

EXHIBIT A



Vanasse Hangen Brustlin, Inc.

To: Christopher Fisher Esq.
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ATTORNEYS AT LAW
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601

Date: October 10, 2008

Project No.: 40999.03

From: Vanasse Hangen Brustlin, Inc.

Re: Docket No. 366
Response To City of Danbury's Pre-
Hearing Exhibit B

The following was prepared in response to the City of Danbury's August 29, 2008 filing with the Connecticut Siting Council regarding the proposed Optasite Towers LLC telecommunications facility located at 52 Stadley Rough Road (Docket No. 366). Provided in that filing is a "Visual Assessment of Proposed T-Mobile Tower" written by Mr. Michael Iacovacci as well as information pertaining to 8 alternate site locations suggested by a neighborhood group for the siting of the facility.

Visual Assesment

The "Visual Assessment of Proposed T-Mobile Tower" prepared by Michael Iacovacci identifies inconsistencies between his findings and those presented in VHB's June 2008 "Visual Resource Evaluation Report." (See Applicants' Exhibit 1, Tab 5). However, upon review of the "Visual Assessment of Proposed T-Mobile Tower", VHB has determined that the analysis and conclusions contained therein are inaccurate. According to this report, a balloon was flown on July 19, 2008 at the host property for the purposes of obtaining photographic documentation from the surrounding area. VHB believes that the July 19th balloon was not conducted at the correct site location and was not flown at the correct height. A comparison of View 1 in VHB's June 2008 *Visual Resource Evaluation Report* and View 1 in the report contained in the August 29th Connecticut Siting Council filing indicates that Mr. Iacovacci's balloon was flown from a location well to the north of the actual site area. The report submitted by Mr. Iacovacci indicates that the site location for his balloon float was determined utilizing a hand-held GPS receiver and the site coordinates contained in Optasite's application document. While a hand-held GPS unit is a useful tool in locating fixed geographic points, the accuracy of these devices varies considerably based on ones particular location, the time of day and/or the extent of the surrounding tree canopy. VHB staff uses hand-held GPS receivers to obtain the "ball park" location of a site, but relies on site plans and survey information to identify its precise location. The site plans for the proposed facility are included in Optasite's application and should have been used to correctly identify the tower location.

During the September 9, 2008 Connecticut Siting Council balloon float, VHB staff checked the coordinates. Using the site coordinates contained in Optasite's application and a GPS receiver, VHB staff was lead to a location nearly 90 feet to the north of the actual site location. VHB believes that the

July 19th balloon float was conducted from this area. In fact, the site location figure in Mr. Iacovacci's report points to this area as the location from where the balloon was flown. It is important to note that the location depicted in Mr. Iacovacci's analysis is several feet higher in ground elevation and is generally more open in comparison to the actual site location.

Mr. Iacovacci also indicates that he let out an additional five feet of line, the purpose of which is somewhat unclear. Based on the difference in ground elevation between the two site locations (approximately 2-3 feet) and the additional five feet of line, VHB estimates that Mr. Iacovacci's balloon was flown at a *minimum* of 147 feet above ground level and may have been flown several feet higher. The overall inaccuracies of Mr. Iacovacci's analysis are best demonstrated in photograph 19 of his report which was taken from Cornstassle Road. In this photograph, the balloon stands well above the surrounding tree canopy. However, as depicted in View 7 of VHB's analysis, which was taken from the same location, the balloon was not visible above the tree canopy, nor was it visible from this location during the September 9, 2008 Connecticut Siting Council balloon float.

It is also important to note that many of the photographs contained in Mr. Iacovacci's report were taken from private properties which were inaccessible to VHB staff during its field reconnaissance which would further explain any supposed inconsistencies between the two reports. The proposed site location and location at which VHB believes the July 19th balloon float occurred are depicted on the attached Site Location figure.

Assesment of Alternative Site Locations

As indicated previously, the resident's submission also identifies a total of eight potential alternative site locations suggested by a group of Danbury residents from the Stadley Rough Road area. VHB has been tasked with evaluating the potential visual impacts associated with these alternatives. Utilizing VHB's computer-based predictive model, areas of year-round visibility associated with a 140-foot tall telecommunications facility at several of the alternative sites was calculated. VHB chose to evaluate the Johnson Property, Alternate 1, Alternate 2 and Alternate 4. VHB did not believe an evaluation of each alternate site was warranted since it was clear that the associated viewsheds/visual impacts would be similar for several of the alternate sites given their proximity to one another and their relative ground elevations as noted below.

In general, the alternate sites are located within and/or adjacent to established residential neighborhoods and are located within close proximity to Candlewood Lake. Many of the alternate sites are also located on prominent ridgelines overlooking the Lake. VHB's analysis indicates that the alternate sites would be significantly more visible from nearby residential areas and from Candlewood Lake in comparison to the proposed Optasite facility which would not be visible from the Lake. The results of the analysis are summarized below and are described in more detail in the following pages. In addition, the viewshed maps for the alternate sites included in this analysis are attached.

Comparative Visibility Matrix - Proposed Facility and Alternate Sites

Location	Tower Height (Feet)	Ground Elevation (Feet Above Mean Sea Level)	Land Use	Year-round Visibility	Approximate Year-round Visibility from Lake Candlewood
Alternate 1	140'	600'	Wooded Residential	971 acres	939 acres (97%)
Alternate 2	140'	520'	Residential Recreational	508 acres	117 acres (23%)
Alternate 4	140'	420'	Residential Recreational	320 acres	309 acres (97%)
Johnson Property	140'	710'	Wooded Institutional	391 acres	260 acres (66%)
Proposed Site 52 Stadley Rough Road	140'	545'	Residential Institutional	25 acres	0

Alternate Site 1

This site is located along a peninsula that extends into the southern portion of Lake Candlewood. The Lake shore is located approximately 1,700 feet to the west of the Alternate 1 site and approximately 2,500 feet to the east. The ground elevation at this site is approximately 600 feet AMSL. Year-round visibility associated with a 140-foot tall facility at this site is estimated to be approximately 971 acres with 939 acres (97%) occurring on and/or immediately adjacent to Lake Candlewood. This includes potential year-round views from a number of residential properties within Danbury and New Fairfield that are located along the shoreline of Lake Candlewood. Based on the results of the predictive mode, VHB also anticipates that significant year-round views may be achieved from several nearby residential areas located within 0.25-mile of the site.

Alternate 2

This site is located approximately 900 feet west of the Brookfield town line and roughly 1,200 feet east of Lattins Landing. The ground elevation at the site is approximately 520 feet AMSL. As depicted on the viewshed map, areas of year-round visibility would include portions of Lake Candlewood and several nearby residential areas located to the east/northeast of the site, including those properties located within the Huckleberry School area which is less than 1,000 feet from the site. Overall year-round visibility associated with a 140-foot tall facility at this location would comprise approximately 508 acres. The majority of the anticipated visibility would be located within the eastern portion of the study area roughly two miles from the site. However, VHB estimates that approximately 23% of the total acreage (117 acres) would be located over open water on Lake Candlewood.

Alternate 4

This site is located within the Lattins Landing area and is situated within close proximity to Lake Candlewood, a Connecticut DEP boat launch and commercial marina. Based on the results of this analysis, areas from where a 140-foot tall telecommunications tower erected at the Alternate 4 site location would be visible above the tree canopy comprise approximately 320 acres. Nearly all of the anticipated visibility associated with this alternate site would occur over open water on Candlewood Lake. Other areas of potential year-round visibility would include select residential neighborhoods within the Lattins Landing area.

Given the proximity of Alternate location 3 to this alternative, the resulting visibility for a facility at alternate 3 will be similar to the visibility of a facility at alternate 4 as shown in the attached viewshed map.

Johnson Property (Federal Prison)

This site is identified in the resident's submission as Alternate site 7 and sits at approximately 710 feet AMSL and is located east of the Danbury Federal Corrections Prison. The site is situated roughly 1,000 feet west of Lake Candlewood. Based on the results of our analysis, areas from where a 140-foot tall tower would be visible above the tree canopy comprise approximately 391 acres within the two-mile radius study area. Given the site's ground elevation and proximity to Lake Candlewood, VHB anticipates that roughly 260 acres, or 66%, of the total acreage would occur over open water on Lake Candlewood. As depicted on the viewshed map views of the tower would be achieved from a portion of the Lake beginning at Ta'Agan Point and extending northward beyond Driftwood point. It is also likely that views would extend to a number of residential properties located along and adjacent to the eastern shoreline of Danbury Bay. The modeling also indicates that a 140-foot tall facility erected on the Johnson property may be visible from several additional residential neighborhoods within the study area located to the northwest, southwest, southeast and east of the site location.

Alternate sites 5, 6 and 8 are located within the general vicinity of the Johnson property (Alternate 7). Alternate site 5 is located approximately one mile to the north of the Johnson property site and has a ground elevation of just over 750 feet AMSL. Site 6 is located approximately one mile to the north of the Johnson property and sits at roughly 800 feet AMSL. Alternate site 8, located on the Danbury Federal Corrections Prison property, is situated roughly 0.30-mile to the south of the Johnson property and has a ground elevation of approximately 750 feet AMSL. A review of the Danbury USGS topographic map, on which Alternate sites 5, 6 and 8 are located, would lead one to conclude that the overall viewshed associated with a facility developed at any of these site locations would be comparable to and most likely expand upon the areas of year-round visibility depicted on the corresponding viewshed map.

*Viewshed Analysis
City of Danbury
Alternate Site 1 At 140' AGL*

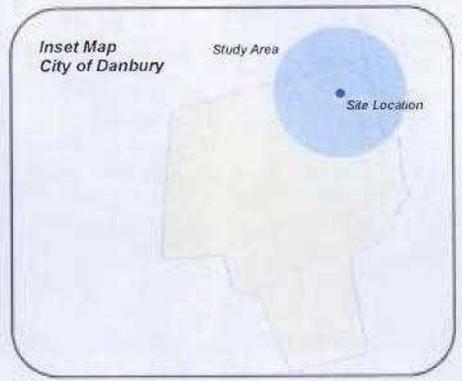
NOTE:
 - Viewshed analysis conducted using ESRI's Spatial Analyst
 - Facility height is 140 feet.
 - Site location obtained from August 29, 2008
 City of Danbury Connecticut Siting Council filing
 - Ground elevation for site is approximately 600' AMSL.
 - Existing tree canopy height estimated at 65 feet.
 - Results have not been verified with a balloon float.
 - Study Area includes a two-mile radius surrounding
 the site location.

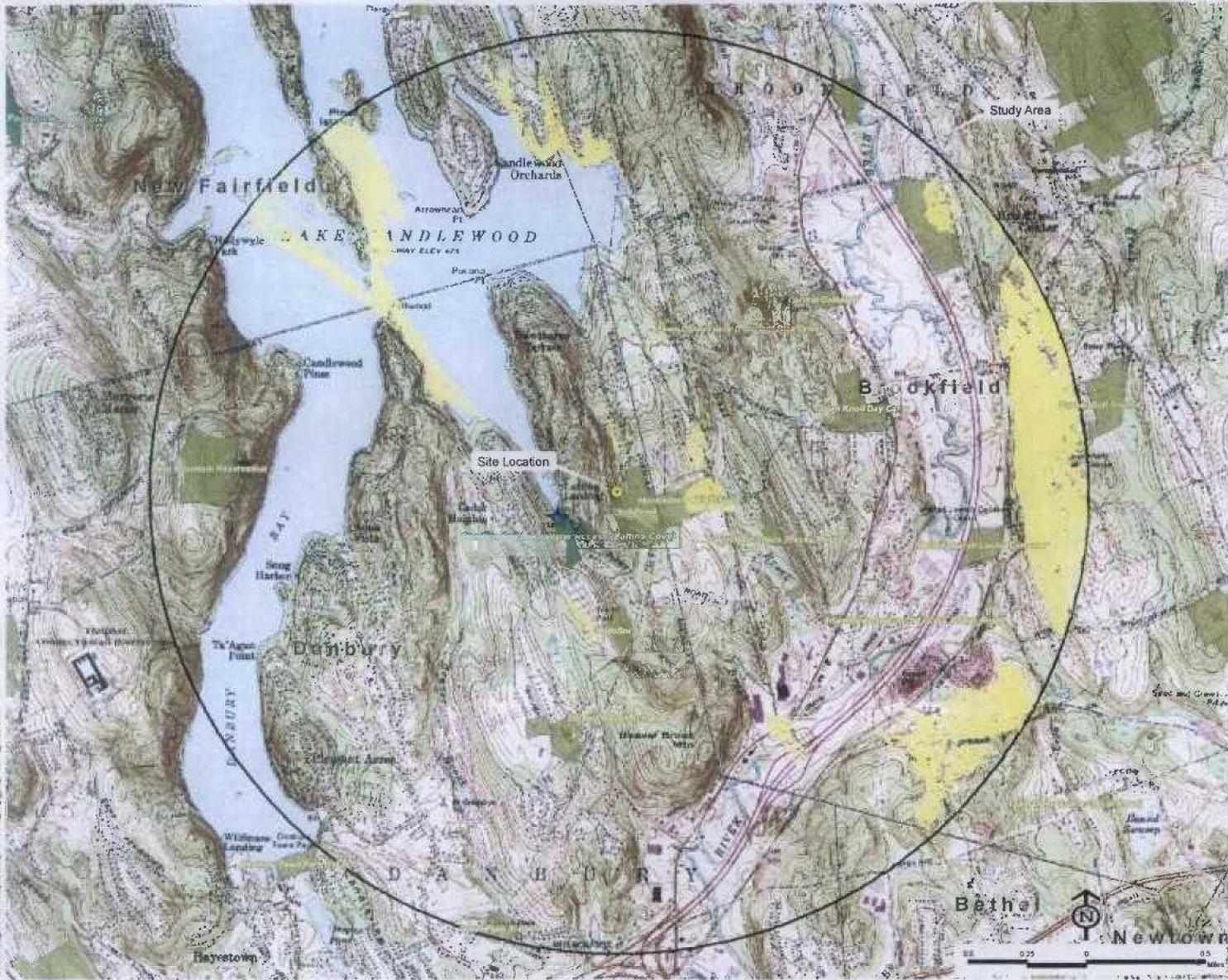
DATA SOURCES:
 Digital elevation model (DEM) derived from Connecticut LIDAR-based Digital
 Elevation Data with a horizontal resolution of 10 feet produced by the
 University of Connecticut and the Center for Land Use Education and
 Research (CLEAR); 2007
 - Forest areas derived from 2006 digital orthophotos with 1-foot
 pixel resolution; digitized by VHB, 2008
 - Base map comprised of 2006 digital orthophotos with 1-foot
 pixel resolution.
 - Protected municipal and private open space properties and federal
 protected properties and data layers provided by CT DEP, 1997
 - Protected CT DEP properties data layer provided by CTDEP, May 2007
 - CT DEP boat launches data layer provided by CT DEP, 1994
 - Scenic Roads layer derived from available State and Local listings.

Map Compiled October, 2008

Legend

- ⊙ Tower Location
(Includes select areas of visibility
approximately 500 feet around facility)
- ⬜ Approximate Year-Round Visibility
(Approximately 971 acres)
- ⬜ Protected Municipal and Private Open
Space Properties (1997)
Cemetery
Preservation
Conservation
Existing Preserved Open Space
Recreation
General Recreation
School
Uncategorized
- ⬜ CT DEP Protected Properties (2007)
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
- ⬜ Federal Protected Properties (1997)
- ★ CT DEP Boat Launches (1994)
- Scenic Road (State and Local)
- Town Line





Viewshed Analysis
City of Danbury
Alternate Site 2 At 140' AGL

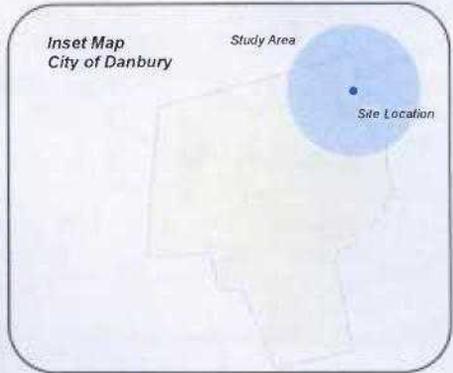
- NOTE:**
- Viewshed analysis conducted using ESRI's Spatial Analyst
 - Facility height is 140 feet.
 - Site location obtained from August 29, 2008
 - City of Danbury Connecticut Siting Council filing
 - Ground elevation for site is approximately 520' AMSL
 - Existing tree canopy height estimated at 65 feet.
 - Results have not been verified with a balloon float.
 - Study Area includes a two-mile radius surrounding the site location.

- DATA SOURCES:**
- Digital elevation model (DEM) derived from Connecticut LIDAR-based Digital Elevation Data with a horizontal resolution of 10 feet produced by the University of Connecticut and the Center for Land Use Education and Research (CLEAR), 2007
 - Forest areas derived from 2006 digital orthophotos with 1-foot pixel resolution; digitized by VHB, 2008
 - Base map comprised of Brewster (1984) and Danbury USGS Quadrangle Map (1984)
 - Protected municipal and private open space properties and federal protected properties and data layers provided by CT DEP, 1997
 - Protected CT DEP properties data layer provided by CT DEP, May 2007
 - CT DEP boat launches data layer provided by CT DEP, 1994
 - Scenic Roads layer derived from available State and Local listings.

Map Compiled October, 2008

Legend

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| <ul style="list-style-type: none"> ○ Tower Location
(Includes select areas of visibility approximately 500 feet around facility) ■ Approximate Year-Round Visibility
(Approximately 506 acres) ▨ Protected Municipal and Private Open Space Properties (1997) ▨ Cemetery ▨ Preservation ▨ Conservation ▨ Existing Preserved Open Space ▨ Recreation ▨ General Recreation ▨ School ▨ Uncategorized | <ul style="list-style-type: none"> ■ CT DEP Protected Properties (2007) ▨ 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 ▨ Federal Protected Properties (1997) ★ CT DEP Boat Launches (1994) — Scenic Road (State and Local) — Town Line |
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Viewshed Analysis
City of Danbury
Alternate Site 2 At 140' AGL

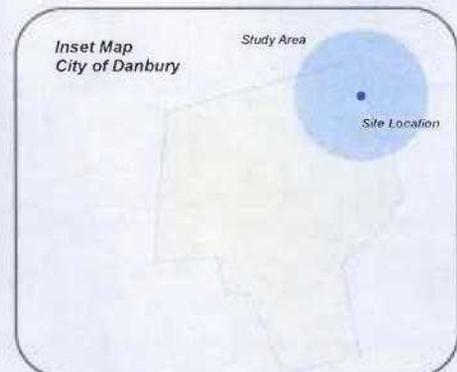
NOTE:
 - Viewshed analysis conducted using ESRI's Spatial Analyst
 - Facility height is 140 feet.
 - Site location obtained from August 29, 2008
 - City of Danbury Connecticut Siting Council filing
 - Ground elevation for site is approximately 520' AMSL
 - Existing tree canopy height estimated at 65 feet.
 - Results have not been verified with a balloon float.
 - Study Area includes a two-mile radius surrounding the site location.

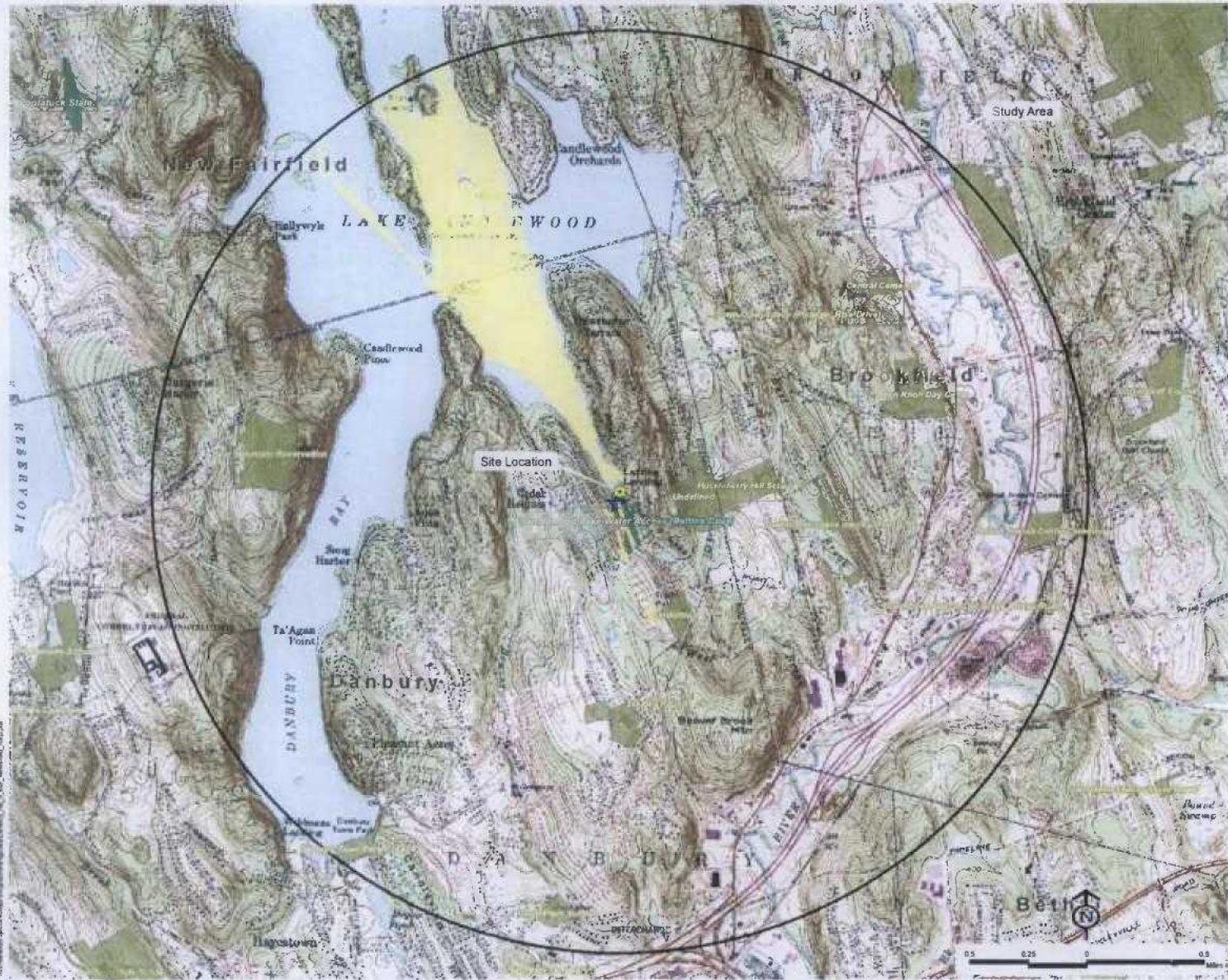
DATA SOURCES:
 - Digital elevation model (DEM) derived from Connecticut LIDAR-based Digital Elevation Data with a horizontal resolution of 10 feet produced by the University of Connecticut and the Center for Land Use Education and Research (CLEAR); 2007
 - Forest areas derived from 2006 digital orthophotos with 1-foot pixel resolution; digitized by VHB, 2008
 - Base map comprised of 2006 digital orthophotos with 1-foot pixel resolution.
 - Protected municipal and private open space properties and federal protected properties and data layers provided by CT DEP, 1997
 - Protected CT DEP properties data layer provided by CT DEP, May 2007
 - CT DEP boat launches data layer provided by CT DEP, 1994
 - Scenic Roads layer derived from available State and Local listings.

Map Compiled October, 2008

Legend

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| <ul style="list-style-type: none"> ○ Tower Location
(Includes select areas of visibility approximately 500 feet around facility) ■ Approximate Year-Round Visibility
(Approximately 500 acres) ■ Protected Municipal and Private Open Space Properties (1997)
Cemetery
Preservation
Conservation
Existing Preserved Open Space
Recreation
General Recreation
School
Uncategorized | <ul style="list-style-type: none"> ■ CT DEP Protected Properties (2007)
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 ■ Federal Protected Properties (1997) ★ CT DEP Boat Launches (1994) — Scenic Road (State and Local) — Town Line |
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Viewshed Analysis
City of Danbury
Alternate Site 4 At 140' AGL

NOTE:

- Viewshed analysis conducted using ESRI's Spatial Analyst
- Facility height is 140 feet.
- Site location obtained from August 29, 2008
- City of Danbury Connecticut Siting Council filing
- Ground elevation for site is approximately 420' AMSL.
- Existing tree canopy height estimated at 65 feet.
- Results have not been verified with a balloon float.
- Study Area includes a two-mile radius surrounding the site location.

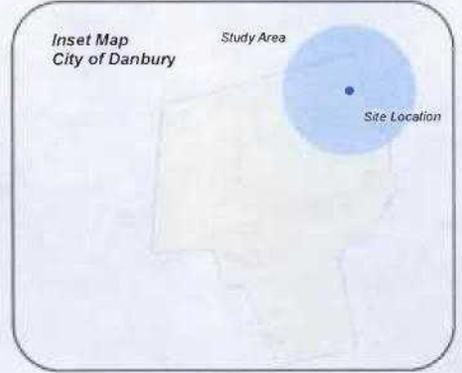
DATA SOURCES:

- Digital elevation model (DEM) derived from Connecticut LIDAR-based Digital Elevation Data with a horizontal resolution of 10 feet produced by the University of Connecticut and the Center for Land Use Education and Research (CLEAR); 2007
- Forest areas derived from 2006 digital orthophotos with 1-foot pixel resolution; digitized by VHB, 2008
- Base map comprised of Brewster (1984) and Danbury USGS Quadrangle Map (1984)
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- Protected CT DEP properties data layer provided by CTDEP, May 2007
- CT DEP boat launches data layer provided by CT DEP, 1994
- Scenic Roads layer derived from available State and Local listings.

Map Compiled October, 2008

Legend

- ⊙ Tower Location (Includes select areas of visibility approximately 500 feet around facility)
- ⬜ Approximate Year-Round Visibility (Approximately 320 acres)
- ⬜ Protected Municipal and Private Open Space Properties (1997)
 - Cemetery
 - Preservation
 - Conservation
 - Existing Preserved Open Space
 - Recreation
 - General Recreation
 - School
 - Uncategorized
- ⬜ CT DEP Protected Properties (2007)
 - 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
- ⬜ Federal Protected Properties (1997)
- ★ CT DEP Boat Launches (1994)
- Scenic Road (State and Local)
- Town Line



*Viewshed Analysis
City of Danbury
Alternate Site 4 At 140' AGL*

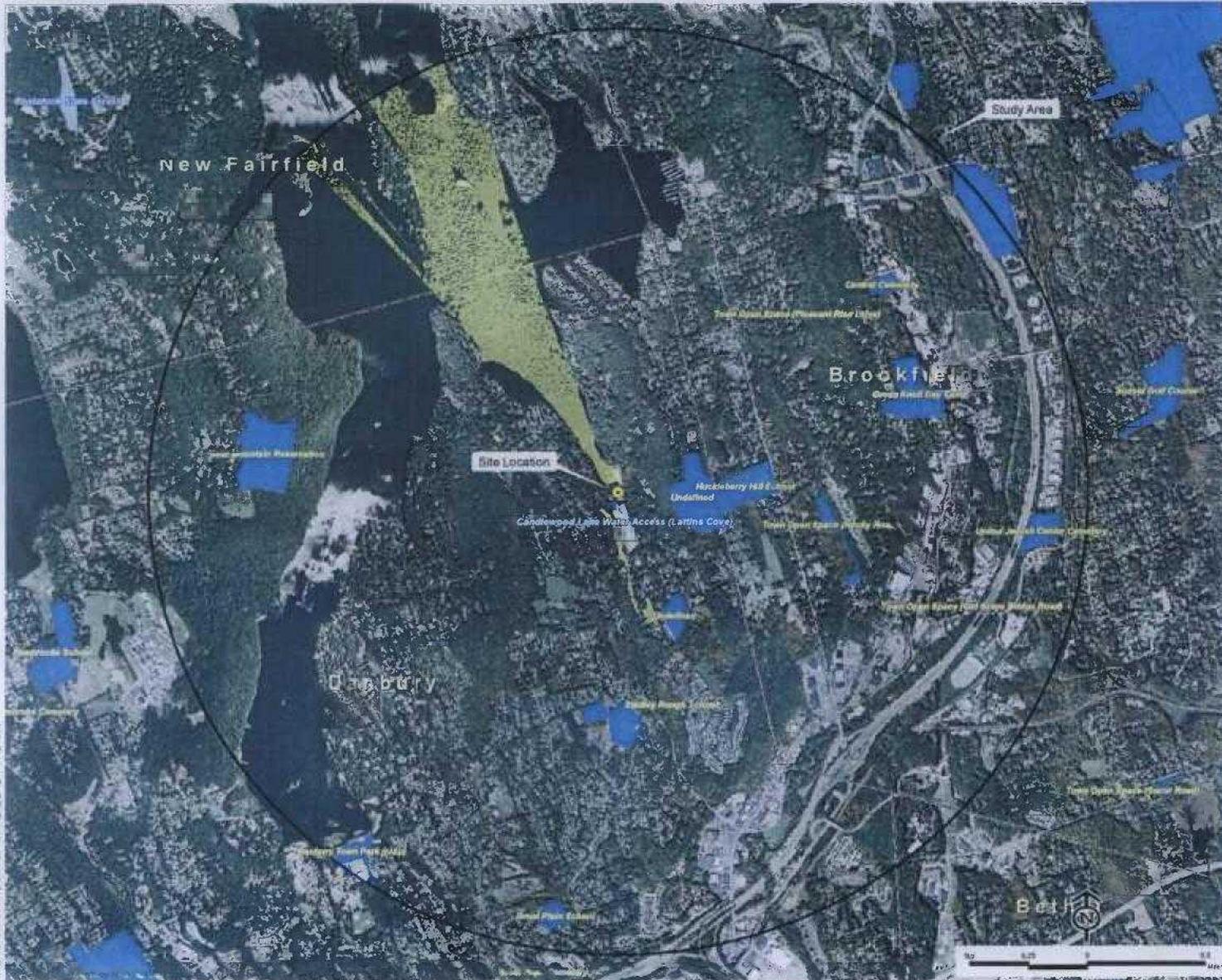
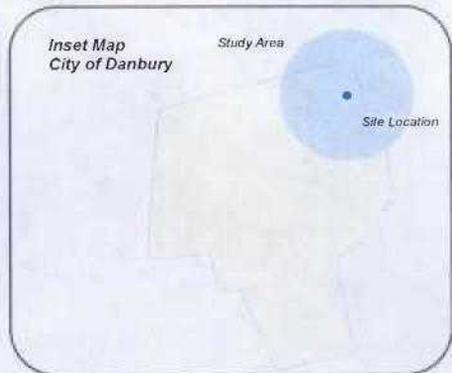
NOTE:
 - Viewshed analysis conducted using ESRI's Spatial Analyst
 - Facility height is 140 feet.
 - Site location obtained from August 29, 2008
 City of Danbury Connecticut Siting Council filing
 - Ground elevation for site is approximately 420' AMSL
 - Existing tree canopy height estimated at 65 feet.
 - Results have not been verified with a balloon float.
 - Study Area includes a two-mile radius surrounding
 the site location.

DATA SOURCES:
 - Digital elevation model (DEM) derived from Connecticut LIDAR-based Digital Elevation Data with a horizontal resolution of 10 feet produced by the University of Connecticut and the Center for Land Use Education and Research (CLEAR); 2007
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Map Compiled October, 2008

Legend

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| <ul style="list-style-type: none"> ⊙ Tower Location
(Includes select areas of visibility approximately 500 feet around facility) ⬜ Approximate Year-Round Visibility
(Approximately 320 acres) ⬜ Protected Municipal and Private Open Space Properties (1997) ⬜ Cemetery ⬜ Preservation ⬜ Conservation ⬜ Existing Preserved Open Space ⬜ Recreation ⬜ General Recreation ⬜ School ⬜ Uncategorized | <ul style="list-style-type: none"> ⬜ CT DEP Protected Properties (2007) ⬜ 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 ⬜ Federal Protected Properties (1997) ★ CT DEP Boat Launches (1994) — Scenic Road (State and Local) --- Town Line |
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*Viewshed Analysis
Previously Proposed 140' Tall
Sprint PCS Monopole
Johnson Property
Danbury, Connecticut*

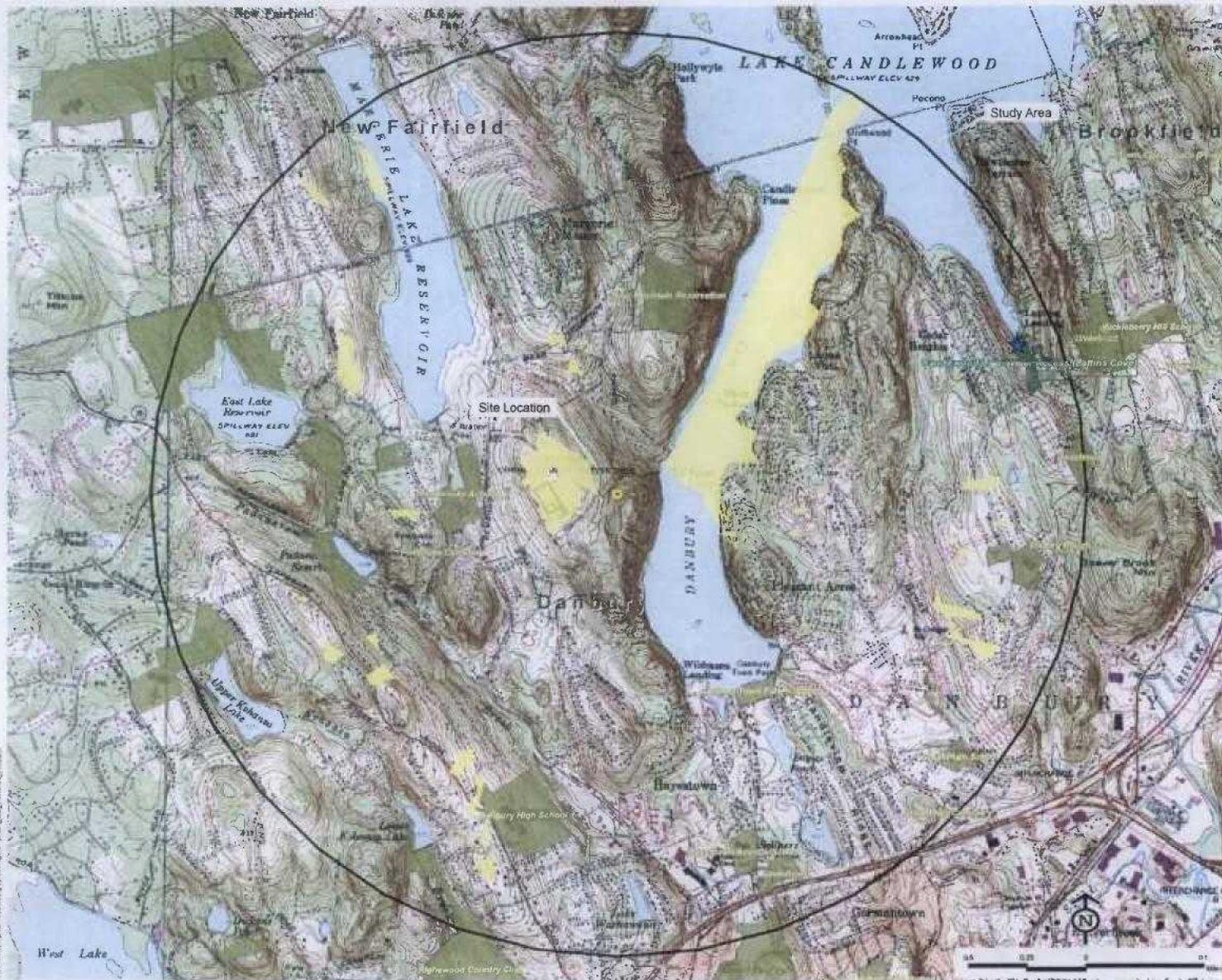
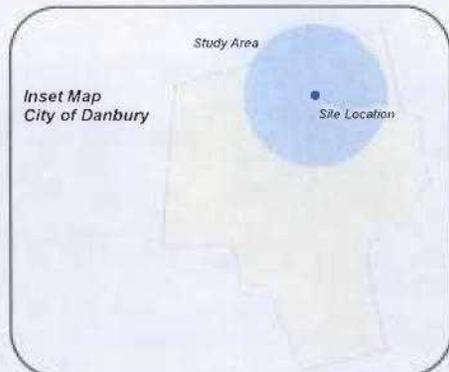
NOTE:
 - Viewshed analysis conducted using ESRI's Spatial Analyst
 - Facility height is 140 feet
 - Ground elevation for site is approximately 710' AMSL
 - Existing tree canopy height estimated at 65 feet
 - Results have not been verified with a balloon float
 - Study Area includes a two-mile radius surrounding the site location.

DATA SOURCES:
 - 7.5 minute digital elevation model (DEM) 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, 2005
 - Base map comprised of Brewster (1984) and Danbury USGS Quadrangle Map (1984)
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Map Completed October, 2008

Legend

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|--|--|
|  Tower Location
(Includes select areas of visibility approximately 500 feet around facility) |  CT DEP Protected Properties (2007)
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 |
|  Approximate Year-Round Visibility
(Approximately 391 acres) |  Federal Protected Properties (1997) |
|  Protected Municipal and Private Open Space Properties (1997)
Cemetery
Preservation
Conservation
Existing Preserved Open Space
Recreation
General Recreation
School
Uncategorized |  CT DEP Boat Launches (1994) |
| |  Scenic Road (State and Local) |
| |  Town Line |



*Viewshed Analysis
Previously Proposed 140' Tall
Sprint PCS Monopole
Johnson Property
Danbury, Connecticut*

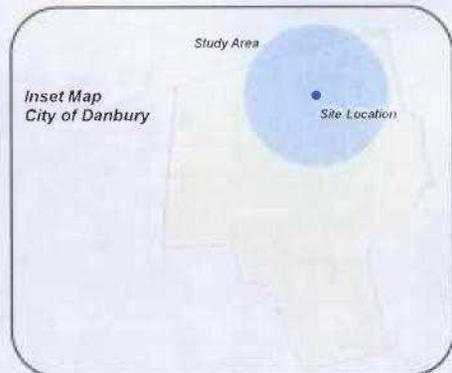
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Map Compiled October, 2008

Legend

- | | |
|--|--|
| <ul style="list-style-type: none"> ⊙ Tower Location (Includes select areas of visibility approximately 500 feet around facility) ⬜ Approximate Year-Round Visibility (Approximately 301 acres) ■ Protected Municipal and Private Open Space Properties (1997) ■ Cemetery ■ Preservation ■ Conservation ■ Existing Preserved Open Space ■ Recreation ■ General Recreation ■ School ■ Uncategorized | <ul style="list-style-type: none"> ⊞ CT DEP Protected Properties (2007) ■ 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 ⊞ Federal Protected Properties (1997) ★ CT DEP Boat Launches (1994) — Scenic Road (State and Local) — Town Line |
|--|--|





Base Map Source: 2004 Aerial and Photogram with Vertical Correction



Vanesse Hangen Brustlin, Inc.

Docket No. 366
 52 Stadley Rough Road
 Danbury, Connecticut
 Proposed Site Location
 and Location of Core
 Group Balloon Float

