

Site Search Summary  
Watertown West

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

Site Search Process

To initiate its site selection process in an area where a coverage or capacity problem has been identified, Cellco first establishes a “site search ring” or “site search area.” In any search ring or area, Cellco seeks to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of the cell site, while at the same time maximizing the quality of service provided from a particular facility. These objectives are achieved by initially locating existing towers and other sufficiently tall structures within and near the site search area. If any are found, they are evaluated to determine whether they are capable of supporting Cellco’s telecommunications equipment at a location and elevation that satisfies its technical requirements.

Cellco maintains three (3) existing communications facilities located within approximately four (4) miles of the Watertown West search area. These existing facilities, however, cannot provide the coverage or capacity relief needed in the identified problem areas, along Route 6, and local roads in the western Watertown area. (See Attachment 8).

<u>OWNER/OPERATOR</u>	<u>FACILITY TYPE</u>	<u>LOCATION</u>	<u>ANTENNA HEIGHT</u>
1. Sprint	Monopole (160’)	1440 North Main Street Woodbury, CT	150’
2. Town of Watertown	Water Tank	Georgetown Drive Watertown, CT	110’
3. Town of Watertown	Water Tank	Buckingham Street Watertown, CT	125’

If existing towers or structures are not available or technically feasible, other locations are investigated where the construction of a new tower is required to provide adequate elevation to satisfy Cellco’s requirements. The list of available locations may be further reduced if, after preliminary negotiations, the property owners withdraw a site from further consideration. From among the remaining locations, the proposed sites are selected by eliminating those that have

greater potential for adverse environmental effects and fewer benefits to the public (i.e., those requiring taller towers, possibly with lights; those with substantial adverse impacts on densely populated residential areas; and those with limited ability to share space with other public or private telecommunications entities). It should be noted that in any given site search, the weight afforded to factors considered in the selection process will vary depending upon the availability and nature of sites within the search area.

#### Identification of the Watertown West Search Area

The purpose of the proposed Watertown West Facility is to provide reliable PCS coverage to significant existing coverage gaps that have been identified along Route 6 and local roads in the northeast portion of Woodbury and western portion of Watertown. The proposed Watertown West Facility will also provide some limited capacity relief in Watertown and Woodbury by off-loading calls from Cellco's three existing and adjacent cell sites, Woodbury North, Watertown South and Watertown Central. The coverage gaps referenced above were identified using best server propagation modeling tools. These tools are fine-tuned regularly through the use of base-line drive data.

#### Sites Investigated in the Watertown Area

Shortly after the initiation of the site search process, Cellco's real estate representatives were made aware of negotiations and an option agreement between AT&T Wireless and the Town of Watertown for use of Town property in the general vicinity of the proposed Site A and Site B cell site locations. Development of this site was not pursued and the AT&T option agreement subsequently expired. In 2005, Cellco real estate representatives approached the Town about the possibility of leasing property to Cellco for a cell site. The Town agreed to the use of Town property and entered into lease negotiations with Cellco shortly thereafter.

Cellco successfully negotiated a lease agreement for the use of the Site A location, east of Old Baird Road, and entered into a lease in April 2007. As stated in the Application, Site A is located on a 0.24 acre parcel surrounded by undeveloped residentially zoned land. Cellco determined that a 150-foot tower at this location would satisfy its coverage objectives in the area. Because of the small size of the Town parcel and the fact that it was surrounded to the north, east and south by privately-owned land, Cellco asked the Town if it would consider leasing additional property, west of Old Baird Road, for an alternative cell site. The Town agreed and discussions focused on a portion of the Town's 13.7 acre parcel and an area adjacent to the existing Animal Shelter and Solid Waste Transfer Station. This second site became Cellco's Site B alternative as described in the Application. Due to the ground elevation difference at this location, Cellco would need to construct a tower of 160 feet at Site B to satisfy its coverage objectives in the area.