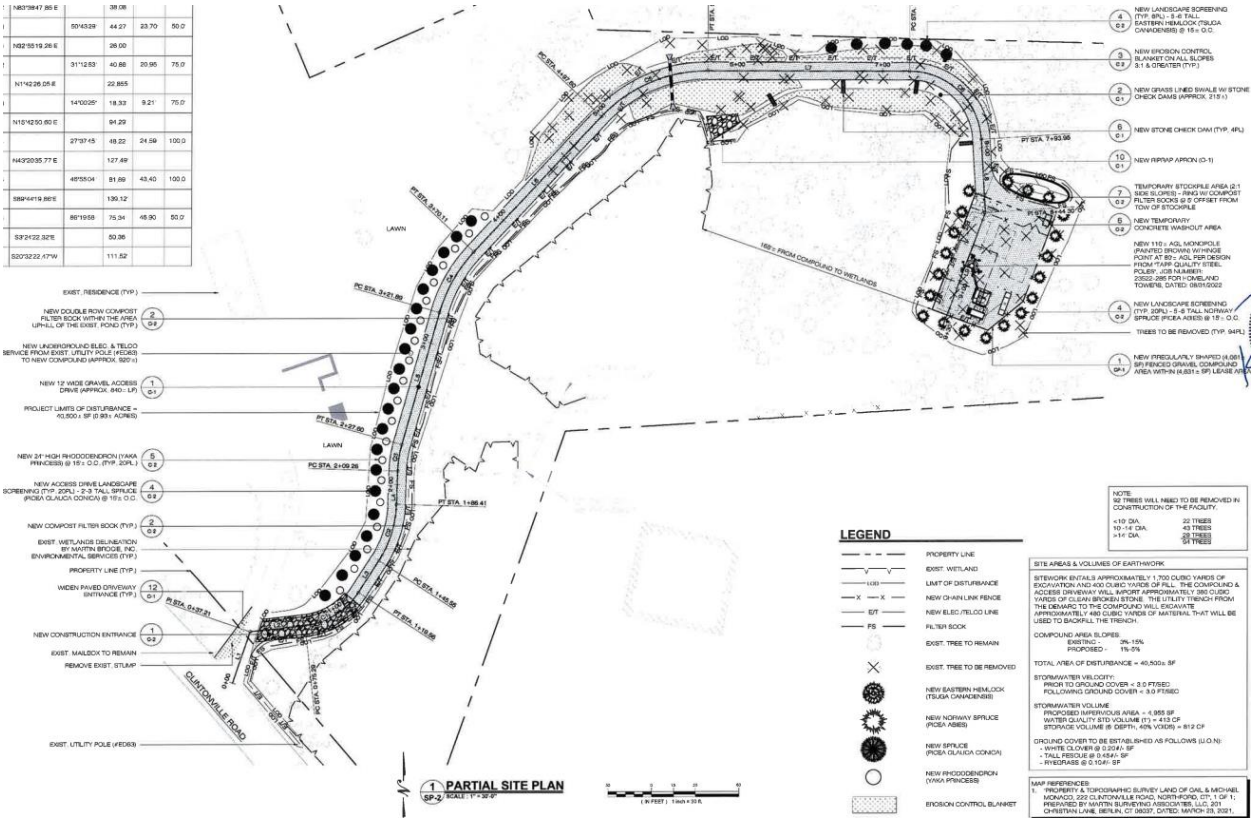
"Prior to the commencement of operation, the Certificate Holder shall provide the Council worst-case modeling of the electromagnetic radio frequency power density of all proposed entities' antennas at the closest point of uncontrolled access to the tower base, consistent with Federal Communications Commission, Office of Engineering and Technology, Bulletin No. 65, August 1997…"

In accordance with Condition 3, Homeland shall provide its final worst-case modeling of radio frequency power density prior to commencement of operation.

Conclusion

The D&M Plan is consistent with the Council's D&O for Docket No. 507.

D&M Site Plan


PARTIAL SITE PLAN
SCALE: 1" = 20'-0"
CLINTONVALE ROAD
LEGEND
PROPERTY LINE
EXIST. WETLAND
LIMIT OF DISTURBANCE
NEW CHAIN LINK FENCE
NEW ELEC./TELCO LINE
FILTER SOCK
EXIST. TREE TO REMAIN
EXIST. TREE TO BE REMOVED
NEW EASTERN HEMLOCK (TSUGA CANADENSIS)
NEW NORWAY SPRUCE (PICEA ABIES)
NEW SPRUCE (PICEA GLAUCA CONICA)
NEW RHODODENDRON (YAKA PRINCESS)
EROSION CONTROL BLANKET
NOTE:
92 TREES WILL NEED TO BE REMOVED IN CONSTRUCTION OF THE FACILITY.
SITE AREAS & VOLUMES OF EARTHWORK
MAP REFERENCES
1. "PROPERTY & TOPOGRAPHIC SURVEY LAND OF GAIL & MICHAEL MONACO, 222 CLINTONVILLE ROAD, NORTH FORD, CT", 1 OF 1, PREPARED BY MARTIN SURVEYING ASSOCIATES, LLC, 201 CHRISTIAN LANE, BERLIN, CT 06037, DATED: MAY/01-29, 2021.