

**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE:

APPLICATION OF OPTASITE TOWERS LLC
AND OMNIPOINT COMMUNICATIONS, INC.
FOR A CERTIFICATE OF ENVIRONMENTAL
COMPATIBILITY AND PUBLIC NEED FOR
THE CONSTRUCTION, MAINTENANCE AND
OPERATION OF A TELECOMMUNICATIONS
FACILITY AT 58 MONTANO ROAD/
618 NEIPSIC ROAD IN THE TOWN OF
GLASTONBURY, CONNECTICUT

DOCKET NO. 359

Date: JUNE 12, 2008

PRE-FILED TESTIMONY OF CHARLES REGULBUTO

Q1. Mr. Regulbuto, please summarize your professional background in telecommunications.

A. I am the Director of Northeast Development at Optasite where I head a development team in the growing Northeast Region telecommunications development and site acquisition activities. My responsibilities include site selection and design, municipal and community relations associated with Optasite's and T-Mobile's efforts to develop new tower sites in Connecticut, coordination and support during the approval process and supervision of project construction once approved. I have been part of the telecommunications industry for more than ten years and have been involved in all aspects of the development of telecommunications facilities. I joined Optasite from Northstar Site Development, LLC where I was a partner. I have successfully completed all

aspects of development activities for more than 150 sites in Connecticut and Massachusetts.

Q2. What is the purpose of your testimony?

A. My testimony provides background information relating to Optasite's application for a Certificate of Environmental Compatibility and Public Need for the proposed Glastonbury facility at one of two alternate sites; Site A located at 58 Montano Road in Glastonbury and Site B located at 618 Neipsic Road (also known as 497A Wickham Road). In addition, I will address the specific site search resulting in the proposed sites as well as both Optasite and T-Mobile's activities prior to initiation of this application.

Q3. What is Optasite's and T-Mobile's relationship in this application?

A. As described in detail below, Optasite has a working relationship with T-Mobile to co-develop new tower facilities in the State of Connecticut. T-Mobile identified a need for a new facility in this area of Glastonbury and Optasite conducted the site search. The arrangement between T-Mobile and Optasite provides for Optasite and T-Mobile to make a joint application to the Council; for Optasite to own, construct and maintain the site as the Certificate holder; and for T-Mobile to serve as the anchor tenant.

Q4. How does Optasite conduct a site search?

A. Optasite maintains close relationships with T-Mobile as well as other wireless carriers, follows the development activities of others and has an in-depth

understanding of the fluctuating market conditions. When T-Mobile (or another wireless carrier) contacts Optasite regarding the need for a new facility, Optasite conducts an extensive review of the area. The first activity after assignment of a search ring to acquisition personnel is a review of the area for suitable existing structures, such as existing telecommunications facilities, transmission lines available for co-location and other, existing tall structures. Only once Optasite exhausts its search for existing structures on which to locate, does it then begin to study the area for suitable locations to construct a new facility. Optasite first studies the area to determine whether industrial, commercial areas or town-owned parcels 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 then further refined based on the willingness of property owners to make their property available.

Q5. Please describe Optasite's search for the proposed Glastonbury wireless facility.

A. Optasite commenced a search for a site in this area of Glastonbury in August, 2005. Specifically, T-Mobile identified an existing coverage gap along Route 2 and the surrounding areas in this area of Glastonbury. In that area, Optasite found no existing towers suitable for use as a wireless communications facility. The nearest tower(s) suitable for use as a wireless communications facility are outside of T-Mobile's search area, are not useable due to existing terrain in the area or T-Mobile is already located on those facilities. In addition,

Optasite identified no existing structures which were suitable for use and available. Specifically, Optasite did investigate the possibility of locating equipment on an existing CL&P distribution line in the area. However, the actual poles associated with that distribution line are only 40 feet tall. In addition, the distribution line itself is located in close proximity to a T-Mobile existing, on-air site.

Turning to locations for a new tower proposal, Optasite found that site selection in the area was limited by existing residential development throughout the area. There are no large areas of commercial or industrial development in the site search area. The two alternate sites, 58 Montano Road and 618 Neipsic Road, are uniquely suited for the development of a telecommunications facility given their size, existence of natural screening and proximity to Route 2.

Q6. Have the Applicants consulted with municipal officials with regard to their plans?

A. Yes. In compliance with Section 16-50(e), consultation with municipal officials was undertaken by Optasite. On September 27, 2007, Optasite provided technical information to the Town Manager of Glastonbury. On October 25, 2007, representatives from Optasite met with the Town Manager, Richard Johnson. At that meeting, The Town Manager expressed an interest in the possibility of locating the proposed facility on Town-owned property. In addition, the Town Manager indicated that the Town would be preparing a list of potential sites for Optasite to investigate. In follow-up, however, the Town was no longer interested in that possibility and I never received the list of potential sites from the Town.

Prior to filing the technical report with the Town of Glastonbury in connection with this application, I submitted a proposal to the Town of Glastonbury for proposed construction of a telecommunications facility at J.B. Williams Park. That proposal was submitted to Raymond Purcell, the Director of Parks for the Town of Glastonbury in May, 2006. While I attempted to follow up with the Town several times regarding that proposal, I never received a response back.

Q7. Has Optasite offered co-location to the Town of Glastonbury so it can locate its emergency service equipment at this Site?

A. As is its customary practice, Optasite will make space available for the Town's emergency service equipment, free of charge. Optasite sent letters on April 22 and 24 of 2008 to the Town's fire department and police department with this offer and is following up with the Town to discuss its specific needs. Copies of correspondence received from the police and fire departments are attached hereto as Exhibit 1.

Q8. Does Optasite have a preference between the two alternate sites proposed in this Application?

A. No, Optasite does not have a preference between Site A and Site B.

Q9. Pursuant to statutory requirements, did Optasite post a sign giving the public notice of the hearing on this Application?

A. Yes, on June 4, 2008, Optasite posted a sign on Site A and on Site B giving the public notice of the hearing on this Application. Photographs of the hearing signs are attached hereto as Exhibit 2.

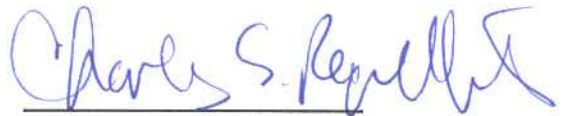
Q10. Pursuant to the request of the Town of Glastonbury, did Optasite conduct a voluntary balloon float during leaf-off conditions at the two proposed Sites?

A. Yes. Pursuant to the request of the Town Manager of Glastonbury, while not required to, Optasite conducted a voluntarily, additional balloon float at both Sites. That balloon float occurred at both Site A and Site B on Tuesday, May 6, 2008 from 2 p.m. until 6 p.m. Optasite did inform, through counsel and through Siting Council staff, both the Town Manager, Richard Johnson, and the intervenor, Karl Wagener.

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

June 10, 2008

Date



Charles Regulbuto

Subscribed and sworn before me this 10TH day of June, 2008.

By:



Commissioner of the Superior Court

EXHIBIT 1



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

May 8, 2008

Mr. Chuck Regulbuto
Director of North East Development
Optasite Towers, LLC
One Research Drive Suite 200C
Westborough, MA 01581

Dear Mr. Regulbuto,

The Glastonbury Volunteer Fire Department may be interested in accepting your offer for space on your new tower on Montano Road or Wickham Drive. If this is still a possibility, please contact me at matthew.nelson@glastonbury-ct.gov or (860) 652-7555.

We currently have a UHF back up system in Rocky Hill with a repeater and antennae. It may be better to move it to your location.

Thanks for your consideration.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Matthew Nelson", is written over a horizontal line.

Matthew Nelson, Fire Chief



Glastonbury Police Department

2108 MAIN STREET / P.O. BOX 535 / GLASTONBURY, CONNECTICUT 06033-0535 / (860) 633-8301
FAX (860) 652-4290

CHIEF OF POLICE



May 5, 2008

Mr. Chuck Regulbuto
Director of North East Development
Optasite Towers LLC
One Research Drive, Suite 200C
Westborough, MA 01581

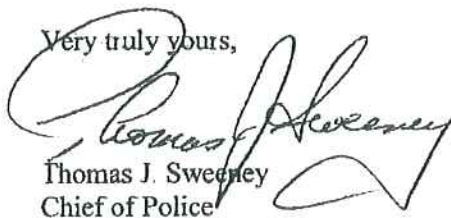
Dear Mr. Regulbuto:

On behalf of the Town of Glastonbury's public safety services, I extend thanks to you and your company for the offer to place our radio equipment on the tower and grounds of the new tower you will be erecting on Montano or Wickham Road.

Just last year, the Town completed a comprehensive upgrade of its radio systems strategically placing new transmit and receive equipment which is providing us with excellent coverage patterns. At this juncture we do not perceive any gaps in that coverage which would benefit from any additional tower sites. We greatly appreciate your company's generous offer and shall keep that offer in mind should our coverage needs change in the future.

As this Department handles the required annual report to the Siting Council regarding towers in the Town, we would appreciate your advising us which of the two proposed sites you settle upon and the precise coordinates of the tower once erected.

Very truly yours,



Thomas J. Sweeney
Chief of Police

TJS:cb

Cc: Richard J Johnson, Town Manager
Matthew Nelson, Chief, Glastonbury Fire Department
Robert DiBella, Civil Preparedness Director



A NATIONALLY ACCREDITED LAW ENFORCEMENT AGENCY

EXHIBIT 2

PUBLIC NOTICE

ptasiteTowers, LLC and Omni Point Communications, Inc. have filed an application with the Connecticut Siting Council (Council) for construction of a telecommunications facility on this site. The maximum height of said facility shall not exceed 150 ft. The council will hold a public hearing on June 19th, 2008 at the Glastonbury Town Hall, Town Council Chambers 2155 Main Street, Glastonbury 3 & 7pm.

A copy of the application can be reviewed at the town hall or at the Council offices in New Britain Ct.

For more information, please contact the Council by telephone at 860-827-2935, electronically at www.ct.gov/csc, or by mail at 10 Franklin Square, New Britain, Ct 06051.

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PUBLIC NOTICE

Optasite Towers, LLC and Omnipoint Communications, Inc. have filed an application with the Connecticut Siting Council (Council) for construction of a telecommunications facility on this site. The maximum height of said facility shall not exceed 120ft. The council will hold a public hearing on June 19th, 2008 at the Glastonbury Town Hall, Town Council Chambers 2155 Main Street, Glastonbury 3 & 7pm. A copy of the application can be reviewed at the town hall or at the Council offices in New Britain, Ct. For more information, please contact the Council by telephone at 860-827-2935, electronically at www.ct.gov/csc, or by mail at 10 Franklin Square, New Britain, Ct 06051.

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