

STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

www.ct.gov/csc

March 17, 2014

Betty Brosius, MPA, AICP
Director of Planning
Town of Ridgefield
Planning & Zoning Commission
66 Prospect Street
Ridgefield, CT 06877

RE: **DOCKET NO. 445** - Homeland Towers, LLC and New Cingular Wireless PCS, LLC application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance, and operation of a telecommunications facility located at Ridgefield Town Assessor Map Parcel #D08-124, southwest of the intersection of Old Stagecoach Road and Aspen Ledges Road, Ridgefield, Connecticut.

Dear Ms. Brosius:

The Connecticut Siting Council (Council) is in receipt of your recent correspondence dated March 12, 2014 concerning the above-referenced application. Thank you for taking the time to provide the Council with your comments.

Pursuant to Connecticut General Statutes §16-50(b), a copy of the application is required to be submitted to the Town of Ridgefield, including the Planning and Zoning Commission and Inland Wetlands Board, for review. Before reaching a final decision on an application, the Council carefully considers all of the facts contained in the evidentiary record that is developed by the Council, the applicant, parties and intervenors in the proceeding, and members of the public who speak at the public hearing or submit written statements to the Council.

In the event that the Town of Ridgefield, or the Planning and Zoning Commission and Inland Wetlands Board, does not seek formal party or intervenor status under Connecticut General Statutes §16-50n, which provides full participation at the public hearing, including, but not limited to, cross examination of witnesses, parties and intervenors, your comments shall nevertheless become part of the official record in this proceeding in the form of a limited appearance defined under subsection (f) of Connecticut General Statutes §16-50n.

Please note you can view all of the documents related to this proceeding on our website at www.ct.gov/csc under the "Pending Proceedings" link. You may also keep apprised of Council events on the website calendar and agenda.

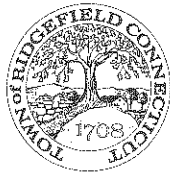
Thank you for your interest and concern in this very important matter.

Sincerely,

Melanie A. Bachman
Acting Executive Director/Staff Attorney

MAB/laf

c: Service List, dated February 18, 2014

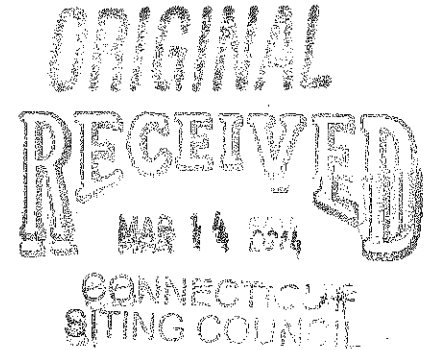


TOWN OF RIDGEFIELD
Planning & Zoning Commission

20445

March 12, 2014

Hon. Robert Stein, Chairman
and Members of the Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051



Re: Homeland Towers, LLC (Homeland)
and New Cingular Wireless PCS, LLC (AT&T)
Proposed Wireless Telecommunications Tower Facility
off Old Stagecoach Road
Northern Ridgefield, Connecticut

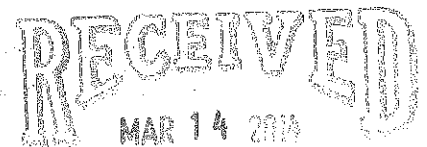
Dear Chairman Stein and Members of the Council:

The Planning and Zoning Commission and the Inland Wetlands Board of the Town of Ridgefield conducted an inspection of the proposed site for the telecommunications facility on November 10, 2013, with attorney Christopher Fisher representing Homeland Towers, LLC. In January the Commission/Board offered comments to the applicant Homeland, based on review of preliminary plans. The application packet submitted by Homeland to the CT Siting Council was received in our office on February 18, 2014.

Attached please find the Commission's letter of January 13, 2014 to the applicant, as well as comments from our Zoning Enforcement Officer, Richard Baldelli, and from the Conservation Commission of the Town of Ridgefield.

Additional comments from the Planning and Zoning Commission and the Inland Wetlands Board (a combined Commission/Board) are offered below:

1. The primary concern of the Commission/Board is the control of storm water from the site. We agree with the Conservation Commission's comment (#1 in its letter) that calculations should support, and the design of storm water management should control, the peak rate and total volume of runoff from the development of the property at the existing conditions level for the 1-100 year storm events. The site drains to the nearby wetlands and water runs rapidly to the south during large storm events, toward Ledges Road, where there are downhill properties (including Town open space) that may sustain damage if runoff is not properly controlled.
2. A retention basin is shown on the plans, but it is not clear where any discharge would be directed. We agree with the Conservation Commission that any discharge should be non-erosive.



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3. Erosion and sedimentation controls will be critical during the road construction phase, as well as during the grading and filling operations that are needed to create the compound for the tower. There is a significant amount of fill to be imported to the site. We agree with the Zoning Enforcement Officer that a construction sequencing plan should be developed, and disturbance of the site must be carefully controlled.
4. We repeat the concern expressed in our letter of January 13, that an adequate tracking pad is needed to avoid the tracking of loose soil on town roads. It is our understanding that the Highway Department will expect contractors to be responsible for the repair of damage from construction traffic on local streets.

The Inland Wetlands Board and the Planning and Zoning Commission appreciate the opportunity to offer these concerns to the Siting Council in the review of the Homeland Towers application.

Sincerely,



Betty Brosius, MPA, AICP
Director of Planning

cc: Christopher Fisher, Esq., Cuddy & Feder, LLP
Rudy Marconi, Ridgefield First Selectman
Planning and Zoning Commission
Conservation Commission
Subject File



TOWN OF RIDGEFIELD
Planning & Zoning Commission

January 13, 2014

Christopher Fisher, Esq.
Cuddy & Feder, LLP
445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

**Re: Telecommunications Tower Proposal for Ridgebury Section of Ridgefield
Homeland Towers, LLC and New Cingular Wireless PCS
Our file #2013-117-REF**

Dear Mr. Fisher:

You have asked the Planning and Zoning Commission and the Inland Wetlands Board of the Town of Ridgefield for comment on the proposal to construct a telecommunications tower facility in the Ridgebury section of northern Ridgefield. As you know, the Commission/Board conducted a site walk of the proposed location on November 10, 2013.

The Commission/Board discussed the proposal at its regular meeting on December 18, 2013, and they offer the following comments, understanding that additional comment may be provided when you submit the formal application to the Connecticut Siting Council in the next month or so:

1. There are wetlands located down-gradient from the site, and storm water runoff will need to be controlled, to protect the wetlands in the short and long-term.
2. Adequate erosion and sedimentation control will be critical during construction, as well as when the project is complete.
3. A road is needed to access the site; the road construction must be in compliance with requirements for erosion and sedimentation control in the areas of planned excavation. (The Town requirements are identical to the State's.)
4. A tracking pad for construction work will be required, to prevent loose soil from being deposited on town roads.
5. The contractors will be responsible for cleaning up any soils deposited on the streets.

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Christopher Fisher, Esq.
January 13, 2014

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6. Understanding that the application is under the purview of the State, the Commission/Board recommends that the applicant review the town's zoning and wetlands regulations in order to prepare the site plans in compliance with the "best practices" requirements for site disturbance and long-term property maintenance.

These are general comments, and more detailed recommendations may be offered when the formal plans and application have been submitted to the Siting Council.

We thank you for the opportunity to offer comment at this time.

Very truly yours,



Betty Brosius, MPA, AICP
Director of Planning

cc: Planning and Zoning Commission
Rudy Marconi, First Selectman
Subject File



TOWN OF RIDGEFIELD
ZONING ENFORCEMENT OFFICER



To: Betty Brosius, Director of Planning

From: Richard S. Baldelli, Zoning Enforcement Officer *RB*

Re: Planning and Zoning Commission File #2013-117-REF, Old Stagecoach Road

Date: March 6, 2014

RECEIVED

MAR 06 2014

Planning & Zoning Commission
Inland Wetlands Board

Based on my review of the site plans submitted with the above-cited application I believe it would be beneficial to the Town of Ridgefield and Homeland Towers to have the site developer address the following items:

1. Will the entire site, including the accessway/driveway, be developed (earth disturbed) at one time, or will the development be done in phases?
2. A construction sequencing plan, provided by the developer, would be an important document in aiding the Town of Ridgefield in its responsibility to ensure that the development does not cause any negative impacts to Inland Wetlands, adjacent properties, or create accelerated erosion.
3. Will stormwater exiting the site, during construction and post construction, be treated i.e. sediment removed, water temperature lowered, prior to entering adjacent properties?
4. Confirmation that Laura Saucier, Wildlife Biologist, Connecticut Department of Energy and Environmental Protection, has approved the erosion and sedimentation control materials shown on the submitted site plans. In the alternative, if the erosion and sediment control materials to be installed on the premises are other than those shown on the submitted plans, revised erosion and sedimentation installation and material detail plans should be submitted for our review.
5. Because the submitted plans call for the importation of 4,500 cubic yards, in addition to all other construction activity traffic, the contractor should consider extending the length of the construction entrance to a minimum of 100 feet in length.



TOWN OF RIDGEFIELD

Conservation Commission
Flood and Erosion Control Board

March 3, 2014

Ms. Rebecca Mucchetti
Chairman, Planning & Zoning/IWB
Town Hall Annex
66 Prospect Street
Ridgefield, CT 06877

RECEIVED

MAR 03 2014

Planning & Zoning Commission
Inland Wetlands Board

Dear Ms. Mucchetti:

The Ridgefield Conservation Commission has the following questions and comments vis a vis the proposed cell tower to be constructed of Old Stagecoach Road. This tower and its enclosure is on a lot entirely surrounded by town owned property deeded to be under the jurisdiction of the commission. It will be used for passive recreation having a trail that goes around the property passing above the site of the tower.

1. We would like to know the calculations for storm water for the one year, 24-hour storm event to complete our understanding of pre and post development conditions. Our recommendation is that the peak rate of runoff from the development of the property not exceed the existing condition for the 1 through 100 year storm events.
2. Does the proposed discharge from the detention basin avoid being a point discharge through the use of the swale? Our recommendation is that the outlet from the detention basin to its ultimate discharge point, the wetlands on town land, be non-erosive.
3. We would ask that the disturbed areas be monitored for invasive species to help reduce their increased presence on the neighboring property.
4. The facility that holds the equipment be fenced with a black vinyl coated chain link fence to minimize the visual effect of the enclosure.
5. There should be landscaping that screens the enclosure from the pedestrian trail that will run above the installation. This should be done along the downhill side of the trail, not along the enclosure itself. The specific number, size and location of the plant materials to achieve this can be determined later in concert with the conservation commission and the developer.

Respectfully submitted,

Ben Oko

For the Ridgefield Conservation Commission in consultation with Alan Pilch

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