

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 Warren telecommunications facility are provided below.

As a tower developer, SBA 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. SBA’s goal is to locate sites that will provide for orderly integration into the existing wireless systems of multiple carriers. In this case, AT&T had expressed a need for a site in this area of Warren and SBA (then Optasite Towers LLC) conducted the site search.

SBA 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 Warren, there are no existing tall structures or transmission line structures. Specifically, SBA investigated the possibility of co-locating on a tower owned by Cellco Partnership d/b/a Verizon Wireless recently approved in Washington. AT&T had intervened in that proceeding (docket 332). This tower is too far west to provide coverage to the target area. In addition, SBA investigated the possibility of locating equipment in the existing silo on the Tanner property. That silo is well under 100 feet tall and is not structurally capable of supporting equipment.

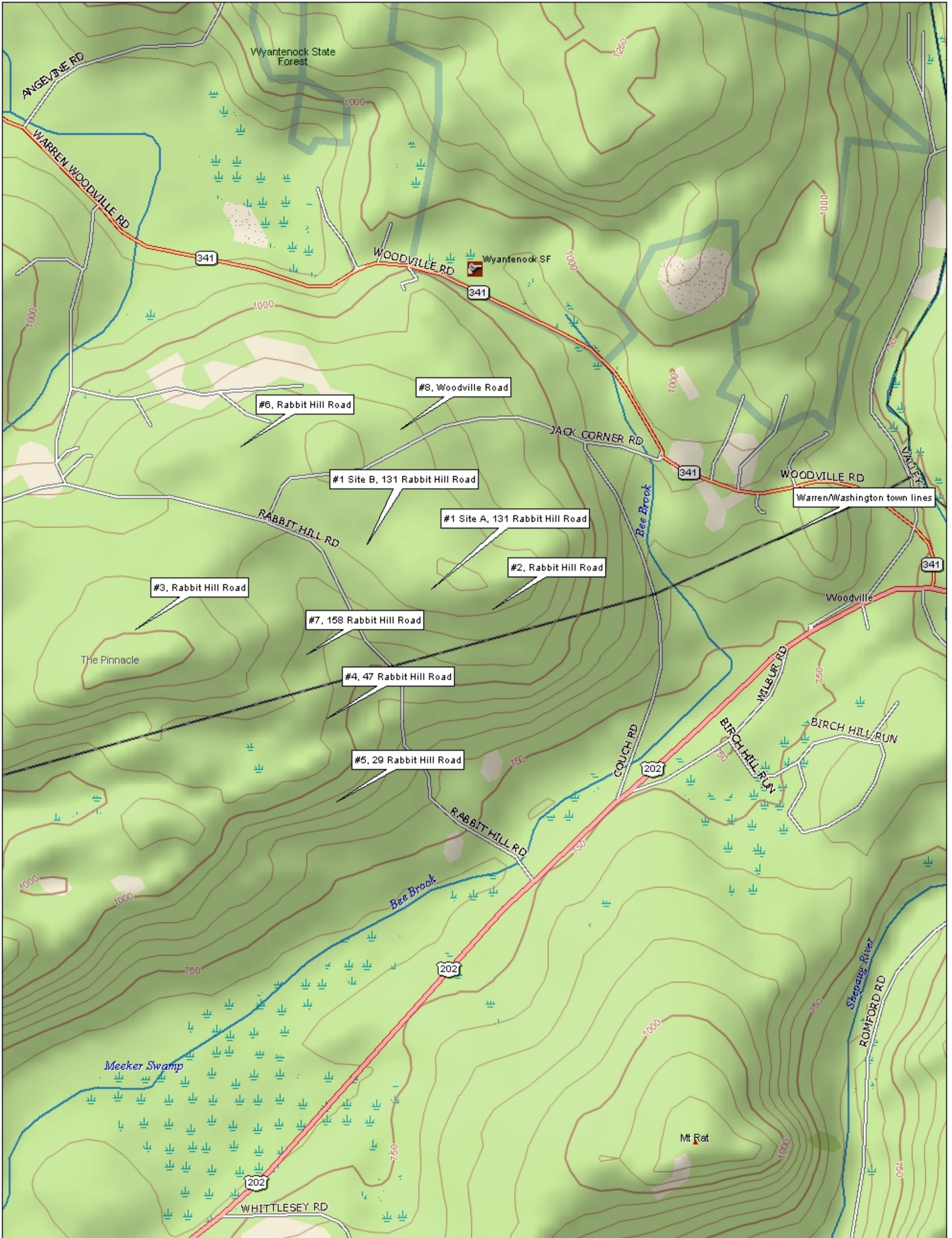
In general, SBA first studies the area to determine whether industrial or commercial areas or areas which have appropriate environmental and land use characteristics are present. Potential locations are studied by radio frequency engineers to determine whether the locations will meet the technical requirements 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 Warren 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. Therefore, SBA focused its site search on larger tracts of residential property and those properties that, while they may be zoned residential, are used as non-residential uses.

SBA investigated numerous properties in the area of the Tanner property located at Rabbit Hill Road. including numerous parcels also located on Rabbit Hill Road:

- 1) Rabbit Hill Road, Warren, Assessor's Parcel 4-10-01. This property is owned by the Tanners (the "Property") and is the location of both Sites A and B.
- 2) Assessor's Parcels 4-12-01 and 4-12-02 (Rabbit Hill Road). The previous owner rejected a tower proposal and subsequently subdivided the former parcel into these two, separate parcels and sold each parcel for residential development. AT&T had previously leased this property and filed a technical report with the Towns of Warren and Washington. That lease was with a prior owner, has lapsed and never resulted in an application to the Siting Council.
- 3) Rabbit Hill Road, Warren, Assessor's Parcel 4-03. This property is also owned by the Tanners. This property was rejected due to the substantial wetlands impact.
- 4) 47 Rabbit Hill Road, Washington. This property owner rejected a tower proposal.
- 5) 29 Rabbit Hill Road, Washington. This property owner rejected a tower proposal.
- 6) Rabbit Hill Road, Warren, Assessor's Parcel 9-32. This property is owned by the Tanners and was rejected because of the greater visual impact that a proposed facility would have from this property.
- 7) 158 Rabbit Hill Road. Optasite investigated this parcel as a possible site location. However, a stream traverses this parcel, so any development would require a substantial wetlands crossing and would result in a substantial environmental impact.
- 8) Woodville Road, Warren, Assessor's Parcel 9-17. This property is also owned by the Tanners but this parcel was too far from the target area along Route 202 to provide adequate coverage.

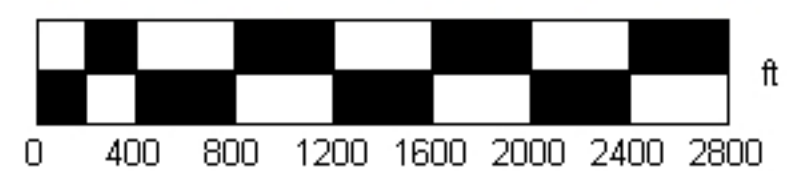
The property owned by the Tanners (the "Site") is far superior to other properties in the area. The Site is an approximately 106 acre parcel and is largely undeveloped. Topographical features and vegetation afford significant screening of the either alternate Site. In addition, based on its elevation and proximity to Route 202, a tower at the Site would provide adequate coverage along Route 202, thereby significantly reducing the visual impact to this area of Warren and Washington.



Data use subject to license.

© DeLorme. DeLorme Topo USA® 7.0.

www.delorme.com



Data Zoom 13-5