

**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE:

APPLICATION OF GLOBAL SIGNAL
ACQUISITIONS II FOR A CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY AND
PUBLIC NEED FOR THE RE-LOCATION,
CONSTRUCTION, MAINTENANCE AND
OPERATION OF A TELECOMMUNICATIONS
FACILITY AT 1919 BOSTON POST ROAD,
GUILFORD, CONNECTICUT

DOCKET NO. 349

DATE: JANUARY 8, 2008

PRE-FILED TESTIMONY OF JAMES GRAFMEYER

Q1. Mr. Grafmeyer, please state your name and position.

A. James Grafmeyer and I am the Vice President of Development for the Northern Region for Developers Diversified Realty ("DDR"). DDR is a real estate development company and its subsidiary, DDR Guilford LLC, owns the property of the proposed retail development at 1919 Boston Post Road in Guilford (the "Property")(DDR and DDR Guilford LLC collectively referenced as "DDR")..

Q2. Please describe your involvement in this matter.

A. DDR is the owner of the Property and has coordinated the development approval process for the proposed retail development at the Property as well as the re-location of the existing telecommunications facility (the "Existing Facility") at the Property.

The Property consists of three parcels. DDR owns two of those parcels, known as Assessors Map 79, Lots 34 and 36A in the Guilford Tax Assessors Records. The third parcel is owned by Roger Stone and DDR has secured a

long term lease on that parcel, known as Assessors Map 79, Lot 35 in the Guilford Tax Assessors Records. The Property totals 28.22 acres.

Q3. Please describe the reasons for re-locating the Existing Facility.

A. As the Council is aware, the Existing Facility is located on the Property. It consists of a 150-foot monopole and associated equipment compound. DDR acquired the Property and has proposed to develop the Property with a lifestyle retail development. The Existing Facility is located in the middle of the proposed retail development. In order to accommodate the proposed development, DDR and Global Signal Acquisitions II ("Global Signal") have agreed to dismantle the Existing Facility and construct a new facility approximately 700 feet to the east of the Existing Facility.

Q4. Please describe the status of the approvals for the proposed retail development.

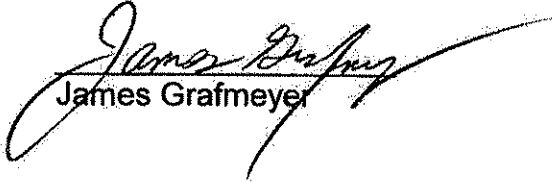
A. As of the date hereof, DDR has received the following approvals: (1) a permit from the State of Connecticut Department of Environmental Protection for an advanced wastewater treatment facility; (2) a permit to conduct regulated activities from the Guilford Inland Wetlands and Watercourses Commission; and (3) site plan approval from the Guilford Planning & Zoning Commission. The plans submitted in conjunction with both municipal applications depicted the relocated Facility.

Q5. Did DDR post a sign giving the public notice of the public hearing for this application?


A. Yes. On December 20, 2007, DDR posted a sign, four feet by six feet, at the Property giving the public notice of the public hearing concerning this application.

The statements above are true and complete to the best of my knowledge.

1/7/08
Date


James Grafmeyer

Subscribed and sworn before me this 8th day of January, 2008.

By: 
Notary

TINA CODELLA
NOTARY PUBLIC
My Comm. Expires 12/31/2012