



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

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February 16, 2017

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

RE: **DOCKET NO. 467** - Homeland Towers, LLC Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at Brookfield Tax Assessor Map E10, Lot 014, 100 Pocono Road, Brookfield, Connecticut.

Dear Mr. Vergati:

At a public meeting of the Connecticut Siting Council (Council) held on February 16, 2017, the Council considered and approved the Development and Management (D&M) Plan submitted for this project on January 20, 2017, with the condition that Homeland Towers LLC provide a copy of the updated Department of Energy and Environmental Protection Natural Diversity Database review letter, as indicated in the environmental notes sheet of the Development and Management Plan, prior to commencement of construction.

This approval applies only to the D&M Plan submitted on January 20, 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 February 16, 2017.

Thank you for your attention and cooperation.

Sincerely,

Robert Stein
Chairman

RS/RDM/laf

Enclosure: Staff Report, dated February 16, 2017

c: Parties and Intervenors

Kenneth C. Baldwin, Esq., Robinson + Cole, LLP

The Honorable Stephen C. Dunn, First Selectman, Town of Brookfield

Alice Dew, Wetlands Enforcement Officer & Land Use Manager, Town of Brookfield



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Docket 467

Homeland Towers LLC, Brookfield Development and Management Plan

Staff Report

February 16, 2017

On October 13, 2016, 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 100 Pocono Road in Brookfield, Connecticut. As required in the Council's Decision and Order (D&O), HT submitted a Development and Management Plan (D&M) for the project to the Council and the Town of Brookfield on January 20, 2017.

Consistent with the Council's Decision and Order, HT will construct a 150-foot monopole at the Town's Public Works processing yard located behind the Brookfield Volunteer Fire Department. The site is accessed from an existing gravel driveway that extends west from Pocono Road between the fire station and an athletic field.

HT will establish a 55-foot by 70-foot equipment compound within a 75-foot by 75-foot lease area at the site. The compound will be enclosed by an eight-foot fence with less than two-inch mesh. Within the compound, Cellco will install three equipment cabinets on a 12-foot by 30-foot elevated steel platform that is covered with a canopy roof. Cellco's installation will include an emergency power battery located on the platform. A 10 kW DC power propane generator, also located on the platform, will serve to recharge the battery during prolonged outages, if necessary. A 500 gallon propane tank with bollard protection will be located adjacent to Cellco's equipment platform. The Town's radio equipment will be located within a 10-foot by 12-foot equipment shelter. A 4-foot by 10-foot concrete pad will be installed adjacent to the Town's shelter for a future emergency power system.

A site access easement will utilize the existing 420-foot driveway that extends along the north side of the fire station to the public works yard. Within the yard, a 12-foot wide, 310-foot long gravel access road will be constructed to access the tower compound. Underground utilities to the site will extend 500 feet from a utility pole on Pocono Road through a lawn area and a parking lot along the south side of the fire department property. A transformer and electric meter will be located adjacent to the compound.

The 150-foot tower and foundation will be capable of supporting three levels of platform-mounted antennas, town communication equipment and a 20-foot tower extension. Any extension of the tower would require compliance with the regulations of the Federal Communications Commission. The tower has been designed in accordance with the Structural Standards for Steel Antenna Towers and Antenna Supporting Structures, Revision G.

Based on preconstruction soil borings, HT will install a 30-foot by 30-foot concrete spread tower foundation. The foundation specifications include a provision for an on-site engineer to inspect subsurface soil conditions, soil preparation and foundation installation.

Cellco Partnership d/b/a Verizon Wireless (Cellco) will install 12 panel antennas and 9 remote radio units on an antenna platform mounted at a tower centerline height of 146 feet above ground level. The Town will install three 25-foot long whip antennas and one dish antenna on a mounting bar at the 154-foot level of the tower, one whip antenna on a standoff arm at the 75-foot level of the tower, and one dish antenna at the 65-foot level of the tower.

Construction of the site will disturb an approximate 15,000 square foot area. Given that the site is in a previously disturbed area, no wetlands will be directly affected and no tree clearing is required. Although not requested by the Council, the D&M Plan contains provisions for an Eastern Box Turtle and Wood Turtle Protection Plan that includes contractor awareness training, turtle sweeps, and exclusionary fencing.

The D&M Plan contains construction details including erosion controls consistent with the *2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control*. Silt fencing will be installed along the top of a steep slope in the southwest corner of the site to avoid cutting into the slope. The site is generally level and construction cut and fill will be balanced. The asphalt debris mound that was present within the construction area has already been removed by the Town.

According to HT's Radio Frequency Emissions Report dated July 13, 2016, the radio frequency power density levels of the Town's and Celco's antennas would be 11.1 percent of the FCC's General Public/Uncontrolled Maximum Permissible Exposure at the base of the tower using a methodology prescribed by the FCC Office of Engineering and Technology Bulletin No. 65E, Edition 97-01 (August 1997).

Construction of site is anticipated to begin in April 2017 and will take approximately 12 weeks. Work hours will be coordinated with the Town and are expect to be Monday-Friday from 8:00 a.m. to 6:00 p.m.

All of the Development and Management Plan requirements set forth in the Council's Decision & Order for Docket 467 are in compliance; therefore, Council staff recommends approval with the condition that approval of requested significant changes to the approved D&M Plan be delegated to Council staff in accordance with Regulations of Connecticut State Agencies §16-50j-77(b). In accordance with that section, if advance written notice is impractical, the Certificate Holder shall provide verbal notice of the changes and shall submit written specifications to the Council within 48 hours after the verbal notice. All changes pursued without advance notification and approval shall be subject to a penalty, enforceable by the Attorney General pursuant to C.G.S. §16-50u.