

Optasite 

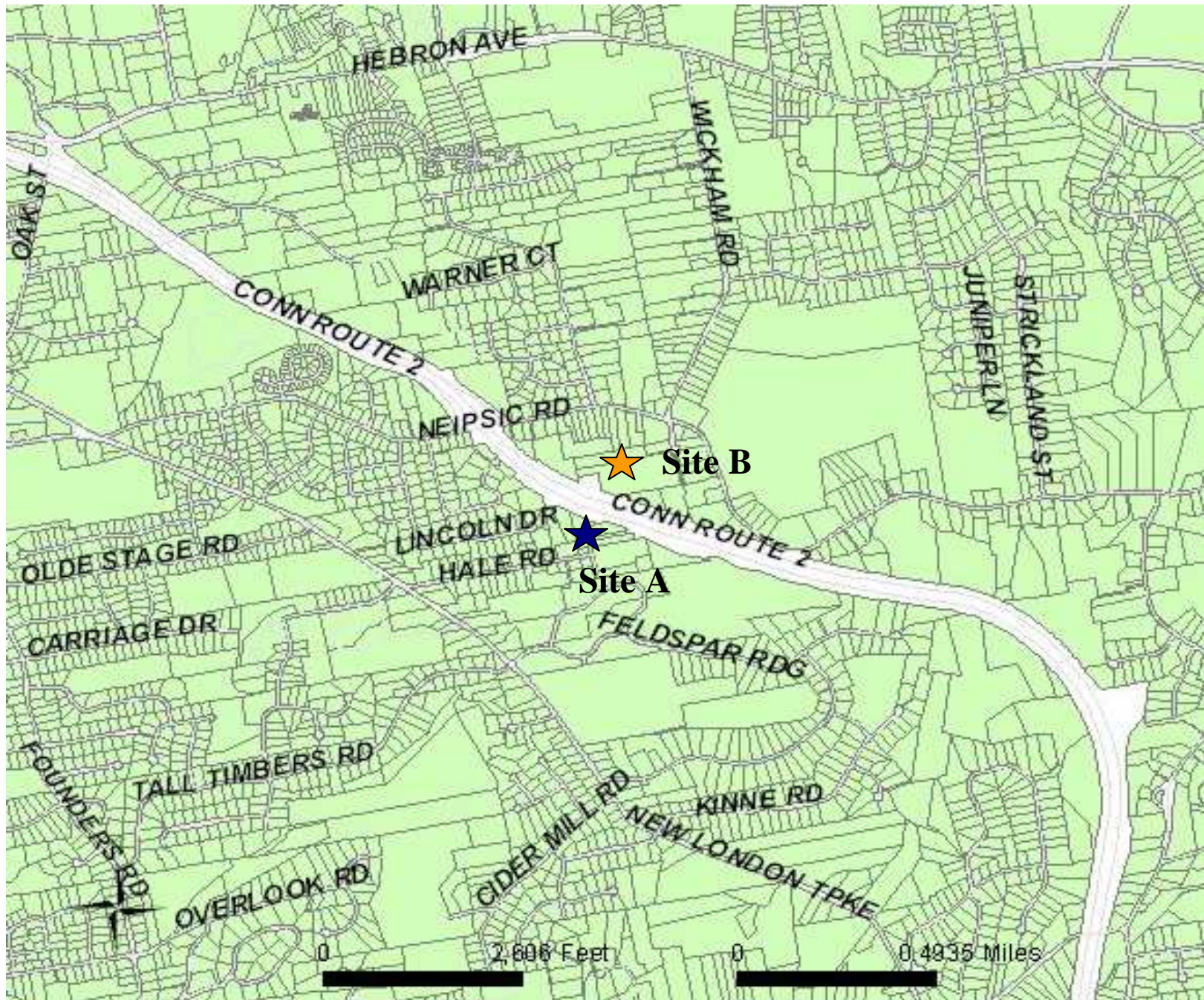
T-Mobile

Docket No. 359

**58 Montano Road / 618 Neipsic Road
Glastonbury, Connecticut**

Presented by:

**COHEN
and
WOLF**
P.C.
ATTORNEYS AT LAW



SITE “A”

58 Montano Road
Glastonbury, CT



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

Drawing Copyright © 2007 Clough Harbour & Associates LLP

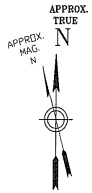


CLOUGH HARBOUR & ASSOCIATES LLP
2139 Silas Deane Highway, Suite 212 · Rocky Hill, CT 06067-2336
Main: (860) 257-4557 · www.cloughharbour.com

CHA PROJ. NO. - 15363-1024

SITE ID:
CT-999-0101
SITE NAME:
MONTANO
SITE ADDRESS:
58 MONTANO ROAD
GLASTONBURY, CT 06033
HARTFORD COUNTY





N/F
 LOAN TO VALUE, INC.
 472 NEPSCIC ROAD
 GLASTONBURY CT 06033
 MAILING ADDRESS:
 305 PROSPECT STREET
 WETHERSFIELD, CT 06098
 07/4740/S008AB

N/F
 JOANNE SULLIVAN LLC
 407A WICHAM ROAD
 AKA 618 NEPSCIC ROAD
 GLASTONBURY CT 06033
 07/4740/S0016
 12.15 ACRES

N/F
 PAUL JACKSON & LINDA ASH
 NEPSCIC ROAD
 GLASTONBURY CT 06033
 MAILING ADDRESS:
 3810 ROYCE CT
 RENO NV 88509
 07/4740/S0019

N/F
 JOHN W. & BARBARA J. PATTON
 205 WICHAM ROAD
 GLASTONBURY CT 06033
 07/4740/S0018

N/F
 THE STATE OF CONNECTICUT

N/F
 VIRGINIA C. GOODWIN
 177 HALE ROAD
 GLASTONBURY CT 06033
 07/2820/N0080

CONNECTICUT ROUTE 2

PROPOSED
 50'-0" X 50'-0"
 LEASE AREA

PROPOSED 20' WIDE
 ACCESS & UTILITY
 EASEMENT

CHD
 MARK
 FOUND

CHD
 MARK
 FOUND

CHD
 MARK
 FOUND

N/F
 THE STATE OF CONNECTICUT

N/F
 VIRGINIA C. GOODWIN
 MONTANO ROAD
 GLASTONBURY CT 06033
 MAILING ADDRESS:
 177 HALE ROAD
 GLASTONBURY CT 06033
 07/4480/N0041

SHED

N/F
 ROSE MARIE SHAW
 58 MONTANO ROAD
 GLASTONBURY CT 06033
 07/4480/S0021
 1.30 ACRES

SHED

BUILDING

BUILDING

N/F
 EDWARD BAGOT JR
 48 MONTANO ROAD
 GLASTONBURY CT 06033
 07/4480/S0022

N/F
 LUCY L. & JEFFREY J. TISDALE
 44 MONTANO ROAD
 GLASTONBURY CT 06033
 07/4480/S0023

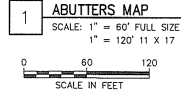
N/F
 CO-TRUSTEES OF THE
 INTERVIVOS TR. AGR. OF
 RAYMOND G. PAQUETTE
 189 HALE ROAD
 GLASTONBURY, CT 06033
 07/2820/N0008

N/F
 CO-TRUSTEES OF THE
 INTERVIVOS TR. AGR. OF
 RAYMOND G. PAQUETTE
 MONTANO ROAD
 GLASTONBURY, CT 06033
 MAILING ADDRESS:
 181 HALE ROAD
 GLASTONBURY, CT 06033
 07/4480/W0001A

N/F
 ROBERT & EUGENIA FRANKLIN, TRUSTEES
 UNDER ROBERT FRANKLIN & EUGENIA
 FRANKLIN LIVING TRUSTS
 32 MONTANO ROAD
 GLASTONBURY, CT 06033
 07/4480/E0001

CEMETERY
 (SEE LABEL)
 CIVIC CENTER

HALE ROAD

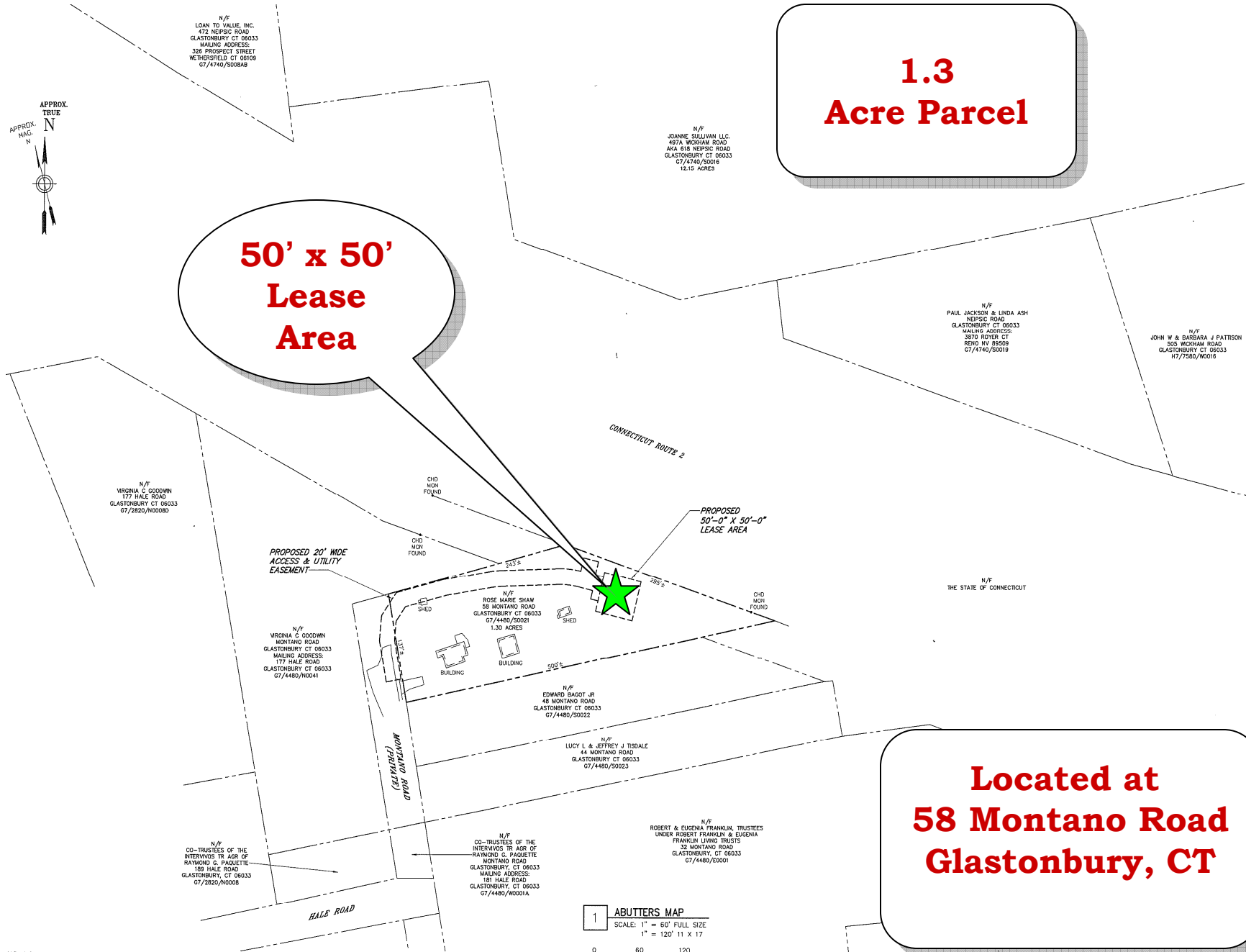


MAP NOTES:
 1. REMAP INFORMATION OBTAINED FROM DRAWINGS BY URS CORPORATION AES DATED 1/74/06 AND A 05/15/07 SITE VISIT PERFORMED BY CLOUGH HARBOUR & ASSOCIATES LLP 40 DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

**1.3
Acre Parcel**

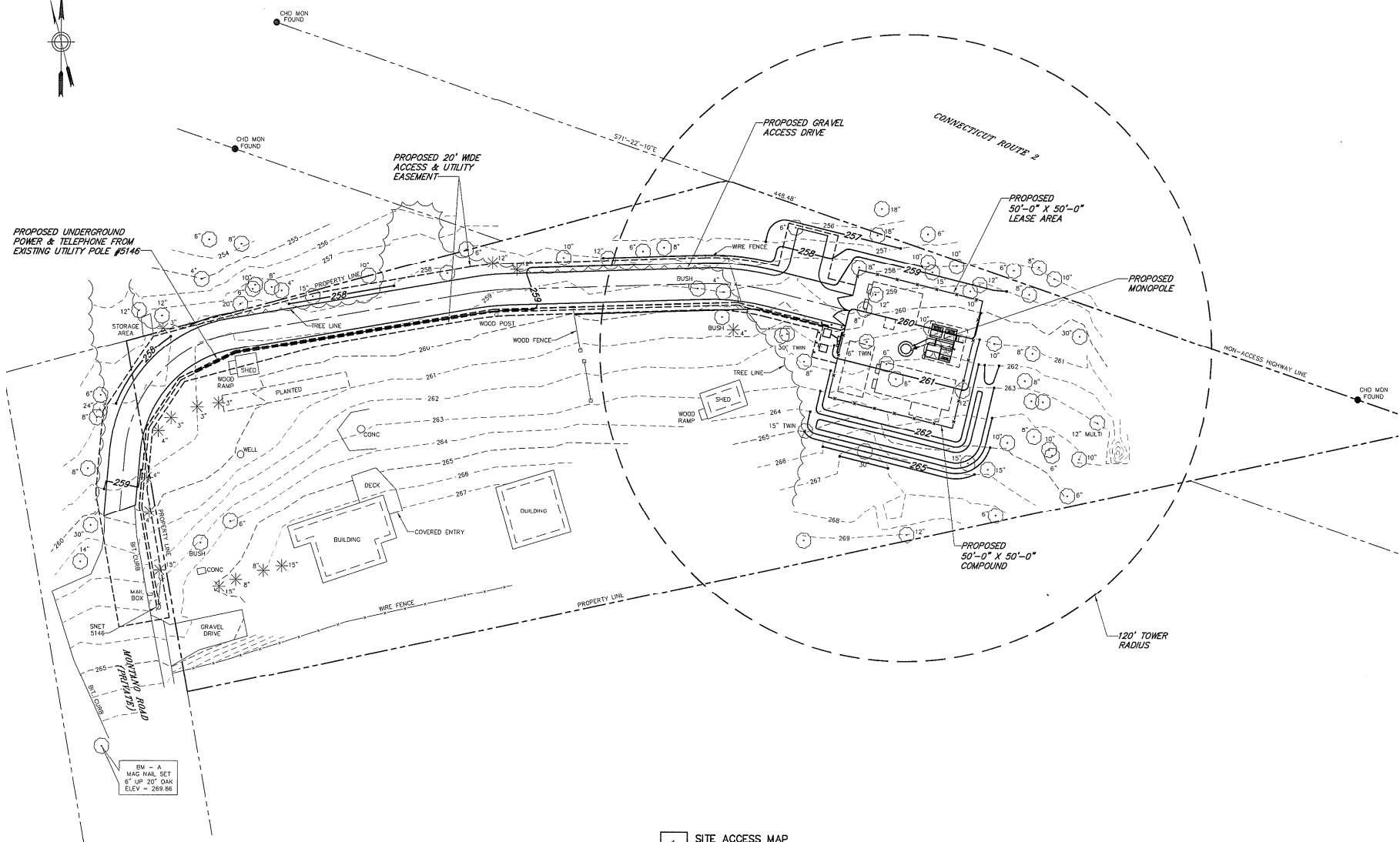
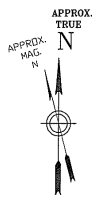
**50' x 50'
Lease
Area**

**Located at
58 Montano Road
Glastonbury, CT**



MAP NOTES:
 1. REMAP INFORMATION OBTAINED FROM DRAWINGS BY URS CORPORATION AES DATED 1/74/06 AND A 05/15/07 SITE VISIT PERFORMED BY CLOUGH HARBOUR & ASSOCIATES LLP. 40 DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

1 ABUTTERS MAP
 SCALE: 1" = 60' FULL SIZE
 1" = 120' 11 X 17
 0 60 120
 SCALE IN FEET

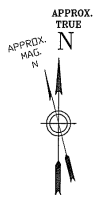
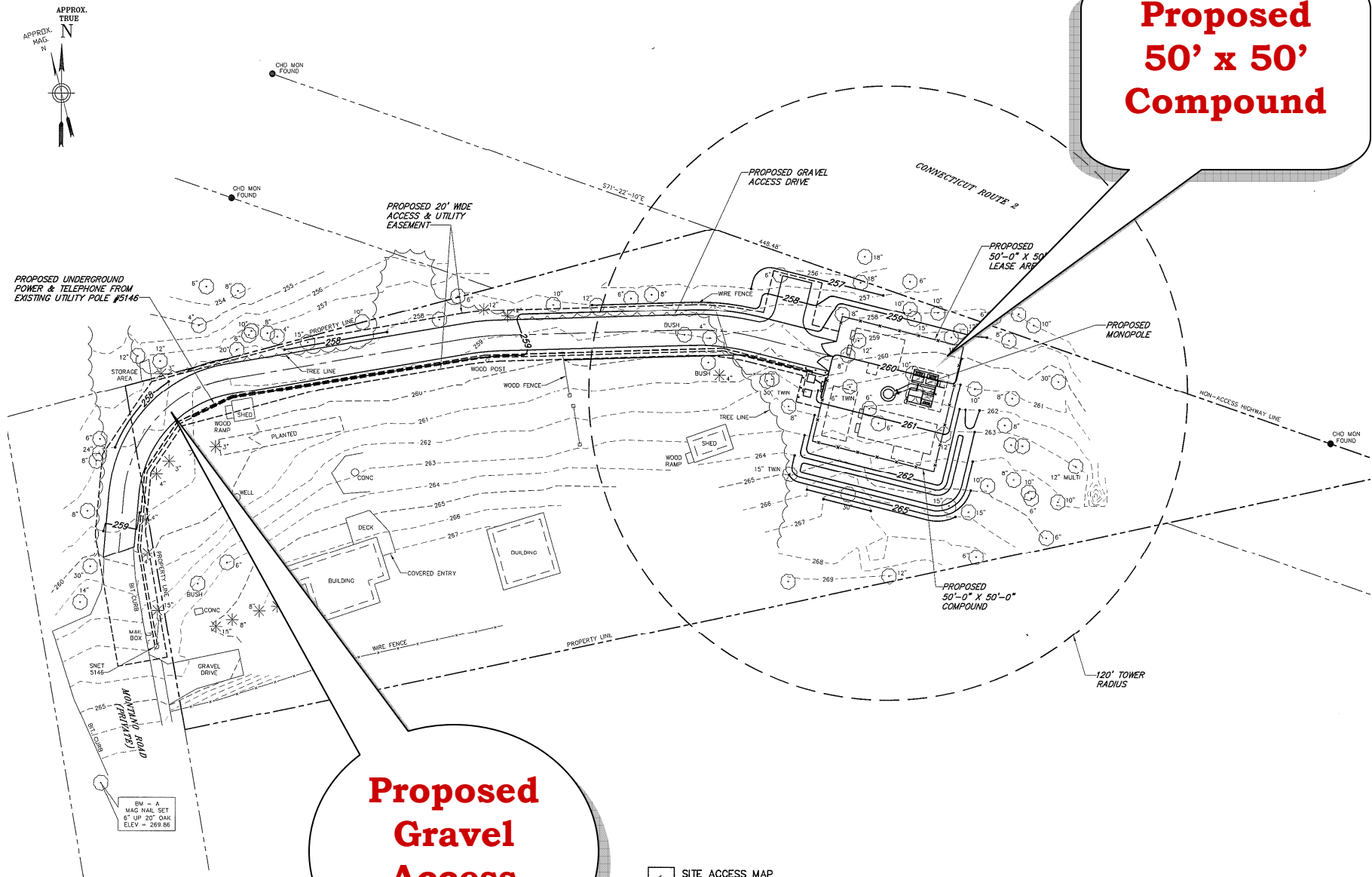


BM - A
 MAG NAIL SET
 6" UP 20" OAK
 ELEV = 289.86

1 SITE ACCESS MAP
 SCALE: 1" = 20' FULL SIZE
 1" = 40' 11 X 17
 0 20 40
 SCALE IN FEET

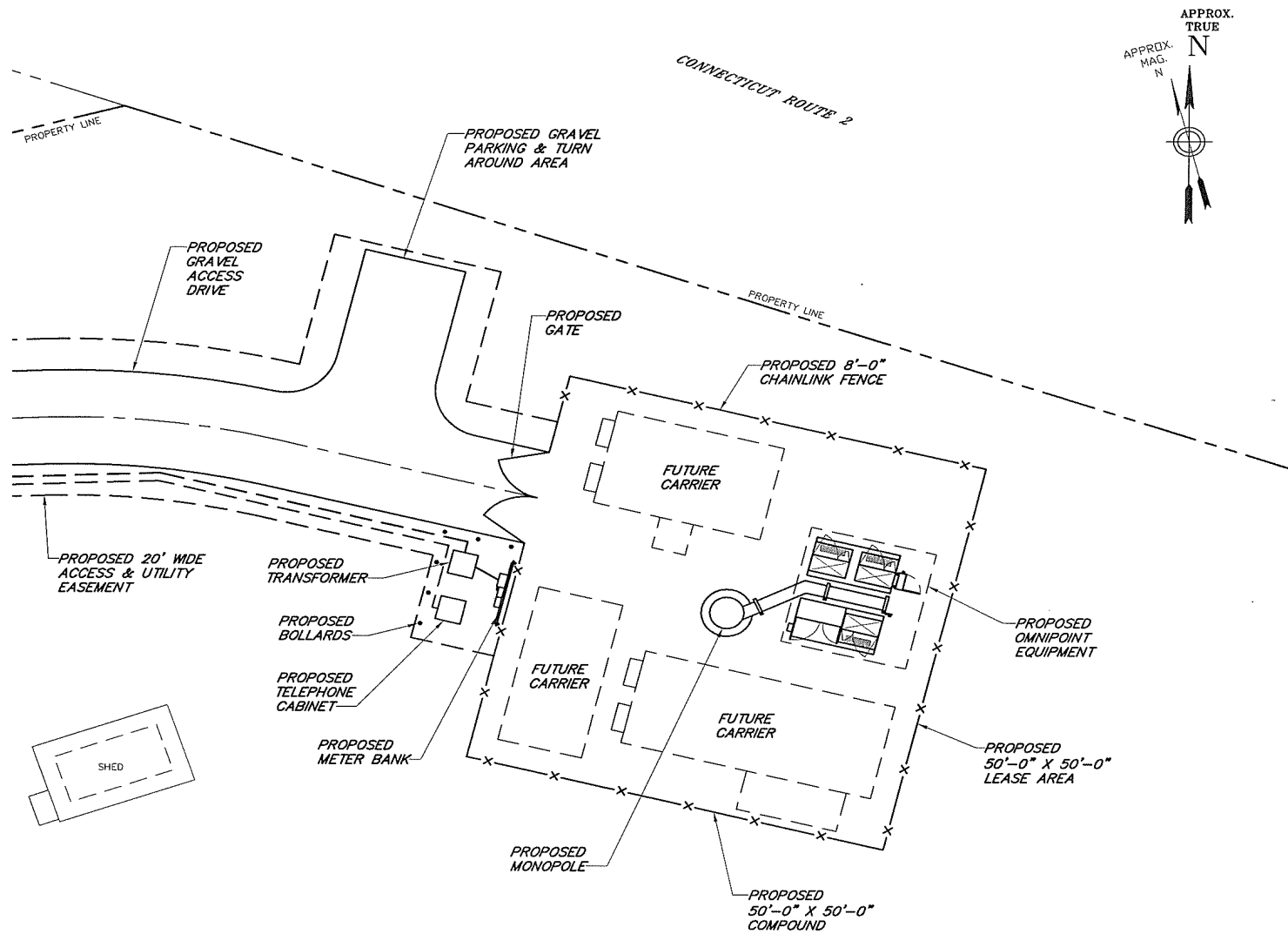
**Proposed
50' x 50'
Compound**

**Proposed
Gravel
Access
Drive**



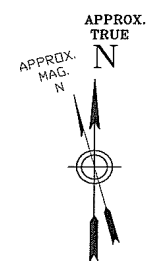
1 SITE ACCESS MAP
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BM - A
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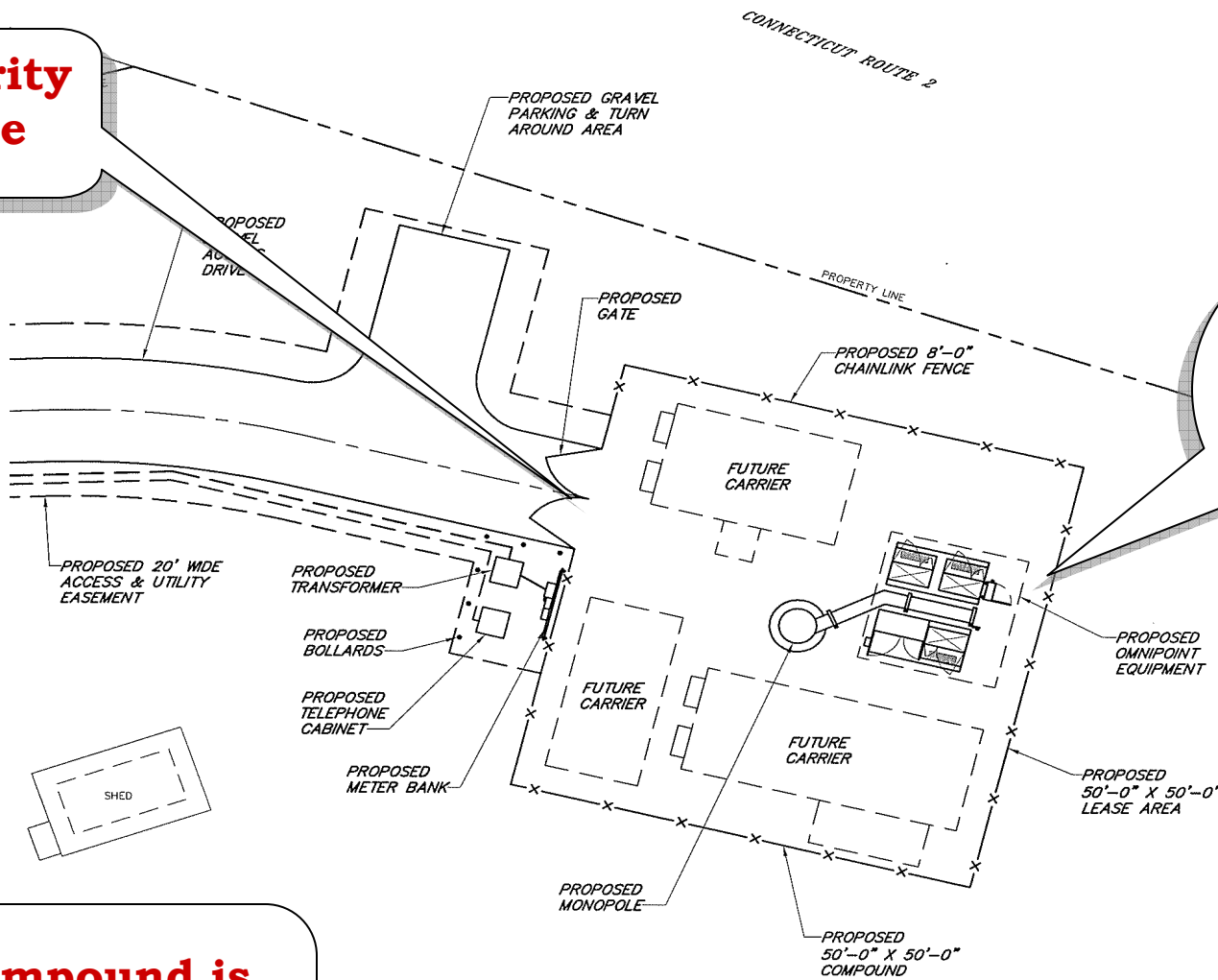


1 COMPOUND PLAN
 SCALE: 1" = 20'
 0 10 20
 SCALE IN FEET

Security Gate

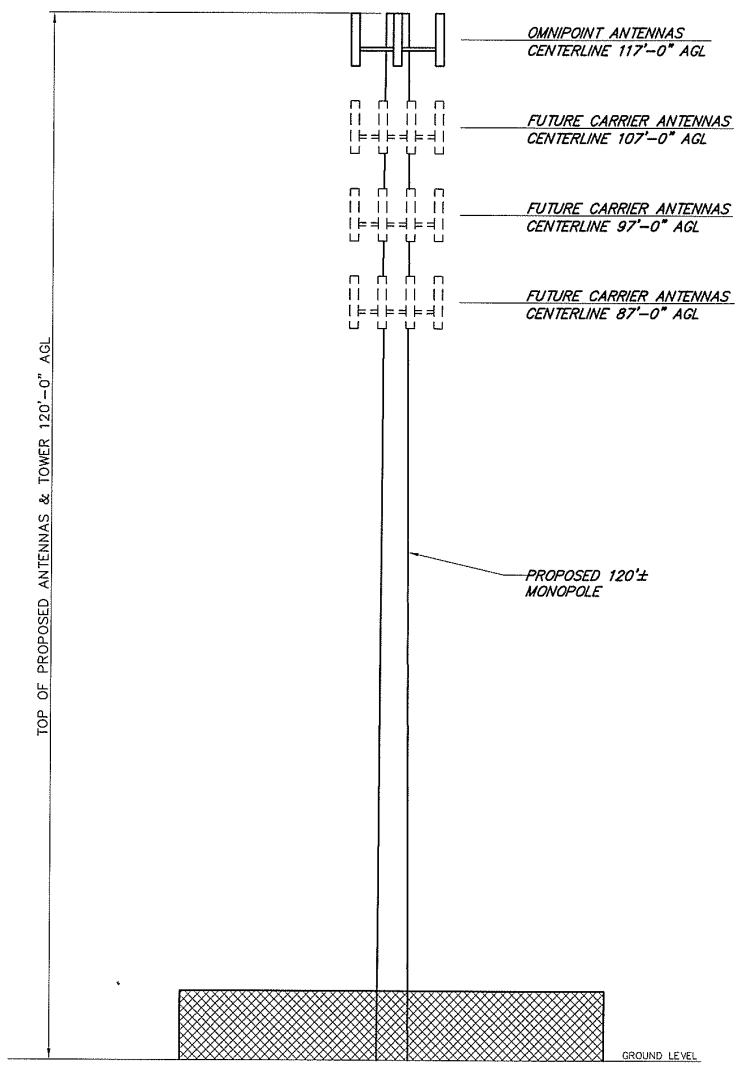


Proposed 8' Security Fence



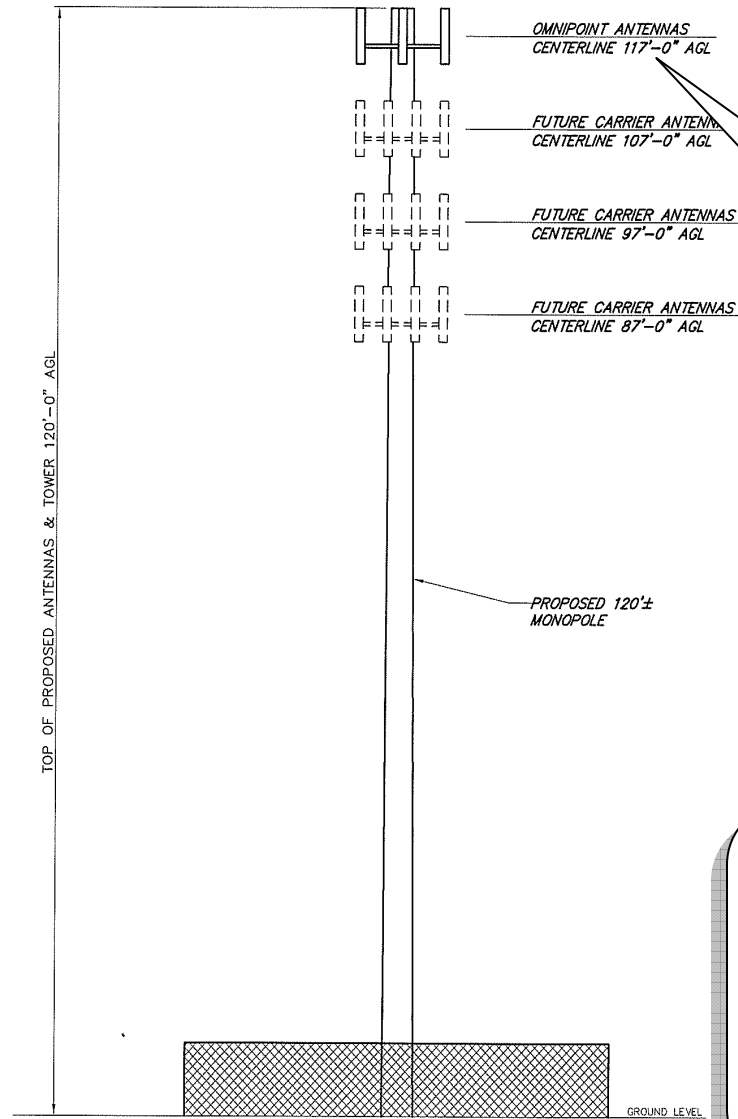
Compound is designed to accommodate 4 carriers

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



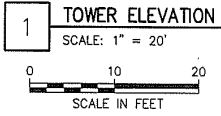
1 TOWER ELEVATION
 SCALE: 1" = 20'
 0 10 20
 SCALE IN FEET

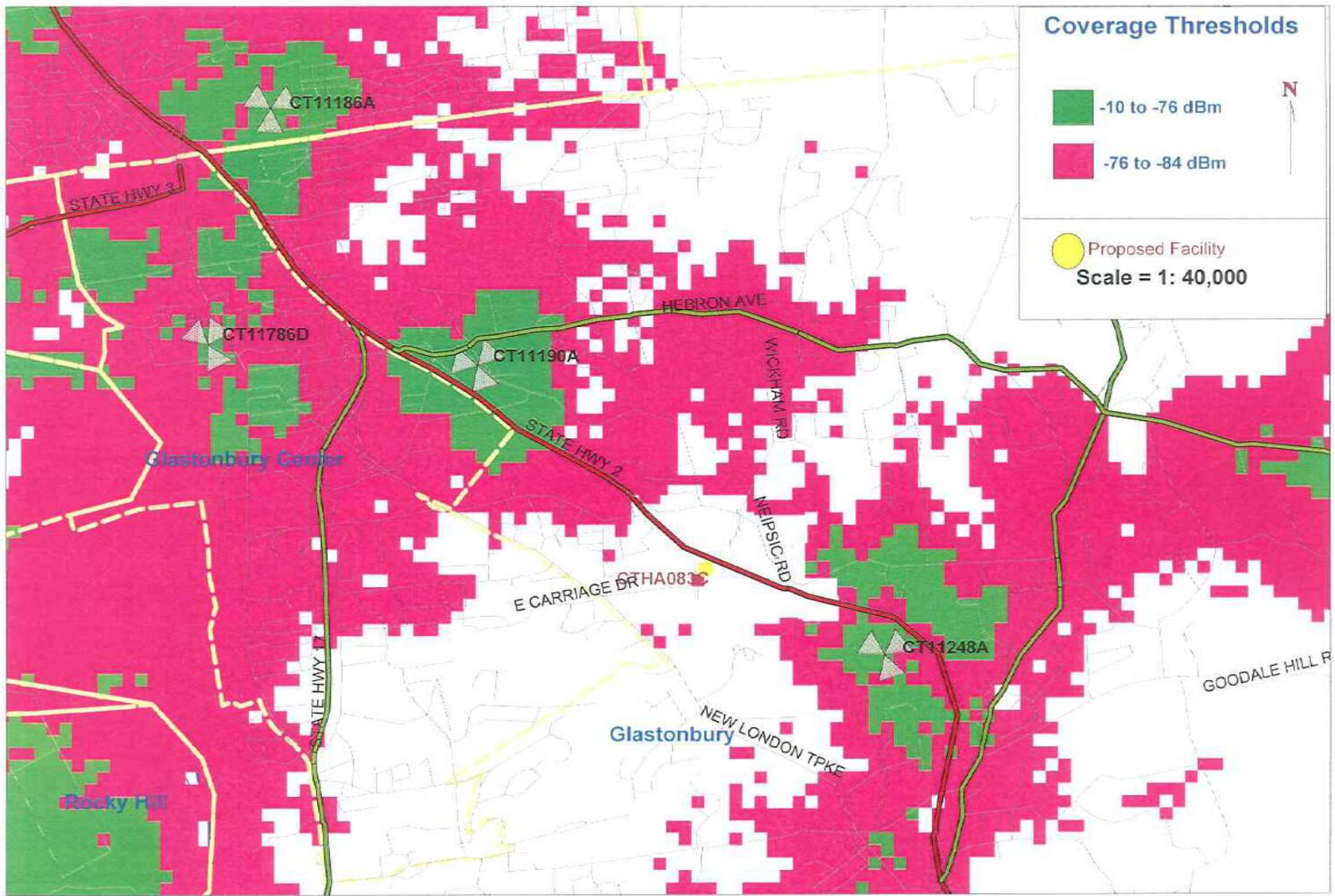
**Glastonbury
Volunteer Fire
Department has
expressed interest
in co-locating
on Tower**



**T-Mobile will
Install
Antennas @
117' AGL**

**Tower will
Support Three
Additional
Carriers**



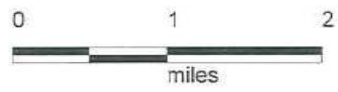


Coverage Thresholds

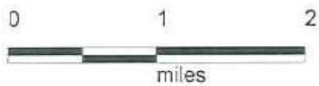
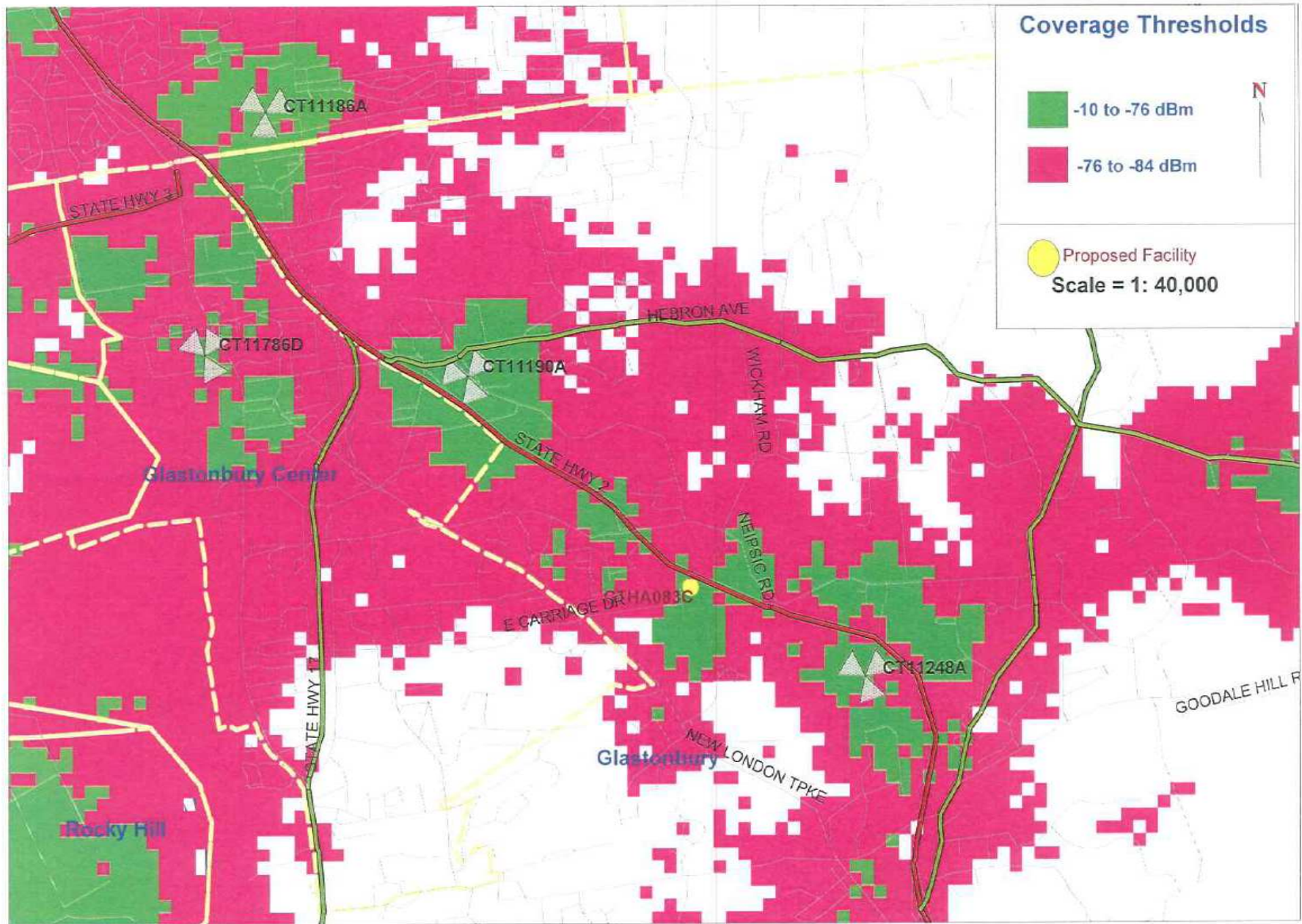
- 10 to -76 dBm
- 76 to -84 dBm

Proposed Facility

Scale = 1: 40,000



T-Mobile Existing Coverage



T-Mobile Existing Coverage With Proposed CTHA083C @ 117 feet AGL

Site "A"

No Adverse Environmental Impact

- ❖ No wetlands impacted by access road or compound area
- ❖ No species of concern on Site
- ❖ The Site is not located in a designated wilderness or wildlife preserve area
- ❖ No listed species or designate critical habitats occur on or near the site
- ❖ No adverse impact on cultural resources, including historic areas, according to the State Historic Preservation Office
- ❖ The Site is not located on lands belonging to any federally recognized Indian tribe in Connecticut
- ❖ The Facility will be located outside of the 100 year flood zone
- ❖ The tower will not be lit

SITE “B”

618 Neipsic Road
Glastonbury, CT



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

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Main: (860) 257-4557 · www.cloughharbour.com

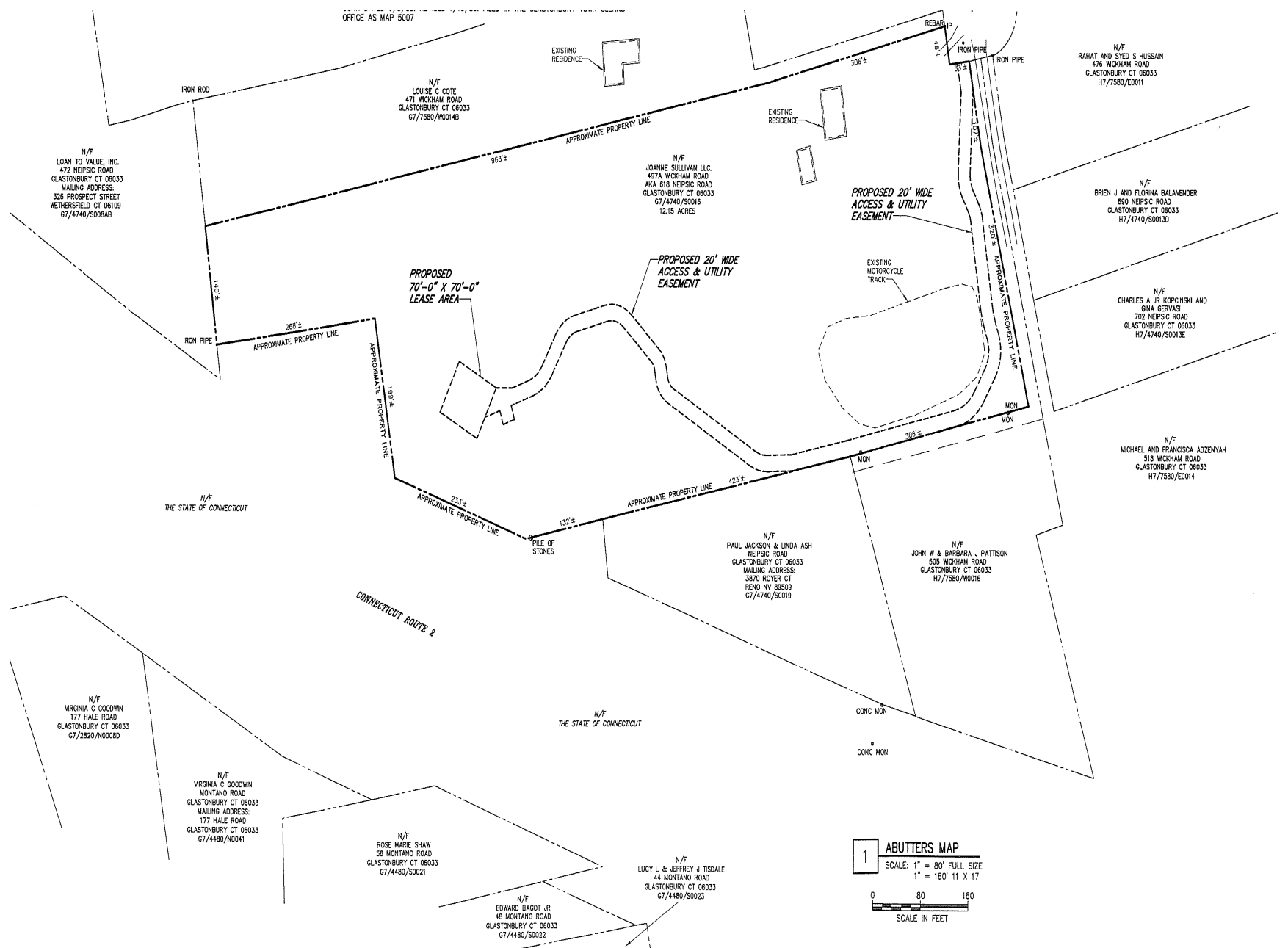
CHA PROJ. NO. - 15363-1024

SITE ID:
CT-999-0101

SITE NAME:
MONTANO

SITE ADDRESS:
497A WICKHAM ROAD
GLASTONBURY, CT 06033
HARTFORD COUNTY





OFFICE AS MAP 5007

N/F
LOAN TO VALUE, INC.
472 NEPISC ROAD
GLASTONBURY CT 06033
MAILING ADDRESS:
326 PROSPECT STREET
WETHERSFIELD CT 06109
G7/4740/S008AB

N/F
LOUISE C COTE
471 WICKHAM ROAD
GLASTONBURY CT 06033
G7/7580/W0014B

N/F
JOANNE SULLIVAN LLC
497A WICKHAM ROAD
404 618 NEPISC ROAD
GLASTONBURY CT 06033
G7/4740/S0016
12.15 ACRES

N/F
RAHAT AND SYED S HUSSAIN
476 WICKHAM ROAD
GLASTONBURY CT 06033
H7/7580/E0011

N/F
BRIEN J AND FLORINA BALAVENDER
690 NEPISC ROAD
GLASTONBURY CT 06033
H7/4740/S00130

N/F
CHARLES A JR KOPCINSKI AND
GNA GERVASI
702 NEPISC ROAD
GLASTONBURY CT 06033
H7/4740/S0013E

N/F
MICHAEL AND FRANCISCA ADZENYAH
518 WICKHAM ROAD
GLASTONBURY CT 06033
H7/7580/E0014

N/F
PAUL JACKSON & LINDA ASH
NEPISC ROAD
GLASTONBURY CT 06033
MAILING ADDRESS:
3870 ROYER CT
RENO NV 89509
G7/4740/S0019

N/F
JOHN W & BARBARA J PATTISON
505 WICKHAM ROAD
GLASTONBURY CT 06033
H7/7580/W0016

N/F
VIRGINIA C GOODWIN
177 HALE ROAD
GLASTONBURY CT 06033
G7/2820/N00080

N/F
VIRGINIA C GOODWIN
MONTANO ROAD
GLASTONBURY CT 06033
MAILING ADDRESS:
177 HALE ROAD
GLASTONBURY CT 06033
G7/4480/N0041

N/F
ROSE MARIE SHAW
58 MONTANO ROAD
GLASTONBURY CT 06033
G7/4480/S0021

N/F
EDWARD BAGOT JR
45 MONTANO ROAD
GLASTONBURY CT 06033
G7/4480/S0022

N/F
LUCY L & JEFFREY J TISDALE
44 MONTANO ROAD
GLASTONBURY CT 06033
G7/4480/S0023

N/F
THE STATE OF CONNECTICUT

N/F
THE STATE OF CONNECTICUT

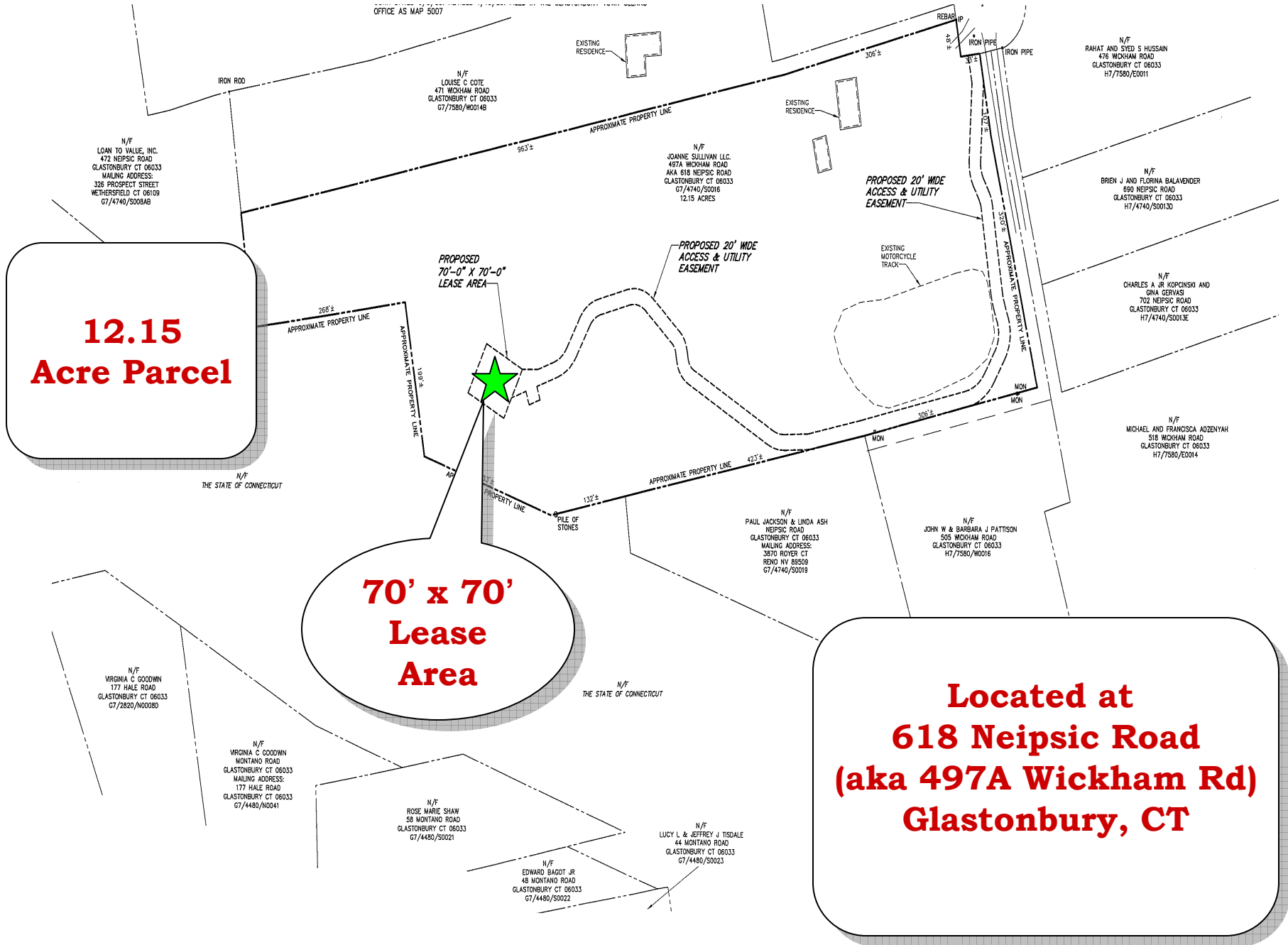
1 **ABUTTERS MAP**
SCALE: 1" = 80' FULL SIZE
1" = 160' 11 X 17

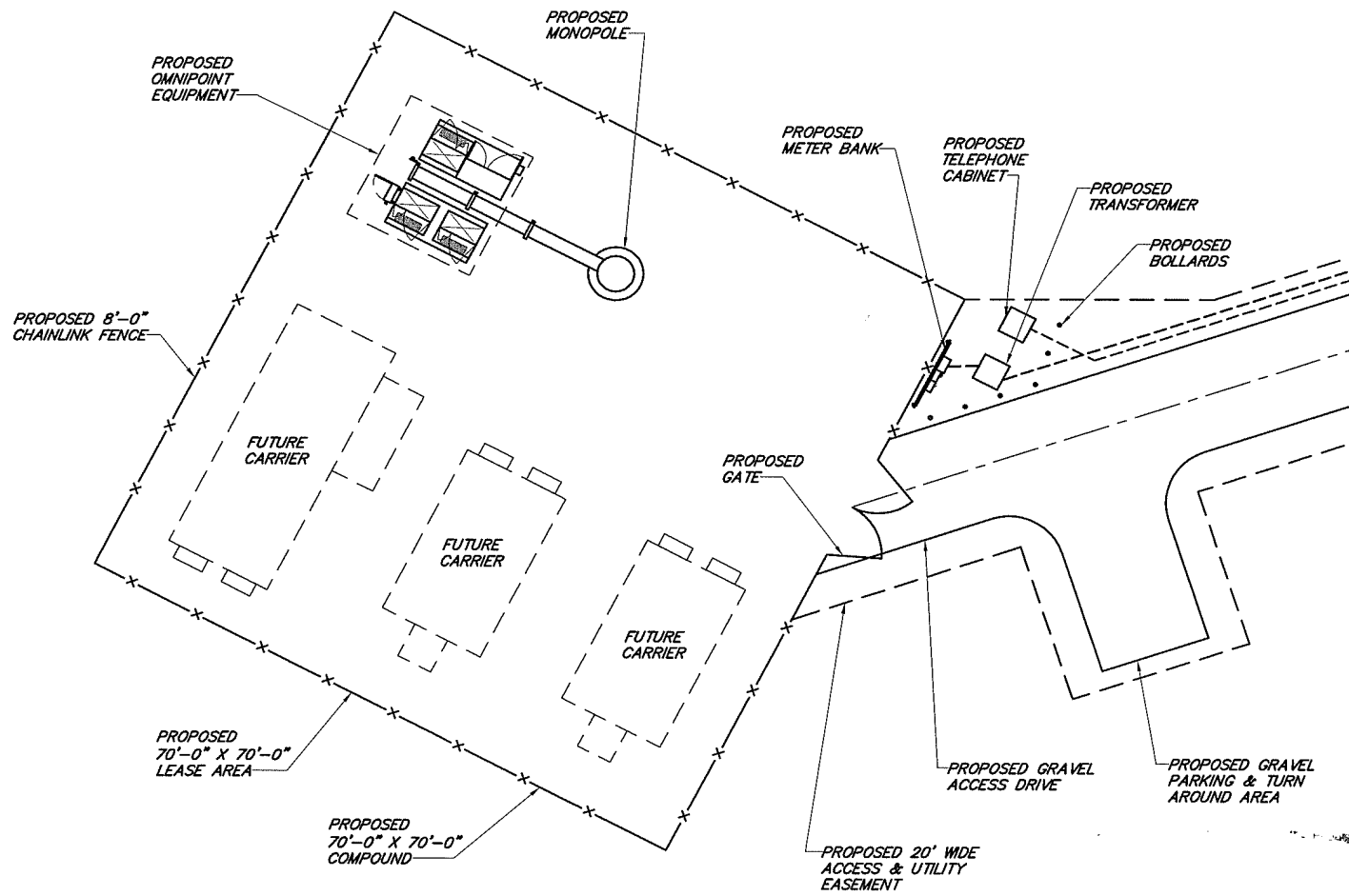
SCALE IN FEET

**12.15
Acre Parcel**

**70' x 70'
Lease
Area**

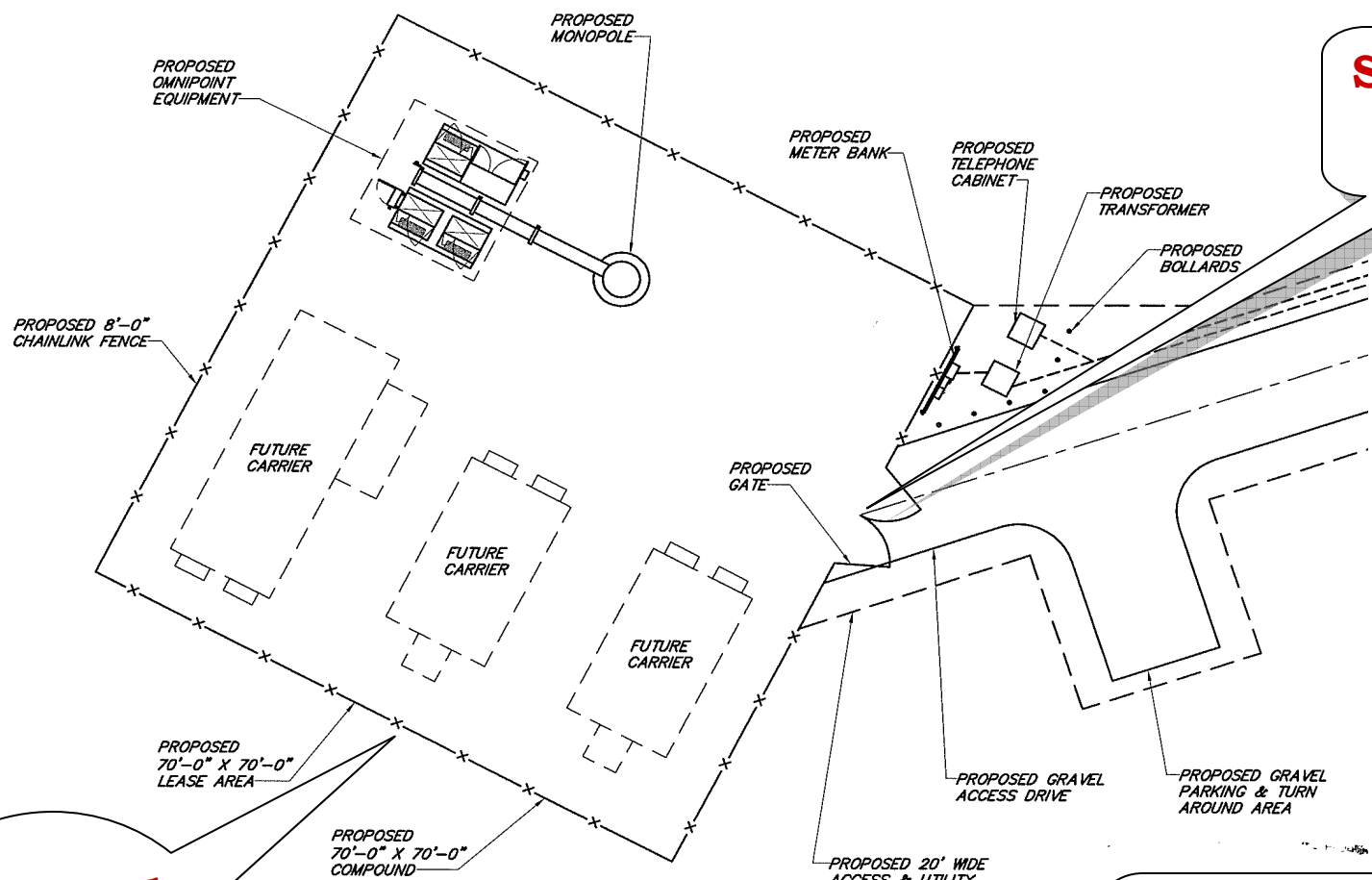
**Located at
618 Neipsic Road
(aka 497A Wickham Rd)
Glastonbury, CT**





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

ASEMAP NOTES:



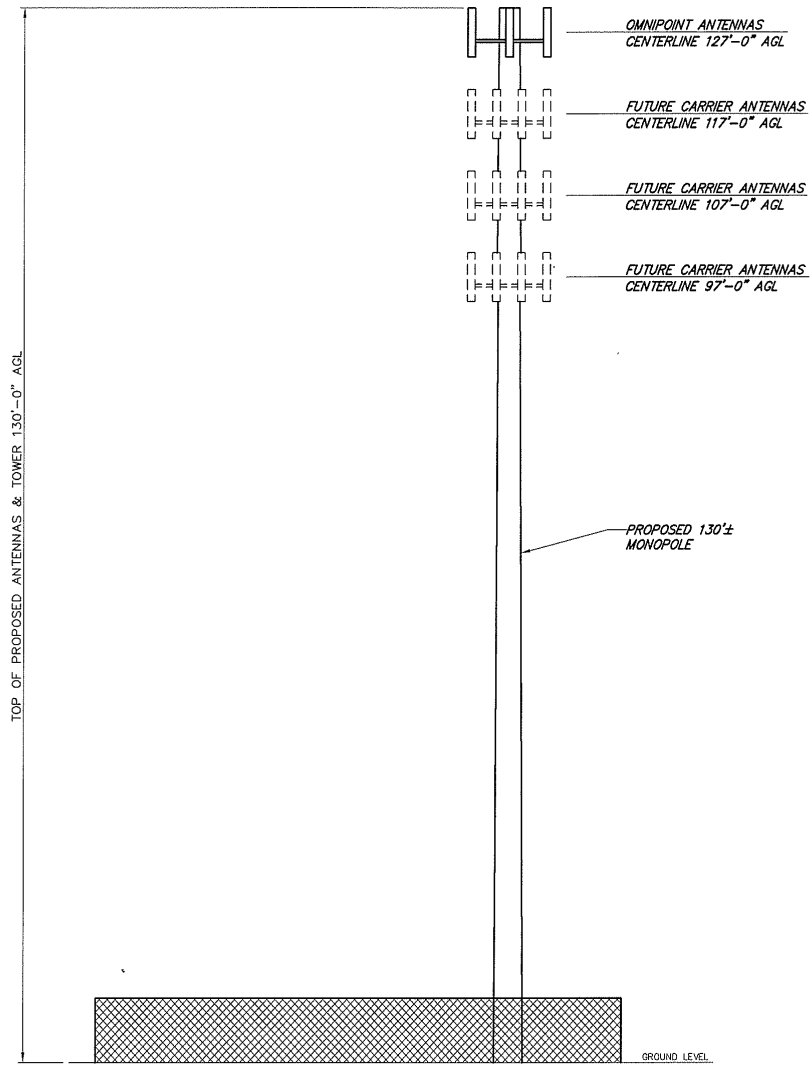
Security Gate

Proposed 8' Security Fence

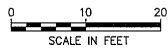
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 SCALE: 1" = 20'
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 SCALE IN FEET

ASEMAP NOTES:

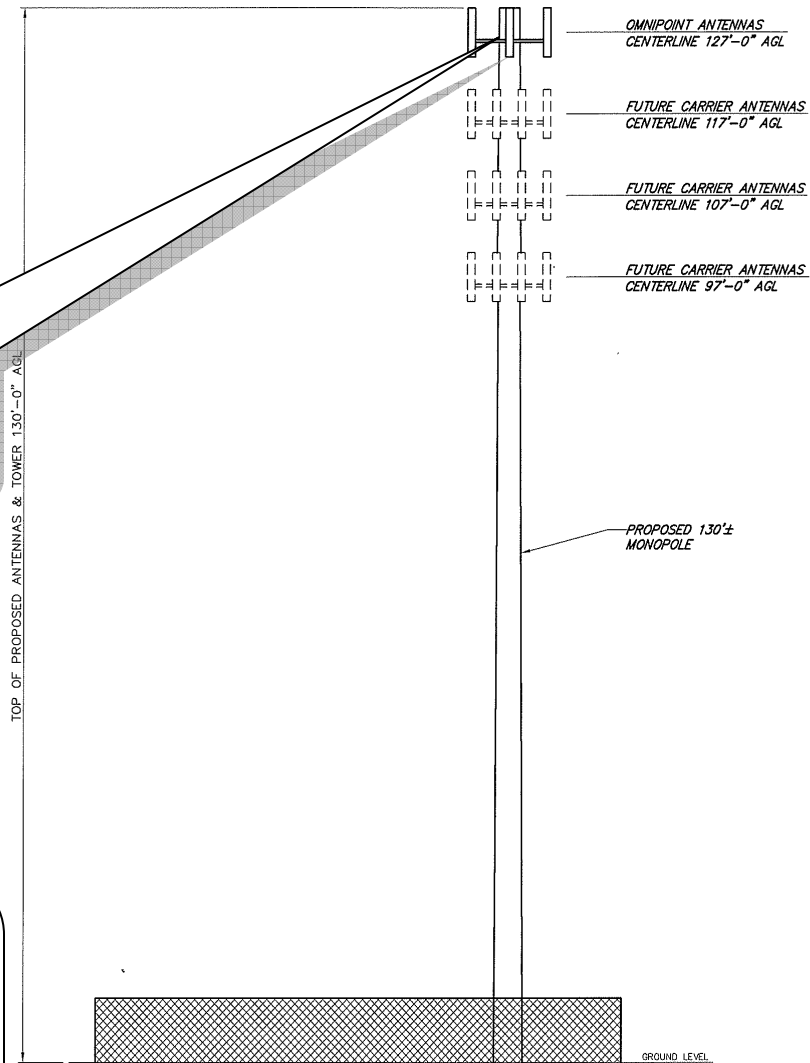


1 TOWER ELEVATION
SCALE: 1" = 20'

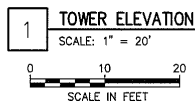


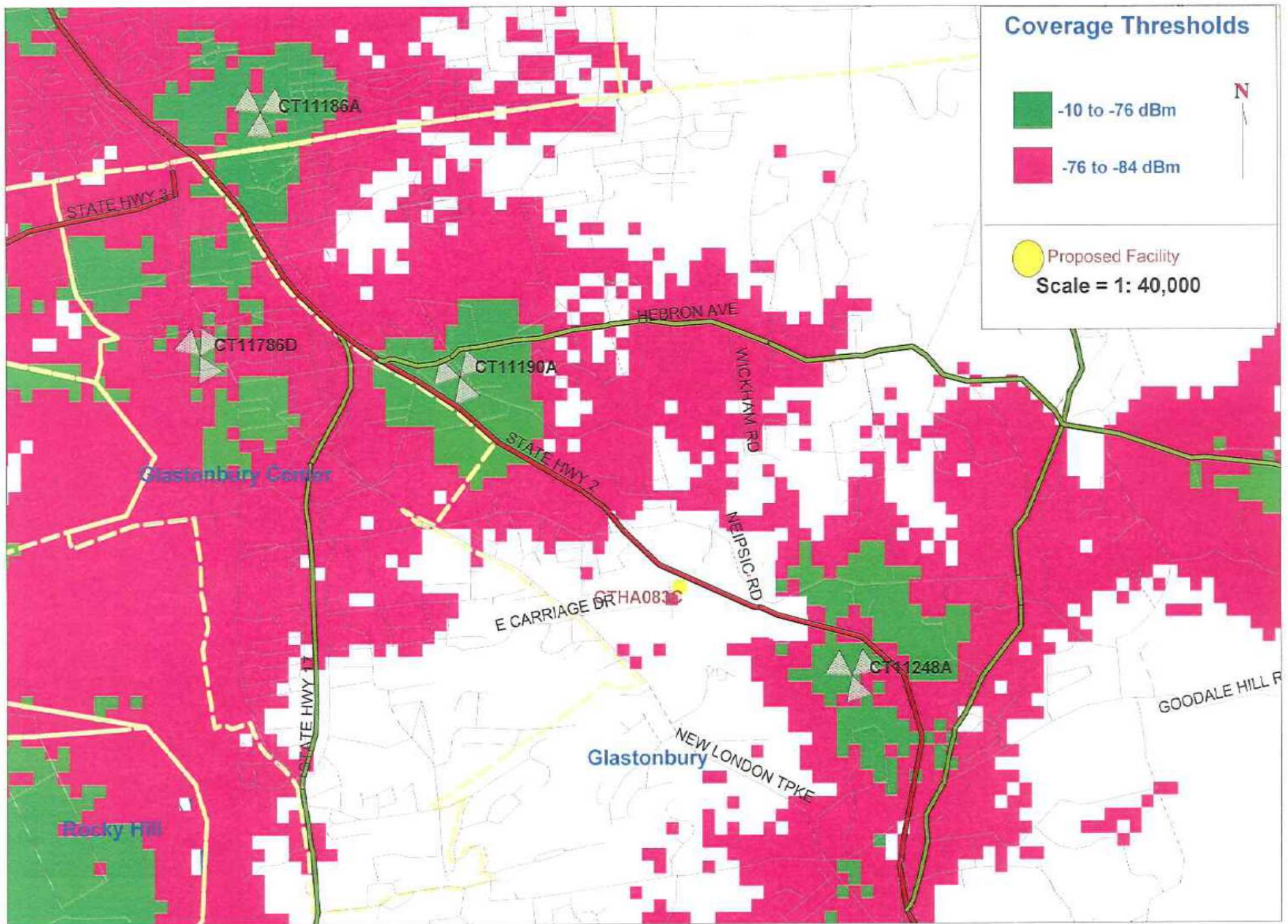
**T-Mobile will
Install
Antennas @
127' AGL**

**Tower will
Support Three
Additional
Carriers**

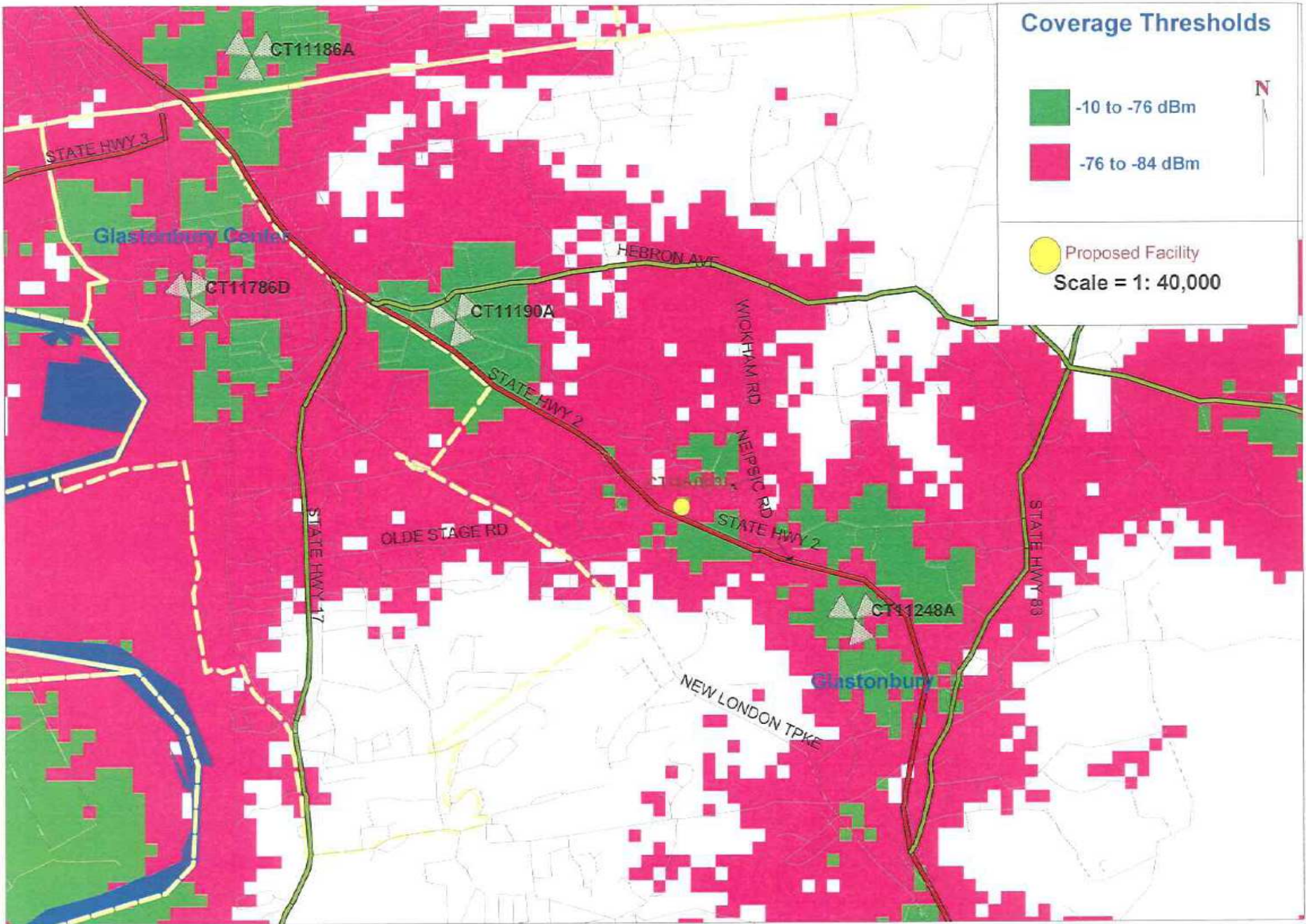


**Glastonbury
Volunteer Fire
Department has
expressed interest
in co-locating
on Tower**





T-Mobile Existing Coverage



Coverage Thresholds

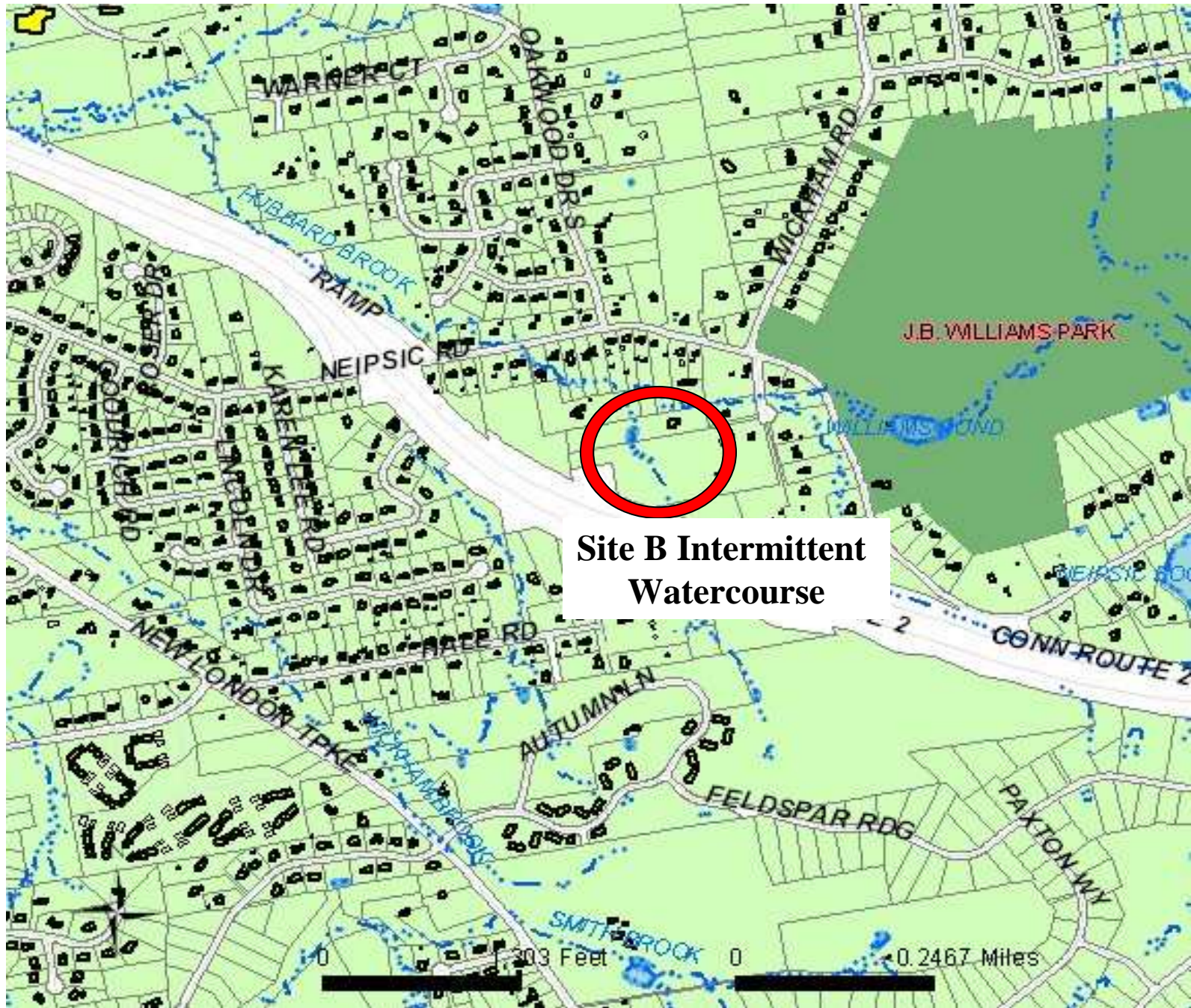
- 10 to -76 dBm
- 76 to -84 dBm



Proposed Facility
 Scale = 1: 40,000



Existing T-Mobile Coverage With Alternate Site CTHA083E @ 127 feet AGL



**Site B Intermittent
Watercourse**

Site "B"

No Adverse Environmental Impact

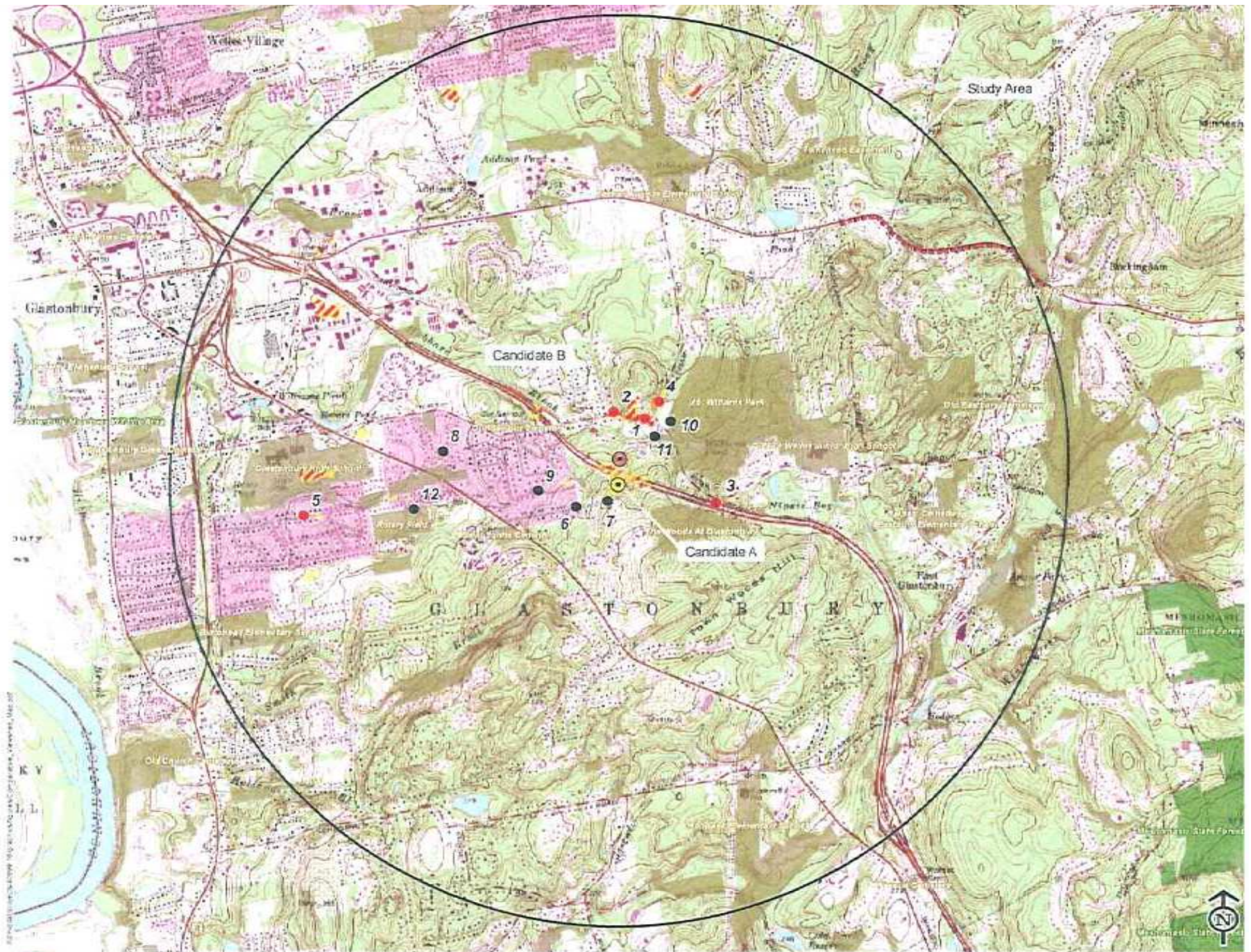
- ❖ Minimal wetlands impacted by access road or compound area
- ❖ No species of concern on Site
- ❖ The Site is not located in a designated wilderness or wildlife preserve area
- ❖ No listed species or designate critical habitats occur on or near the site
- ❖ No adverse impact on cultural resources, including historic areas, according to the State Historic Preservation Office
- ❖ The Site is not located on lands belonging to any federally recognized Indian tribe in Connecticut
- ❖ The Facility will be located outside of the 100 year flood zone
- ❖ The tower will not be lit

Site Comparison

	Site A	Site B
Height of Tower	120 ft	130 ft
Size of Compound	50 ft x 50 ft	70 ft x 70 ft
Number of Trees Removed	9	53
Length of Access Drive	334 ft	1,412 ft
Number of Residences within 1000 feet	20	19
Distance to Nearest Residence	277 ft	427 ft
Number of Homes with Year Round Views	6	9
Number of Homes with Seasonal Views	4	6
Wetlands Impact	None	2852 sq. ft of wetlands disturbed

Conservation Easement Areas per Town of Glastonbury's GIS System





ERROR: syntaxerror
OFFENDING COMMAND: --nostringval--

STACK:

/Title

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/Subject (D:20080627082732-04'00')

/ModDate

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/Keywords

(PDFCreator Version 0.9.5)

/Creator

(D:20080627082732-04'00')

/CreationDate

(mulcahyc)

/Author

-mark-