

Site Selection Process

The primary goal was to locate a potential cell site to provide coverage connection to area residents and along Interstate 384 between the tower at 49 South Street in Bolton and the various sites in Manchester. Based on existing and potential coverage shown in the RF data, the site needed to be very near the intersection of I-384 (exit 5) and Route 85. No existing structures of adequate height were found in the target area. In order to minimize the number of facilities required in the area and provide potential coverage for all the carriers, we then began to investigate parcels on which to build a multi-carrier communication tower. The target area is located in the R-1 residential zone and predominantly smaller parcels with single family homes, especially to the north of the exit 5 ramp of I-384. Therefore, the site search concentrated on the larger, undeveloped parcels in order to utilize existing vegetation as natural screening for the Facility.

The following lots total 2,605 feet of frontage on Bolton Center Road (Rt 85) to the East (105 acres) and are all owned by Jonathan Treat:

- (1) Map 6 / Block 27 / Lot 5 = 25.8 acres (Forest, Farm, and Residential use)
- (2) Map 6 / Block 27 / Lot 4 = 5.28 acres (Residential dwellings & outbuildings)
- (3) Map 6 / Block 27 / Lot 3 = 10.3 acres (Farm & Residential use)
- (4) Map 6 / Block 27 / Lot 2 = 65.0 acres (Farm & Forest use)

MCF sent a registered letter to Jonathan Treat on August 10, 2005 (copy of return receipt included) with no response. In follow-up phone calls, Mr. Treat advised he was not interested in leasing any of these parcels.

The Town of Manchester owns two parcels of land in the vicinity, one of which is to the south and is approximately 112 acres. MCF engaged in discussions with the Town of Manchester and the Town has indicated that its property is not available for development of a facility. The assessor's map numbers for those two parcels are listed below:

- (5) Map 6 / Block 27 / Lot 22 = 71.8 acres (Farm, Forest, Open Space use)
- (6) Map 5 / Block 28 / Lot 2 = 41.5 acres (Farm, Forest, Open Space use)

To the West of the exit, Parcel A,B,C, & D, of Map 6 / Block 27 / Lot 12 = 43 acres (Forest & Comm. Apartment Building use) (the "Property") are all owned by Terry (Labier) Veo who also resides on the Property. Ms Veo responded to the registered letter from MCF sent on August 8, 2005 stating her interest in leasing a portion of her property but requested we site the facility so it was not located in the protected Forest zone. The Veo property was ideal because of its size (43 acres), its proximity to Interstate I-384 and its vegetation.

The existing CL&P poles on the Veo Property (80' AGL) were not tall enough to for T-Mobile to connect existing cell sites, to fill the gap in coverage currently experienced by T-Mobile and would therefore require additional sites to be constructed.