



OPTASITE TOWERS LLC

TECHNICAL REPORT

PROPOSED NEW MILFORD
TOWER FACILITY

NEW MILFORD, CONNECTICUT

Optasite Towers LLC
One Research Drive
Suite 200C
Westborough, MA 01581

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Introduction

Optasite Towers LLC (“Optasite”) hereby submits this Technical Report to the Town of New Milford pursuant to Section 16-50/ of the Connecticut General Statutes. Optasite proposes to install a wireless telecommunications facility (the “Facility”) on an approximately 28.48 acre parcel owned by the Estate of Edward J. Drazl, located at 425 Litchfield Road. The Facility is being proposed to allow Omnipoint Communications, Inc. (“T-Mobile”) as well as other federally licensed wireless carriers to provide enhanced service in this area of the Town. The purpose of this Technical Report is to provide the Town of New Milford with information concerning the need for the proposed Facility (Section 1), the site selection process (Section 2), the Facility design and any environmental effects associated with the proposed Facility (Section 3).

SECTION 1

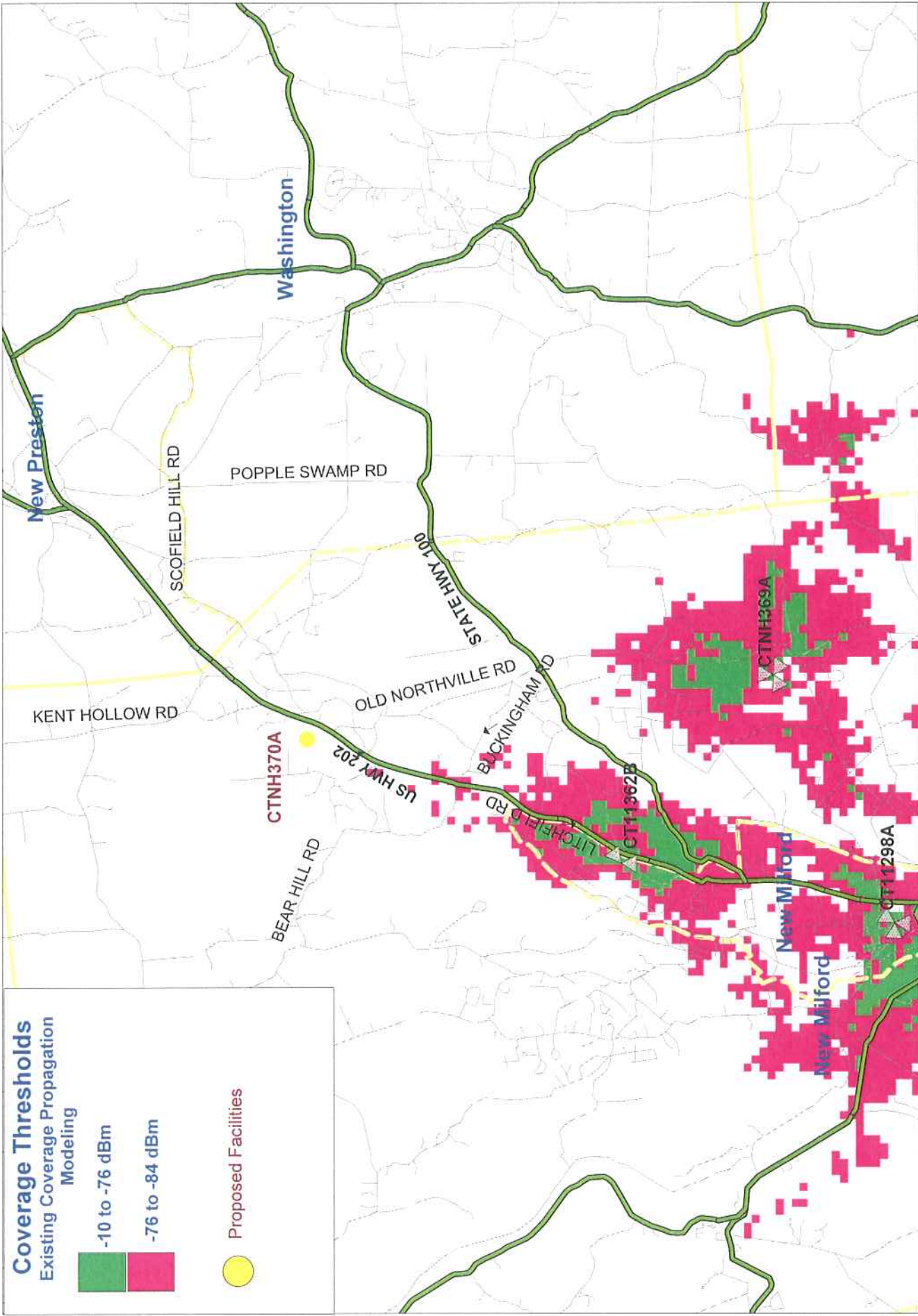
Site Justification

This Section provides information regarding the identification of the specific need for the proposed Facility.

The New Milford site is necessary to increase wireless service availability in New Milford and particularly along and surrounding Litchfield Road/U.S. Highway 202.

Included herein are propagation plots prepared by T-Mobile that depict (1) coverage from existing and approved surrounding sites; (2) predicted coverage from the proposed site with antennas mounted at 137' above grade level ("AGL"); and (3) coverage from the proposed site with existing and approved sites.

Together, these propagation plots clearly demonstrate the need for a site in the area and the effectiveness of the proposed site in meeting the need for enhanced service in New Milford.

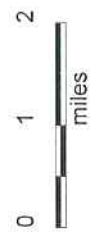


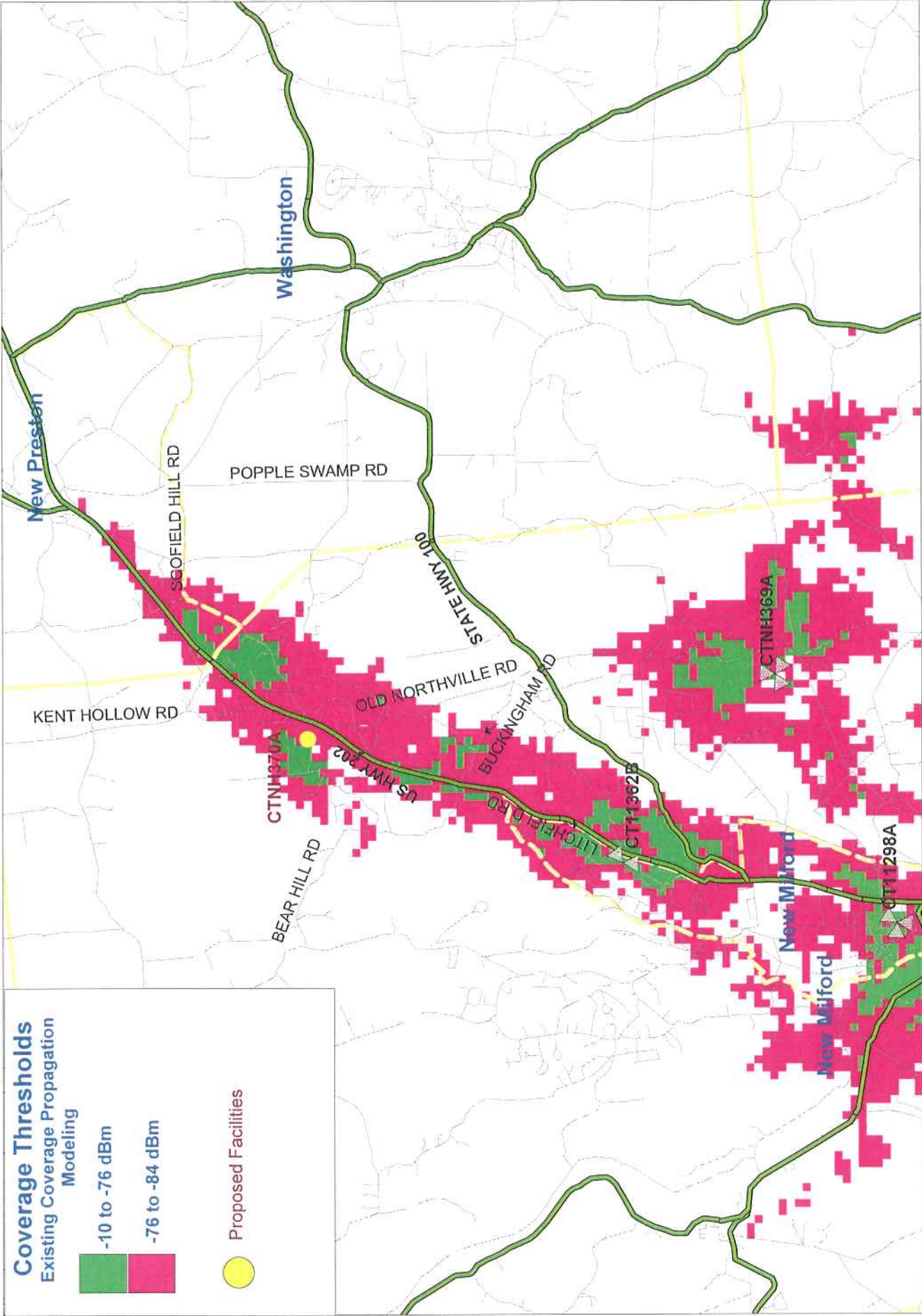
Coverage Thresholds
 Existing Coverage Propagation Modeling

- 10 to -76 dBm
- 76 to -84 dBm

Proposed Facilities

Existing T-Mobile On Air Coverage





SECTION 2

Site Search Process and Selection

Section 16-50j-74(j) of the Regulations of Connecticut State Agencies requires the applicant to submit a statement that describes “the narrowing process by which other possible sites were considered and eliminated.” In accordance with this requirement, the description of the general site search process, the identification of the target search area and the alternative locations considered for development of the proposed New Milford telecommunications facility are provided below.

As a tower developer, Optasite bases its decision to seek out a site in an area on its knowledge and understanding of existing weaknesses in the systems of the several wireless carriers operating in the area and/or consultation with individual carriers. A target area is chosen central to the area in which the coverage and/or capacity needs have been identified. The area targeted is the geographical location where the installation of a site would, based on general radio frequency engineering and system design standards, be likely to address the identified problem. Optasite’s goal is to locate sites that will provide for orderly integration into the existing wireless systems of multiple carriers. In this case, T-Mobile had previously initiated a search for a site in this area and identified the proposed location. Subsequently, T-Mobile agreed to pursue development of a site through Optasite, and Verizon Wireless has also identified a need for a site in the area.

Optasite is sensitive to State and local desires to minimize the construction of new towers, and does not initiate searches in areas with known acceptable structures. In the area of New Milford that is the subject of this site search, there are no existing towers, transmission line structures or other suitable structures. Moreover, any existing towers are too far from the target area to provide coverage specifically to the target area.

In general, Optasite first studies the area to determine whether industrial or commercial areas or areas which have appropriate environmental and land use characteristics are present. Potential locations are studied by radio frequency engineers to determine whether the locations will meet the technical requirements for a site in the area. The list of potential locations is further refined based on the willingness of property owners to make their property available. Analysis of potential environmental effects and benefits may further narrow the alternatives. In each site search, the weight afforded to relevant factors may vary depending on the nature of the area and the availability of potential sites.

There are no large areas of commercial or industrial use in or next to the target area. The surrounding area is generally residential. In addition, there is a cemetery nearby.

Optasite investigated numerous properties in the area of the property owned by the Estate of Edward J. Drazl at 425 Litchfield Road. Optasite investigated several parcels of land owned by the Town of New Milford. These included parcels located at Wheaton Drive, and Upland Road. The property on Wheaton Drive is used as a town park and is within close proximity to approximately twelve homes. The property on Upland Road is subject to a conservation and public recreation easement, and development on the property is prohibited. Optasite also investigated property located at 9 Little Bear Hill Road, owned by the Northville Baptist Church. This property is a church, provides little in the way of natural screening for a tower, and abuts a stream. Property investigated at 333 Litchfield Road is owned by George and Linda Meyerle, who decided not to pursue a tower deal. Optasite also investigated property at 387 Litchfield Road owned by the Robert WX Martin & Gilda Partnership. The owners did not respond to any solicitations and, if viable, would provide little natural screening.

The property owned by the Estate of Edward J. Drazl at 425 Litchfield Road (the "Property") is superior to other properties in the area. The Property is an approximately 28.48 acre parcel, significantly larger than others in the area. Large portions of the property remain undeveloped and wooded. Topographical features and vegetation afford significant screening of the proposed site. In addition, Optasite will utilize an existing gravel driveway as a portion of the access road to the site so that all of the natural screening provided by the trees in the front of the Property on Litchfield Road will remain.

SECTION 3

PROPOSED SITE

**425 Litchfield Road
New Milford, Connecticut**

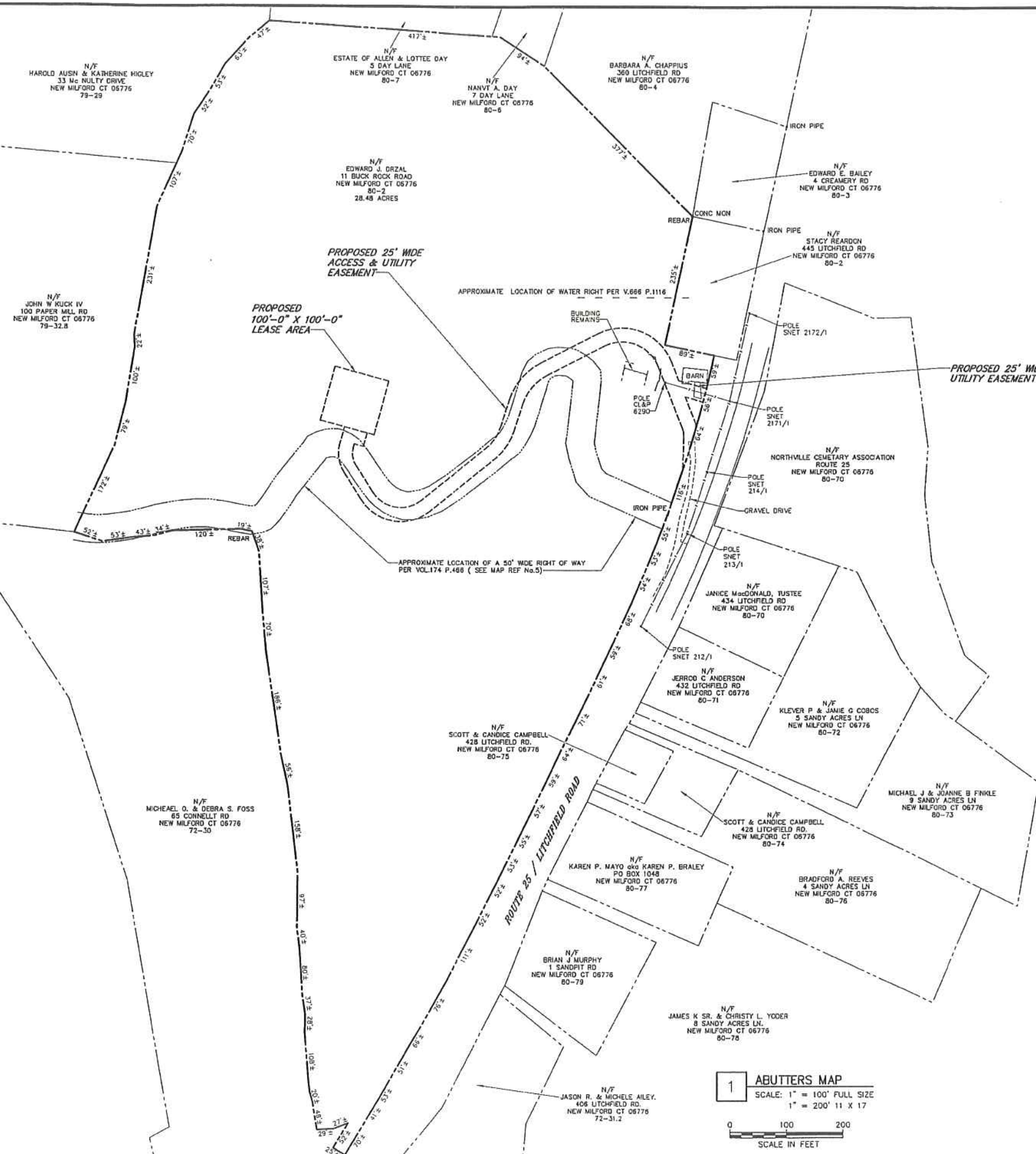
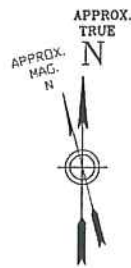
Land of
The Estate of Edward J. Drazil

Assessor's Map 80, Lot 1

28.48 Acres

GENERAL FACILITY DESCRIPTION

The proposed New Milford site is a 100' x 100' leased area located in the north western portion of an approximately 28.48 acre parcel at 425 Litchfield Road in New Milford (the "Site"). The Site would consist of a 140-foot self-supporting monopole tower and a 70' x 70' site compound designed to accommodate the related equipment either in single-story equipment buildings or on concrete pads. The tower would accommodate four sets of antennas. Initially, antennas and related equipment for T-Mobile's use would be installed. The tower and equipment buildings would be enclosed by an 8-foot high security fence and gate. Vehicle access to the Site would extend from Litchfield Road partially along an existing gravel driveway a distance of 205 feet, and partially from a proposed gravel driveway a distance of approximately 1,002 feet. Above-ground utility connections would extend from existing service on Litchfield Road.



NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF THE CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1996. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TYPE OF SURVEY: COMPILATION PLAN

BOUNDARY DETERMINATION CATEGORY: NONE

CLASS OF ACCURACY: HORIZONTAL CLASS A-2
VERTICAL CLASS V-2
TOPOGRAPHIC CLASS T-2

2. PROPERTY LINES SHOWN HEREON ARE FROM RECORD DEEDS PLOTS AND TAX MAPS AS OVERLAID ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY SURVEY WAS NOT PERFORMED BY CLOUGH HARBOUR & ASSOCIATES LLP AND AS A RESULT THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT PRESENT A PROPERTY/BOUNDARY OPINION.

3. BASE MAPPING PREPARED BY CLOUGH HARBOUR & ASSOCIATES LLP FROM A FEBRUARY 2007 FIELD SURVEY.

4. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY.

5. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG SAFE PRIOR TO SUBSURFACE ACTIVITY.

6. SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

7. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

8. LATITUDE/LONGITUDE/ELEVATIONS WERE OBTAINED UTILIZING NGS CORN BASE STATION NAMED "CTGE". LATITUDE/LONGITUDE ARE REFERENCED TO NAD83 CONNECTICUT ZONE. COORDINATES SHOWN, IF ANY, ARE EXPRESSED IN U.S. SURVEY FEET. ELEVATIONS ARE REFERENCED TO NAVD88. TOP OF STRUCTURE HEIGHT AS SHOWN, IF ANY, DETERMINED BY VERTICAL ANGLE OR BY ACTUAL LOCATION. INFORMATION SHOWN BASED ON FAA 2C CERTIFICATION ACCURACY LEVEL DEFINED AS:
HORIZONTAL: ±50 FEET / 15 METERS
VERTICAL: ±20 FEET / 6 METERS

9. SITE FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, TOWN OF NEW MILFORD, CONNECTICUT, LITCHFIELD COUNTY, PANEL 2 OF 18 COMMUNITY PANEL NUMBER 090049 0002 D, REVISED JUNE 4, 1987.

MAP REFERENCES:

- 1. MAP ENTITLED "PROPERTY OF LOUIS SHAPIRO TO BE CONVEYED TO ALLIED FUELS, INC. NORTHVILLE DISTRICT" AS PREPARED BY CHARLES J. OSBOURNE AND DATED JUNE 11, 1964.
- 2. MAP ENTITLED "MAP PREPARED FOR CHARLES E. EASTON WEST OF ROUTE 25 NORTHVILLE TOWN OF NEW MILFORD" AS PREPARED BY ARTHUR H. HOWLAND AND DATED JANUARY 1963.
- 3. MAP ENTITLED "RESUBDIVISION MOUNTAIN CREST GEIGER ROAD MILFORD CONNECTICUT" PREPARED BY LINWOOD R. GEE & SON INC. DATED MARCH 5, 1990.
- 4. MAP ENTITLED "PROPERTY TO BE ACQUIRED BY MARJORIE M. SPANO, EGLE BIGATTI AND STEPHANIE BALDASARA" AS PREPARED BY CHARLES J. OSBOURNE, DATED OCTOBER 1956.
- 5. MAP ENTITLED "MAP PREPARED FOR SUSAN FLAYDERMAN ROUTE 25" AS PREPARED BY ARTHUR H. HOWLAND, DATED MAY 1986.

Optasite

OPTASITE TOWERS LLC
1 RESEARCH DRIVE, SUITE 2000
WESTBOROUGH, MA 01581

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CHA PROJECT NO:
15363 - 1018 - 1601

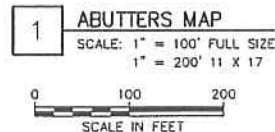
NO.	SUBMITTAL	
0	ISSUED FOR REVIEW	
BY: PAL	CHK: PAL	APP'D: JPS

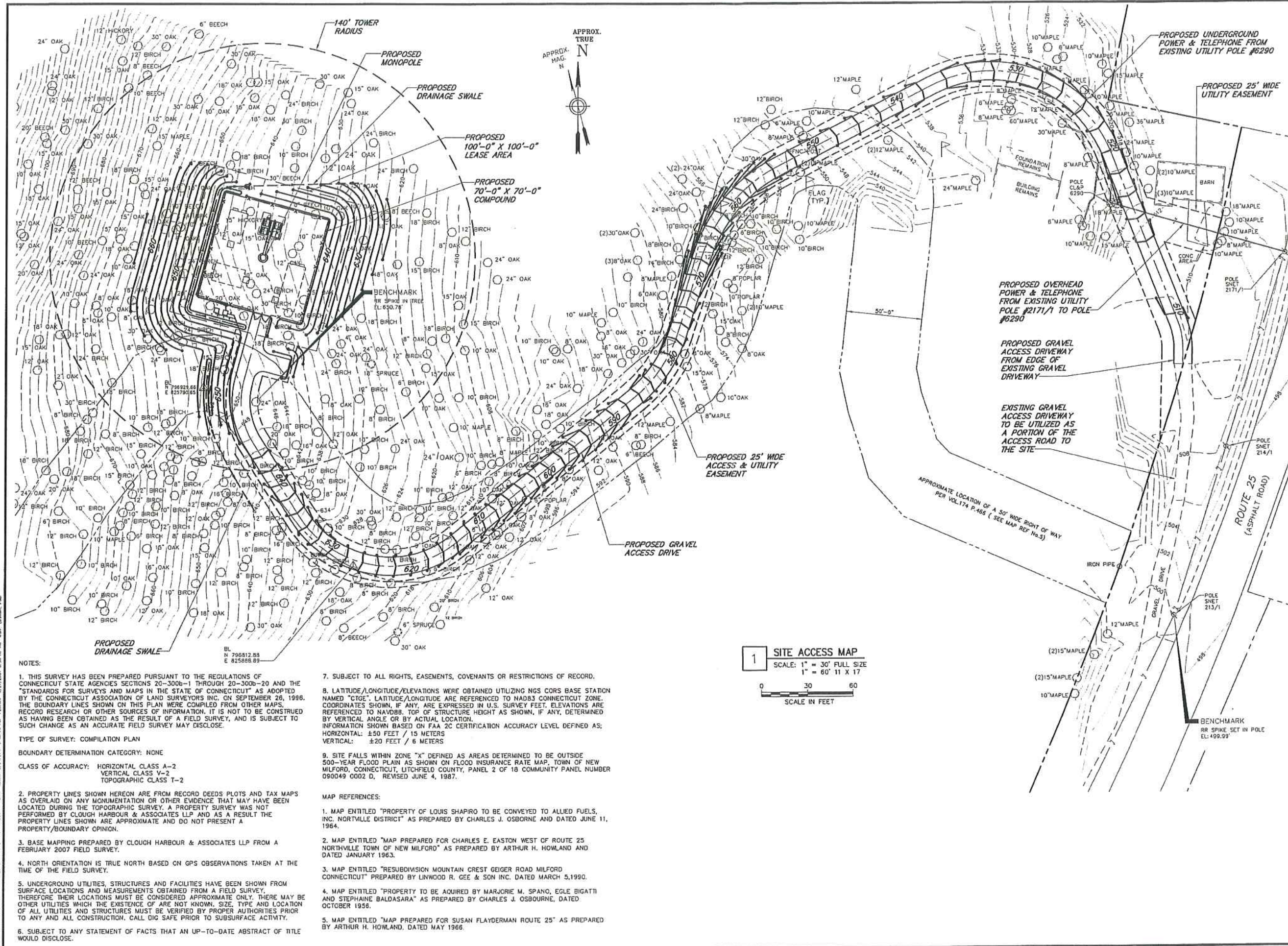
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE ID:
CT-999-0105
SITE NAME:
MARTIN
SITE ADDRESS:
425 LITCHFIELD ROAD
NEW MILFORD, CT
06776
LITCHFIELD COUNTY

SHEET TITLE
ABUTTERS MAP

SHEET NUMBER
A01





(((•)))
Optasite
 OPTASITE TOWERS LLC
 1 RESEARCH DRIVE, SUITE 200C
 WESTBOROUGH, MA 01581

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15363 - 1018 - 1601

NO.	SUBMITTAL
0	03/01/07 ISSUED FOR REVIEW BY: PAL CHK: PAL APP'D: JPS
1	03/21/07 CHANGED TOWER HEIGHT BY: PAL CHK: PAL APP'D: JPS

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE ID:
CT-999-0105
 SITE NAME:
MARTIN
 SITE ADDRESS:
**425 LITCHFIELD ROAD
 NEW MILFORD, CT
 06776
 LITCHFIELD COUNTY**

SHEET TITLE
SITE ACCESS MAP

SHEET NUMBER
A02

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1996. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
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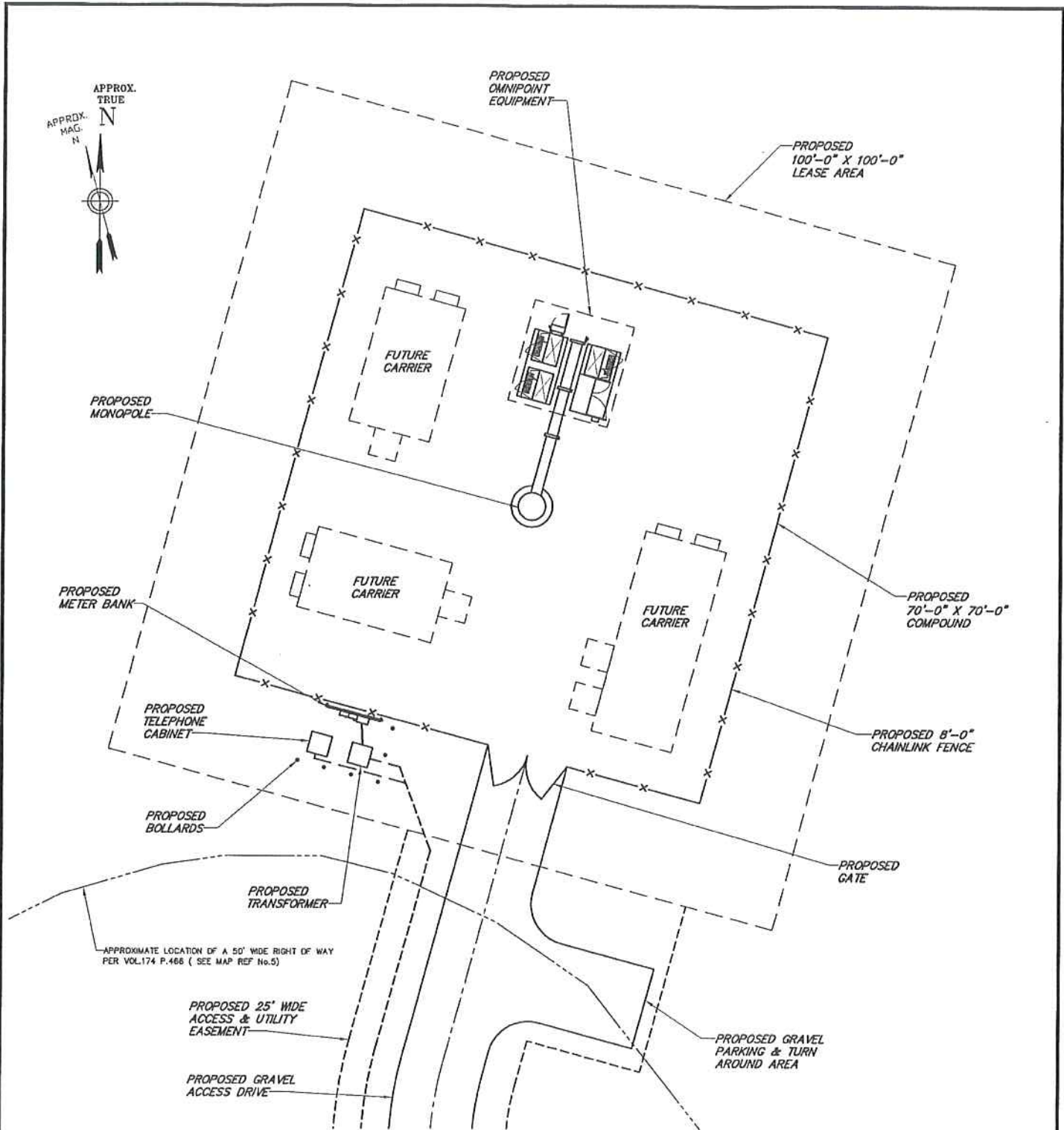
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 HORIZONTAL: ±50 FEET / 15 METERS
 VERTICAL: ±20 FEET / 6 METERS
- SITE FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP, TOWN OF NEW MILFORD, CONNECTICUT, LITCHFIELD COUNTY, PANEL 2 OF 18 COMMUNITY PANEL NUMBER 090049 0002 D, REVISED JUNE 4, 1987.

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- MAP ENTITLED "MAP PREPARED FOR SUSAN FLAYDERMAN ROUTE 25" AS PREPARED BY ARTHUR H. HOWLAND, DATED MAY 1966.

1 SITE ACCESS MAP
 SCALE: 1" = 30' FULL SIZE
 1" = 60' 11 X 17
 SCALE IN FEET

C:\USERS\GUY\WORK\MAPS\15363-1018-1601\15363-1018-1601.dwg 1/27/2007 8:36:08 AM Plotter: Luvantek, Plot



1 COMPOUND PLAN
 SCALE: 1" = 20'
 0 10 20
 SCALE IN FEET


BASEMAP NOTES:
 1. BASEMAP INFORMATION OBTAINED FROM A SURVEY PERFORMED BY CLOUGH HARBOUR & ASSOCIATES LLP IN FEBRUARY 2007.

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Optasite

OPTASITE TOWERS LLC
 1 RESEARCH DRIVE, SUITE 200C
 WESTBOROUGH, MA 01581

SITE ID:
 CT-999-0105
 SITE NAME:
 MARTIN
 SITE ADDRESS:
 425 LITCHFIELD ROAD
 NEW MILFORD, CT 06776
 LITCHFIELD COUNTY

SHEET TITLE: COMPOUND PLAN
DATE: 03/01/07
REVISION: 0

SITE EVALUATION REPORT

I. LOCATION

- A. COORDINATES: Lat. 41°-38'-48.2" N, Long. 73°-23'-14.1" W
- B. GROUND ELEVATION: 640' AMSL
- C. USGS MAP: New Milford, CT
- D. SITE ADDRESS: 425 Litchfield Road, New Milford, CT
- E. ZONING WITHIN ¼ MILE OF SITE: Residential and Commercial.

II. DESCRIPTION

- A. SITE SIZE: 100' x 100'
LESSOR'S PARCEL: 28.48+ acres
- B. TOWER TYPE/HEIGHT: Monopole/140' AGL
- C. SITE TOPOGRAPHY AND SURFACE: The site location is relatively flat. The proposed site is located in the northwestern portion of the parcel.
- D. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The lessor's parcel is undeveloped. There are no wetlands on the Property.
- E. LAND USE WITHIN ¼ MILE OF SITE: Residential with scattered areas of commercial development along Route 202.

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power
- B. POWER PROXIMITY TO SITE: Power is available from a distribution line that runs along Litchfield Road to a point on the Property near the proposed site.
- C. TELEPHONE COMPANY: SNET
- D. PHONE SERVICE PROXIMITY: Same as power.

- E. VEHICLE ACCESS TO SITE: Vehicular access to the Site would utilize an existing gravel access drive to the Site from Litchfield Road a distance of approximately 205 feet, and a new gravel access drive a distance of approximately 1,002 feet.
- F. OBSTRUCTION: None
- G. CLEARING AND FILL REQUIRED: Minimal clearing and grading would be required for development of the access drive and the site compound. Detailed plans would be provided to the Connecticut Siting Council in a Development and Management Plan after Council approval of the proposed Facility.

IV. LEGAL

- A. PURCHASE [] LEASE []
- B. OWNER: The Estate of Edward J. Drazl
- C. ADDRESS: 425 Litchfield Road, New Milford, Connecticut 06776
- D. DEED ON FILE AT: Town of New Milford
Vol. 927, page 0967

FACILITIES AND EQUIPMENT SPECIFICATION
(NEW TOWER & EQUIPMENT)

I. TOWER SPECIFICATIONS:

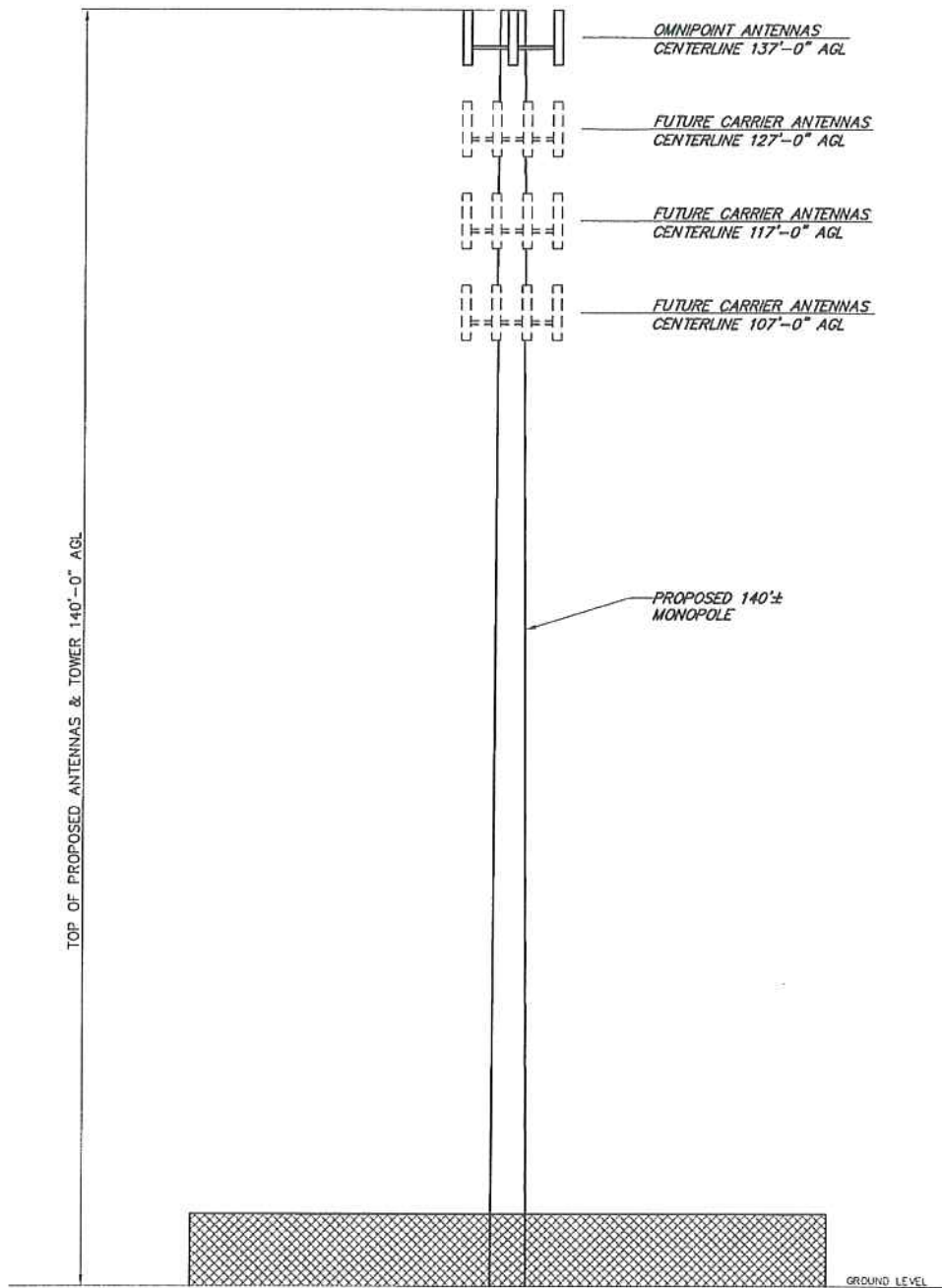
- A. MANUFACTURER: TBD
- B. TYPE: Monopole
- C. HEIGHT: 140'
- D. DIMENSIONS: Approx. 5' diameter at base
 Approx. 1 ½' diameter at top

II. TOWER LOADING:

- A. T-Mobile
 1. MODEL: up to 6 panel antennas, model APXV18-209014-C
 2. DIMENSIONS: Approximately 6' in length
 3. POSITION ON TOWER: Antenna centerline of 137' AGL on monopole.
 4. TRANSMISSION LINES: up to 18 internal to the monopole
- B. Future Carriers - TBD

III. ENGINEERING ANALYSIS AND CERTIFICATION:

In accordance with the 2005 Connecticut State Building Code and the Electronic Industries Association Standard EIA/TIA-222-F "Structural Standards for Steel Antenna Towers and Antenna Support Structures" for New Milford (Litchfield County), the tower would be designed to withstand pressures equivalent to a 105 MPH wind. The foundation design would be based on soil conditions at the site.



1 TOWER ELEVATION
 SCALE: 1" = 20'
 0 10 20
 SCALE IN FEET

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Optasite ((•••))

OPTASITE TOWERS LLC
 1 RESEARCH DRIVE, SUITE 200C
 WESTBOROUGH, MA 01581

SITE ID:
 CT-999-0105
 SITE NAME:
 MARTIN
 SITE ADDRESS:
 425 LITCHFIELD ROAD
 NEW MILFORD, CT 06776
 LITCHFIELD COUNTY

SHEET TITLE:
 TOWER ELEVATION

DATE:
 03/21/07

REVISION:
 1

ENVIRONMENTAL ASSESSMENT STATEMENT

I. PHYSICAL IMPACT

A. WATER FLOW AND QUALITY

No water flow and/or water quality changes are anticipated as a result of the construction or operation of the cell site. The equipment used will discharge no pollutants to wetland and watercourse areas or to area groundwater. Best management practices will be used during construction to control storm water and erosion.

B. AIR QUALITY

Under ordinary operating conditions, the equipment that would be used at this proposed cell site would emit no air pollutants of any kind. For limited periods during power outages, T-Mobile may bring to the site and utilize a back-up generator.

C. LAND

Minimal clearing and grading would be required for development of the access drive and the site compound. An existing gravel driveway will partially be utilized to access the site to reduce the clearing and grading necessary. The remaining land of the lessor would remain unchanged by the construction and operation of the cell site.

D. NOISE

The equipment to be in operation at the proposed site after construction would emit no noise other than the installed heating, air conditioning and ventilation systems. A generator would be employed during power outages and would run for a brief period once a week. Some noise is anticipated during cell site construction, which is expected to take approximately four to six weeks.

E. POWER DENSITY

The worst-case calculation of power density for operation of T-Mobile's operations at the facility would be approximately 3.5654 % of the applicable FCC/ANSI standards.

F. VISIBILITY

The potential visibility of the proposed monopole was assessed within an approximate two-mile radius using a computer-based, predictive viewshed model (attached). As shown, scattered areas of visibility of approximately 24 acres would be experienced, primarily in the area within a ½ mile radius of the site and, more particularly, to the north/northwest of the site.

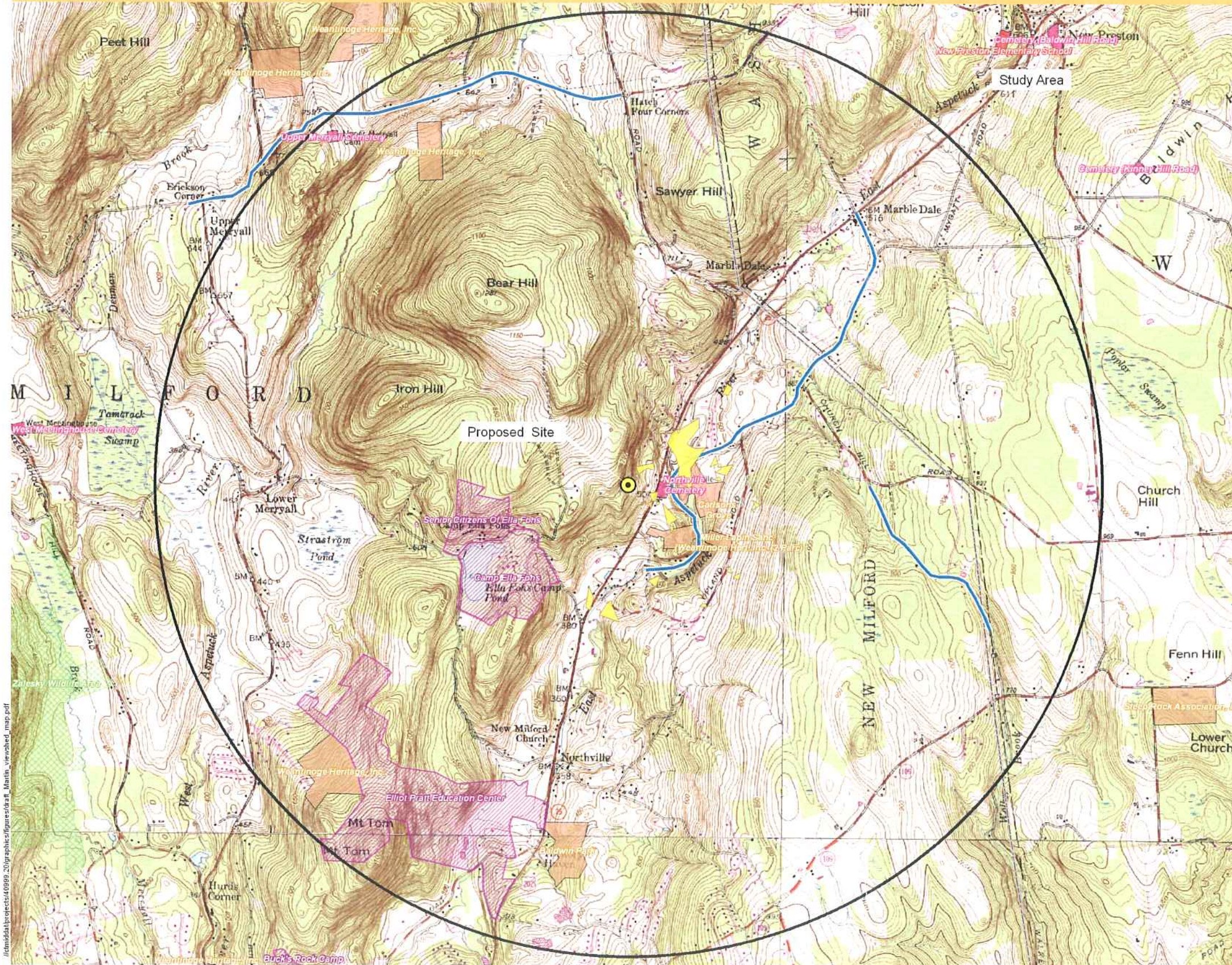
II. SCENIC, NATURAL, HISTORIC & RECREATIONAL VALUES

The parcel on which the site is located appears to exhibit no scenic, natural or recreational characteristics that would be affected by the proposed site. Review under the National Environmental Policy Act, including the Connecticut Department of Environmental Protection Natural Diversity Data Base and the State Historic Preservation Officer, is pending.

Preliminary Viewshed Map

Topography and Forest Cover as Constraints

Town of
New Milford
Connecticut



**Proposed Optasite Towers LLC
Telecommunications Facility
CT-999-0105 - Martin
425 Litchfield Road
New Milford, Connecticut**

NOTE:

- Viewshed analysis conducted using ESRI's Spatial Analyst.
- Proposed Facility height is 140 feet.
- Existing tree canopy height estimated at 65 feet.

DATA SOURCES:

- National Elevation Dataset (NED) with 30 meter resolution produced by the USGS, 1982
- Forest areas derived from 2004 digital orthophotos with 0.5-foot pixel resolution; digitized by VHB, 2007
- Base map comprised of Kent, New Milford, New Preston, and Roxbury USGS Quadrangle Maps
- Protected properties data layer provided CTDEP, 2003
- Scenic Roads layer derived from available State and Local listings.

Map Compiled March 2007

Legend

- Proposed Monopole Location
- Year Round Visibility (Approximately 24 Acres; Results to be finalized pending balloon float and in-field reconnaissance)
- Protected Properties (Municipal)
 - Cemetery
 - Preservation
 - Conservation
 - Existing Preserved Open Space
 - Recreation
 - General Recreation
 - School
 - Uncategorized
- Protected Properties (CT DEP)
 - State Forest
 - State Park
 - DEP Owned Waterbody
 - State Park Scenic Reserve
 - Historic Preserve
 - Natural Area Preserve
 - Fish Hatchery
 - Flood Control
 - Other
 - State Park Trail
 - Water Access
 - Wildlife Area
 - Wildlife Sanctuary
- DEP Boat Launches
- Scenic Road (State and Local)
- Town Line
- Protected Properties (Federal)



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