

Site Search Process

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 descriptions of the general site search process, the identification of the target search area and the alternative locations considered for development of the proposed Glastonbury telecommunications facility are provided below.

As a tower developer, Optasite bases its decision to seek out a site in an area based on its knowledge and understanding of existing weaknesses in the systems of the 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 expressed a need for a site in this area of Glastonbury and Optasite conducted the site search.

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 Glastonbury, there are no existing tall structures or transmission line structures. Specifically, Optasite investigated the possibility of co-locating on an existing CL&P distribution line near the Gideon Wells Middle School. However, those poles are only 40 feet high, are not structurally capable of supporting telecommunications equipment and are located too close to existing T-Mobile on-air sites. Moreover, any existing towers are too far from the target area to provide adequate coverage. In particular, T-Mobile is already located on an existing tower located at 366 Three Mile Road in Glastonbury.

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 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.

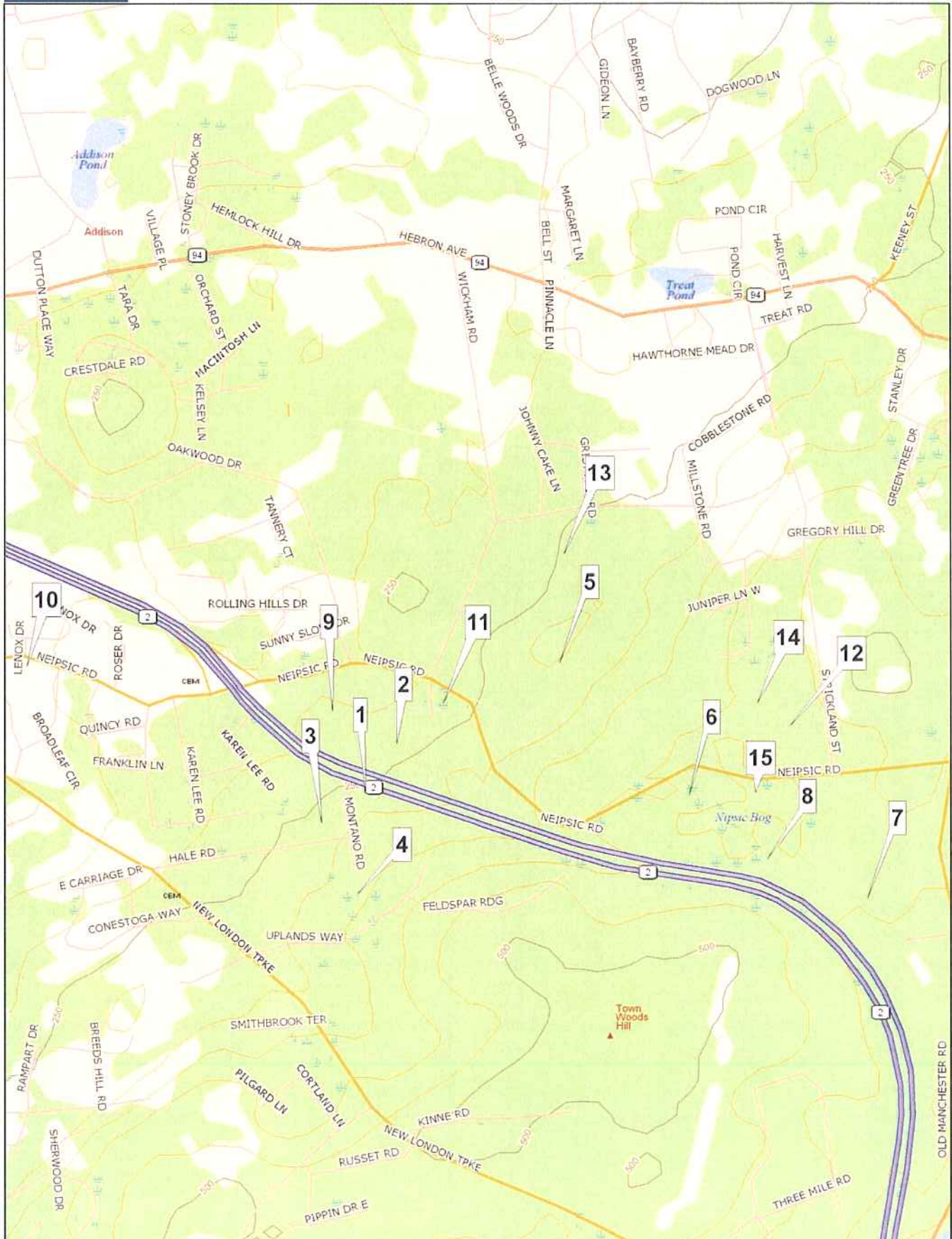
The search for a site in this area of Glastonbury was limited by the largely residential nature of the search area. There are no large areas of commercial or industrial development within the site search area. In addition, Academy Field, a park approximately 4.0 acres in size, is located within the site search area.

Optasite investigated numerous properties in the area of the Sullivan (Site A – depicted as #1 on map) and Shaw (Site B-#2) properties. Optasite investigated property located at 4 Autumn Lane (#4), owned by Ripley Ridge Estates, Inc. This property is located in a planned area development zone and is currently in the process of being developed. Property investigated at 3 Montano Road (#3) is owned by Virginia C. Goodwin, who decided not to pursue a tower deal. On the other hand, the owner of property located at 1354 Neipsic Road (#7), was interested in pursuing a tower deal. Unfortunately, this location is too close to an existing tower than T-Mobile utilizes and therefore was rejected by T-Mobile. In addition, Optasite also investigated property located at 990 Neipsic Road (#8), which was also too close to an existing on-air T-Mobile site.

Optasite investigated the possibility of locating the proposed Facility on several parcels of property owned by the Town of Glastonbury. One of these properties included the Gideon Wells Middle School (#12). Prior to discussing the possibility of locating the Facility on this property with the Town, the site was rejected by T-Mobile because of its close proximity to an existing on-air site. Further, in July, 2006, Optasite submitted an application for the construction of a proposed Facility at J.B. Williams Memorial Park located at Neipsic Road (#5) in Glastonbury. However, the proposal was ultimately rejected by Glastonbury after it received negative feedback from numerous Glastonbury residents. In addition, Optasite investigated town parcels located at Neipsic Road (#6).

In addition, Optasite investigated the possibility of locating equipment on an existing CL&P distribution line adjacent to the Gideon Wells Middle School (#14). Again, the poles associated with that distribution line were too close to an existing on air site for T-Mobile and therefore were not viable. In addition, the poles associated with this distribution line are only 40 feet in height and structurally incapable of supporting the co-location of T-Mobile's antennas and equipment. Optasite investigated numerous additional properties located on Neipsic Road including 472 (#9), 6F (#10), 13B (#11), 1029 Neipsic Road (#12) and a property located next to the CL&P distribution line (#15). These sites were all rejected because the parcels were either too small to accommodate a facility. Property located at 13 Wickham Road (#13) was rejected because of the potential of residential impact as well as impact to J. B. Williams Park.

The property owned by Rose Marie Shaw at 58 Montano Road ("Site A") and the property owned by Joanne Sullivan LLC at 497A Wickham Road ("Site B") are far superior to other properties in the area. Site A is an approximately 1.3 acre parcel and Site B is an approximately 12.15 acre parcel, which gives Optasite adequate space to construct a tower at either site. Moreover, portions of both properties remain undeveloped. Topographical features and vegetation afford significant screening of both proposed sites. In addition, based on their elevations and proximity to Route 2, a tower at either Site A or Site B would provide adequate coverage along Route 2, thereby significantly reducing the visual impact to this area of Glastonbury.



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