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ORIGINAL

July 27, 2009

RECEIVED
JUL 27 2009
CONNECTICUT
SITING COUNCIL

Via Hand Delivery

S. Derek Phelps
Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

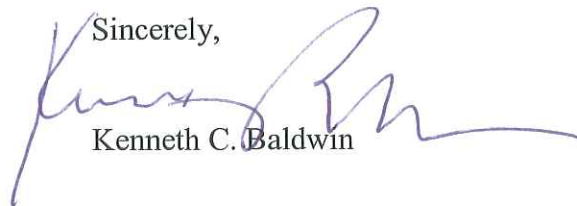
Re: **Docket No. 382 – Application Of Celco Partnership d/b/a Verizon Wireless For A Certificate Of Environmental Compatibility And Public Need For The Construction, Maintenance And Operation Of A Wireless Telecommunications Facility at Brownson Country Club, City of Shelton, Connecticut**

Dear Mr. Phelps:

Enclosed please find the original and twenty (20) copies of the Notification Pursuant to C.G.S. § 16-50I(e), summarizing the municipal contacts between Celco Partnership d/b/a Verizon Wireless and the City of Shelton.

Please feel free to contact me if you have any questions.

Sincerely,



Kenneth C. Baldwin

KCB/kmd
Enclosures
Copy to:
Sandy M. Carter



Law Offices

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PROVIDENCE

HARTFORD

NEW LONDON

STAMFORD

WHITE PLAINS

NEW YORK CITY

ALBANY

SARASOTA

www.rc.com

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE:

APPLICATION OF CELLCO PARTNERSHIP : DOCKET NO. 382
D/B/A VERIZON WIRELESS FOR A :
CERTIFICATE OF ENVIRONMENTAL : ORIGINAL
COMPATIBILITY AND PUBLIC NEED FOR : RECEIVED
THE CONSTRUCTION, MAINTENANCE : JUL 27 2009
AND OPERATION OF A WIRELESS : CONNECTICUT
TELECOMMUNICATIONS FACILITY OFF : SITING COUNCIL
LANE STREET, SHELTON, CONNECTICUT :
JULY 27, 2009

NOTIFICATION PURSUANT TO C.G.S. § 16-50l(e)

Pursuant to Connecticut General Statutes § 16-50l(e), attached are materials which Cellco Partnership d/b/a Verizon Wireless (“Cellco”) is required to provide to the Siting Council (“Council”) in connection with its proposed wireless telecommunications facility on property off Lane Street, in the Huntington section of the City of Shelton, Connecticut (the “Huntington Facility”). These include:

- A. All materials provided to the City of Shelton;
 - B. A summary of the consultations with the City of Shelton, including any recommendations on the proposed telecommunications facility; and
 - C. Copies of any and all correspondence between the Cellco and the City of Shelton.
- A. Materials Provided to the City of Shelton

Technical Report dated February 4, 2009, prepared by Cellco. This information includes a description of the proposed wireless facility, the need for such facility and the description of

other sites considered, but found to be unacceptable. Copies of the technical information were submitted to the Council as a Bulk File Exhibit on July 15, 2009.

B. Summary of Municipal Consultations

On November 24, 2008 Cellco provided information for the proposed tower facility to the Shelton Historical Society, Inc.

On November 24, 2008 Cellco also contacted Rich Schultz, Planning and Zoning Administrator regarding its plans to move forward with the Huntington Facility application.

On February 4, 2009, Cellco representatives met with Shelton Mayor and Planning Director Rick Schultz to discuss the proposed telecommunications facility described in the Siting Council application and the Council's application procedures. Cellco offered to appear before the Shelton City Council or any of the City's land use boards or commissions to discuss the proposed telecommunications facility. Cellco was not asked to appear at any municipal proceeding.

On March 3, 2009 Cellco hosted a Public Information Meeting at the Shelton Community Center. Notice of the Public Information Meeting was sent to each abutting land owner and was published in the Connecticut Post.

Cellco's project team made a formal presentation for the proposed telecommunications facility and answered numerous questions about the proposal. In addition to the members of the public, the meeting was attended by Mayor Lauretti and the City's Inland Wetlands Administrator.

In a letter dated February 6, 2009, Cellco confirmed the date for the Public Information Meeting. Notice of the Public Information Meeting was published in the Connecticut Post and mails to nearly 500 abutting land owners.

On June 4, 2009 Cellco notified Mayor Lauretti that it had completed some additional due diligence and that it intended to proceed with the submission of its council application shortly.

C. Copies of all correspondence between the Cellco and the City of Shelton

Copies of all pre-application correspondence was generated, excluding the Technical Report is attached

Respectfully submitted,
CELLCO PARTNERSHIP d/b/a
VERIZON WIRELESS

By 
Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597
Its Attorneys

280 Trumbull Street
Hartford, CT 06103-3597
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November 24, 2008

Martin Coughlin, President
Shelton Historical Society, Inc.
P.O. Box 2155
Shelton, CT 06484

Re: **Cellco Partnership d/b/a Verizon Wireless
Proposed Telecommunications Facility at the Brownson Country Club**

Dear Mr. Coughlin:

This letter is in response to your November 18, 2008 letter to Coreen Kelsey at Vanasse Hangen Brustlin, Inc. This firm represents Cellco Partnership d/b/a Verizon Wireless ("Cellco") in its regulatory proceeding which will ultimately result in an application being filed with the Connecticut Siting Council ("Council") for the construction of a wireless telecommunications tower and related facility at the Brownson Country Club off Lane Street in Shelton. As you may be aware, the Council is a state administrative agency with exclusive jurisdiction over the siting of telecommunications facilities like the one proposed in Shelton. Local zoning regulations are preempted.

Enclosed for your review are several items which we hope you will find helpful in your review of this proposal. They include the following:

1. A set of preliminary project plans, showing the location of the tower; the arrangement of the tower compound; and a tower elevation drawing.
2. A letter from the State Historic Preservation office confirming that the proposed facility will have "no adverse affect" on the Huntington Historic District. The SHPO visited the site and surrounding area at the time of a recent balloon test.



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Martin Coughlin
November 24, 2008
Page 2

3. A preliminary viewshed map and photosimulations prepared for the Huntington tower including some locations in and around the Huntington Historic District.

All of this information will be submitted to the Town of Shelton at the commencement of the Council application process, which we expect to begin in the middle of December 2008.

Finally, as you will see from the tower elevation drawing, Cellco is proposing the installation of the tree tower at this location. Given the proximity of the cell site to other trees including significant conifers trees, Cellco thought the installation of a tree tower would be the most appropriate and in context in this setting. The photosimulations depict a tree tower and support Cellco's position, that in this instance, a tree tower is appropriate.

After you have reviewed this information, you should feel free to contact me with any additional questions.

Sincerely,



Kenneth C. Baldwin

KCB/klj
Enclosures
Copy to:

Sandy M. Carter
Rachel A. Mayo
Michael Libertine, L.E.P.
Coreen Kelsey



DRAFT

d.b.a. **verizon** wireless
WIRELESS COMMUNICATIONS FACILITY
HUNTINGTON, CT
LANE STREET
HUNTINGTON, CT 06484

SITE DIRECTIONS	
FROM:	TO:
81 EAST MAIN ROAD EAST HARTFORD, CONNECTICUT	LANE STREET SHELTON, CONNECTICUT
1. Start out going east on E MAIN RD toward FROM ST.	1.3 MI.
2. Turn right onto US-5 2/2-10 S TOWARD L-255/7 NEW HAVEN.	1.0 MI.
3. Turn left onto CT-15 5/10-10 S TOWARD NEW HAVEN.	1.7 MI.
4. Turn right onto CT-15 5/10-10 S TOWARD NEW HAVEN.	2.7 MI.
5. Turn left onto BRIDGE STREET.	0.1 MI.
6. Turn left onto BRIDGE STREET.	0.1 MI.
7. Turn right onto HOWE AVE/CT-110.	0.1 MI.
8. Turn right onto HOWE AVE/CT-110.	0.1 MI.
9. Turn right onto FERRY AVE/CT-108. Continue to follow CT-108 S	0.2 MI.
10. Turn left onto FERRY AVE/CT-108.	0.2 MI.
11. Turn left onto LANE STREET.	0.2 MI.
12. Turn left onto gravel access drive on LEFT.	0.2 MI.

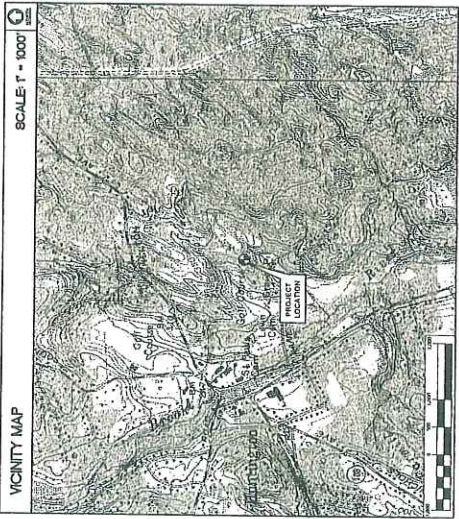
GENERAL NOTES

1. PROPOSED ANTENNA LOCATIONS AND HEIGHTS PROVIDED BY CELCO PARTNERSHIP.

SITE INFORMATION

THE SCOPE OF WORK SHALL INCLUDE:

- THE CONSTRUCTION OF A 40'x45' FENCED WIRELESS COMMUNICATIONS COMPOUND WITHIN A 100'x100' LEASE AREA.
- TOWER TO BE UP TO 120' TYPICAL (125' MAXIMUM) HEIGHT. ANTENNAS ARE PROPOSED TO BE MOUNTED ON A 120' TOWER. TOWER TO BE CONSTRUCTED ON A 12' PROPOSED MONOPHASE TOWER LOCATED CENTRALLY WITHIN THE PROPOSED COMPOUND.
- TOTAL ACCESS LENGTH IS 1200' ±, OF WHICH, APPROXIMATELY 600' OF AN EXISTING DIRT/GRAVEL DRIVE WILL BE UTILIZED. THE REMAINING 600' OF THE EXISTING PAVED DRIVE PATH WILL BE UTILIZED WITHIN THE PROPOSED COMPOUND.
- POWER AND GROUND BUNDLES SHALL BE INSTALLED UNDERGROUND IN CONCRETE ENCLOSURES. CONDUITS TO THE PROPOSED UTILITY BUILDINGS LOCATED ADJACENT TO THE PROPOSED COMPOUND SHALL BE INSTALLED UNDERGROUND. THE PROPOSED 1200' WIRELESS EQUIPMENT SHELTER LOCATED WITHIN THE COMPOUND SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS DETERMINED BY LOCAL UTILITY COMPANIES. ROUTING TO PROPOSED BUILDINGS WILL BE VERIFIED/DETERMINED BY LOCAL UTILITY COMPANIES.
- FINAL DESIGN FOR TOWER AND ANTENNA HEIGHTS SHALL BE INCLUDED IN THE FINAL CONSTRUCTION DOCUMENTS.
- THE PROPOSED WIRELESS FACILITY INSTALLATION WILL BE DESIGNED IN ACCORDANCE WITH THE 2005 INTERNATIONAL BUILDING CODE AS MODIFIED BY THE 2005 CONNECTICUT SUPPLEMENT.
- THERE WILL NOT BE ANY LOADING UNLESS REQUIRED BY THE FDS OR THE FAL.
- THERE WILL NOT BE ANY LOADING OR ADVERTISING ON THE ANTENNAS OR EQUIPMENT.
- FOR ADDITIONAL NOTES AND DETAILS REFER TO THE ACCOMPANYING DRAWINGS.



PROJECT SUMMARY

SITE NAME:	HUNTINGTON, CT
SITE ADDRESS:	LANE STREET HUNTINGTON, CT 06484
PROPERTY OWNER:	MOUNTAIN BROADBAND COUNTRY CLUB 1000 S. BROADWAY AVENUE SHELTON, CT 06484
LESSEE/LEASEE:	CELCO PARTNERSHIP 620 S. VERIZON WIRELESS EAST HARTFORD, CT 01108
CONTACT PERSON:	SANDY CARTER 1000 S. VERIZON WIRELESS EAST HARTFORD, CT 01108 (860) 803-1819
TOWER COORDINATES:	LATITUDE 41°-17'-42.52" LONGITUDE 72°-59'-4.867" UNIVERSITY MICROFILMS INTERNATIONAL SERIALS ACQUISITION 300 NORTH ZEEB ROAD ANN ARBOR, MI 48106-1500

SHEET INDEX

SHEET NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	B
C-1	SITE PLAN	B
C-2	COMPOUND PLAN AND ELEVATION	B

DESIGNED BY: DTD	DATE: 11/12/08
DRAWN BY: DTD	SCALE: AS NOTED
CHECKED BY: DTD	SHEET NO. 00078
TITLE SHEET	
T-1	

VERIZON WIRELESS
 WIRELESS COMMUNICATIONS FACILITY
 HUNTINGTON, CT
 LANE STREET
 HUNTINGTON, CT 06484

CELLCO PARTNERSHIP
 d.b.a. Verizon Wireless

PROFESSIONAL ENGINEER SEAL

REV.	DATE	BY	DESCRIPTION
A	11/12/08	DTD	ISSUE FOR PERMIT - CLIENT REVIEW

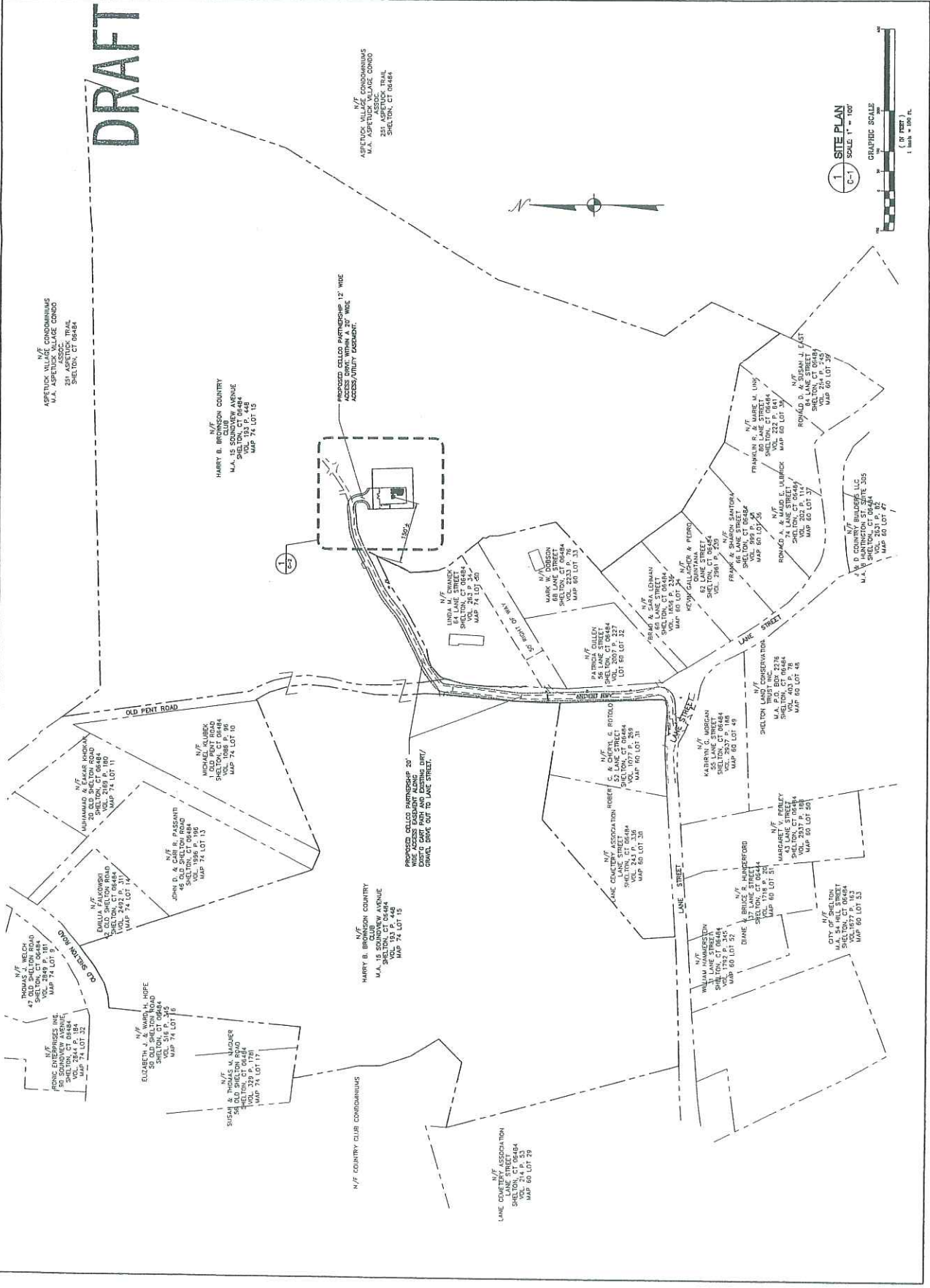
DRAFT

REV	DATE	BY	DESCRIPTION
1	11/17/09	CFE	DESIGN REVISION - CLIENT REVIEW
2	11/17/09	CFE	DESIGN REVISION - CLIENT REVIEW
3	11/17/09	CFE	DESIGN REVISION - CLIENT REVIEW
4	11/17/09	CFE	DESIGN REVISION - CLIENT REVIEW
5	11/17/09	CFE	DESIGN REVISION - CLIENT REVIEW
6	11/17/09	CFE	DESIGN REVISION - CLIENT REVIEW
7	11/17/09	CFE	DESIGN REVISION - CLIENT REVIEW
8	11/17/09	CFE	DESIGN REVISION - CLIENT REVIEW
9	11/17/09	CFE	DESIGN REVISION - CLIENT REVIEW
10	11/17/09	CFE	DESIGN REVISION - CLIENT REVIEW

VERIZON WIRELESS
WIRELESS COMMUNICATIONS FACILITY
LANE STREET
HUNTINGTON, CT
HUNTINGTON, CT 06484

Verizon Wireless

PROPOSED CELL PARTNERSHIP '20'
ACCESS UNIT LOCATION

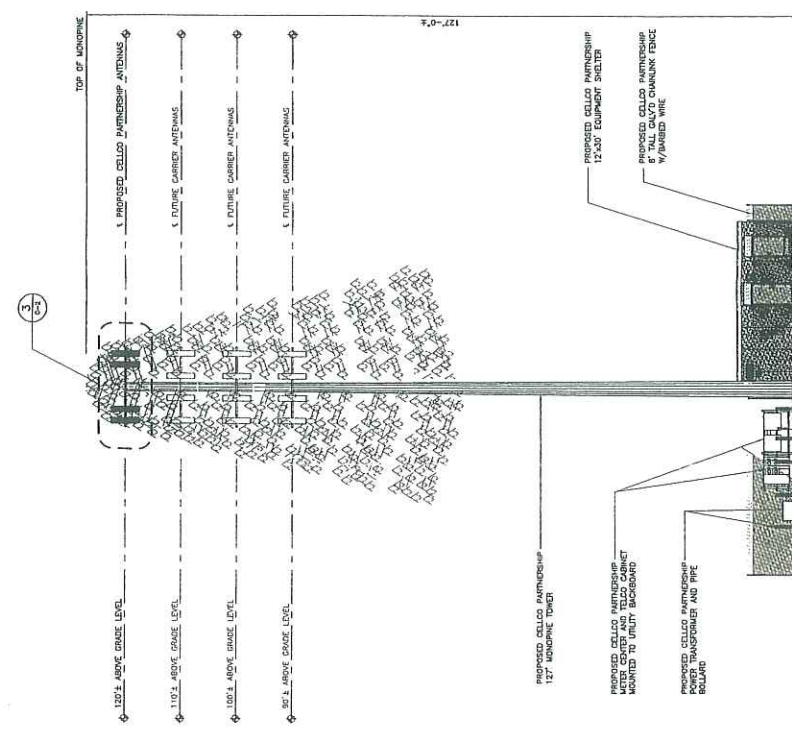


1 SITE PLAN
SCALE: 1" = 100'
GRAPHIC SCALE
1 inch = 100 ft.
(1" = 100')

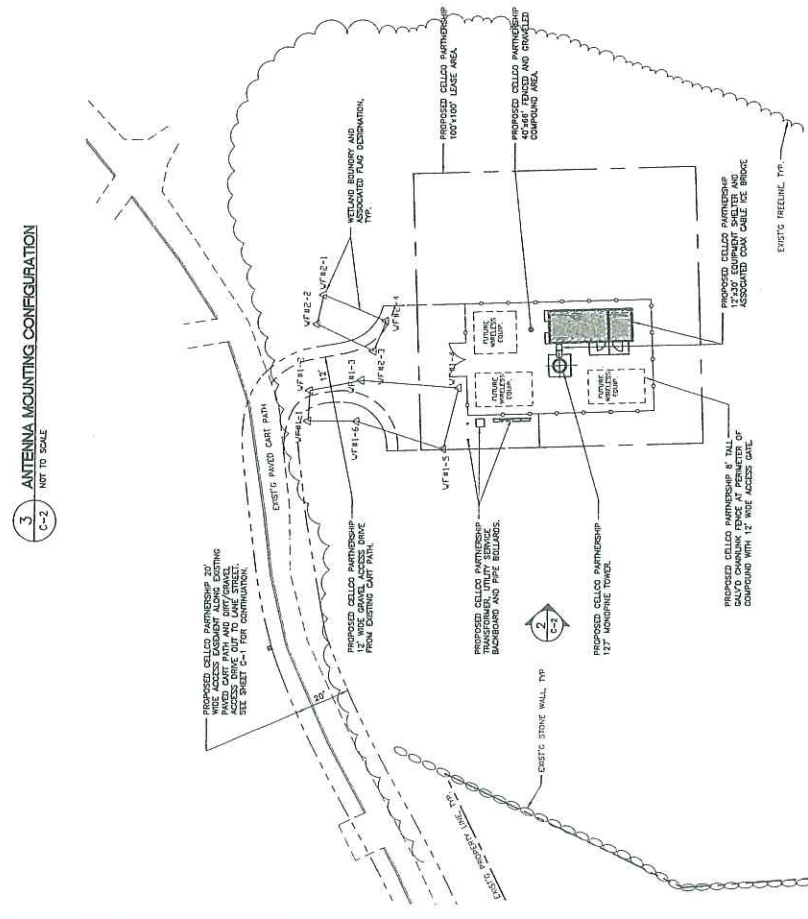
Sheet No. 2 of 2
C-1
SITE PLAN

DATE: 11/12/09
SCALE: AS SHOWN

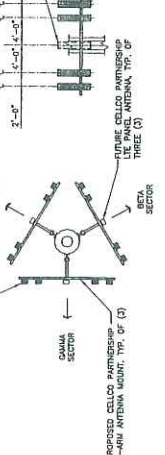
DRAFT



2 WEST ELEVATION
 SCALE: 1" = 10'
 GRAPHIC SCALE
 1 inch = 10 ft.



1 PARTIAL SITE PLAN
 SCALE: 1" = 20'-0"
 GRAPHIC SCALE
 1 inch = 20 ft.



3 ANTENNA MOUNTING CONFIGURATION
 NOT TO SCALE

DRAFT



Connecticut Commission on Culture & Tourism

October 22, 2008

Historic Preservation
and Museum Division

One Constitution Plaza
Second Floor
Hartford, Connecticut
06103

860.256.2800
860.256.2763 (f)

Mr. Kenneth Baldwin
Robinson & Cole
281 Trumbull Street
Hartford, CT 06103-3597

Subject: Proposed Telecommunications Facility
Harry B. Bronson Country Club
Shelton, Connecticut
Verizon Wireless

Dear Mr. Baldwin:

The State Historic Preservation Office is in receipt the above-referenced project, submitted for review and comment pursuant to the National Historic Preservation Act and in accordance with Federal Communications Commission regulations.

After an on-site inspection facilitated by use of a balloon, this office has determined that while the proposed installation is partially visible from certain limited areas within the town center, it appears to have no adverse effect on cultural resources listed or eligible for listing on the National Register of Historic Places, with the following condition:

if not in use for six consecutive months, the antennae and equipment shall be removed by the telecommunications facility owner. This removal shall occur within 90 days of the end of such six-month period.

The State Historic Preservation Office appreciates the opportunity to provide EBI with this evaluation. Please contact Susan Chandler, Historical Architect, should you have additional questions concerning this matter.

Sincerely,

David Bahlman
Division Director and
Deputy State Historic Preservation Officer

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www.cultureandtourism.org

Preliminary Viewshed Map

Topography and Forest Cover as Constraints

Town of
Shelton
Connecticut

Proposed Verizon Wireless Telecommunications Facility Huntington Lane Street Shelton, Connecticut

NOTE:

- Viewshed analysis conducted using **ESRI's Spatial Analyst**;
- Proposed Facility height is 120 feet.
- Existing tree canopy height estimated at 65 feet.

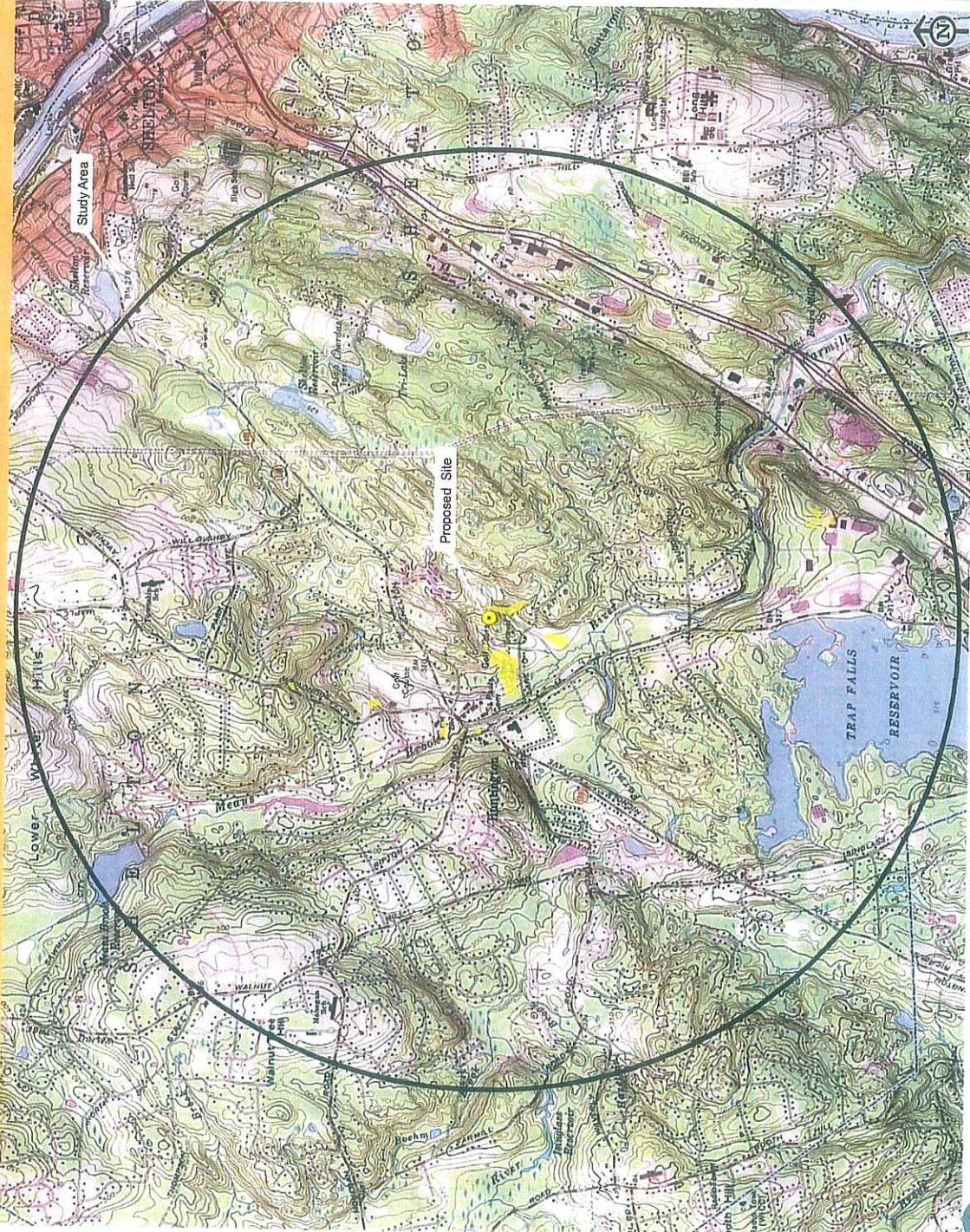
DATA SOURCES:

- 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 Long Hill (1984) and Ansonia (1984) USGS Quadrangle Maps (National Geographic Society USA 2D Topographic Maps);
- Protected municipal and private open spaces 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 November, 2008

Legend

Proposed Monopole Location (Includes select areas of visibility approximately 500 feet around facility)	CT DEP Protected Properties (2007) State Forest State Park DEF 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	Protected Municipal and Private Open Spaces Properties (1997) Cemetery Preservation Conservation Existing Preserved Open Space Recreation General Recreation School Uncategorized
Approximate Viewshed Visibility (Approximately 17 Acres)	Federal Protected Properties (1997) CT DEP Boat Launches (1994) Scenic Road (State and Local) Town Line	



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November 24, 2008

Richard Schultz
Planning and Zoning Administrator
City of Shelton
54 Hill Street
P.O. Box 364
Shelton, CT 06484-0364

Re: **Proposed Verizon Wireless Telecommunications Facility
Brownson Country Club, Lane Street, Huntington, Connecticut**

Dear Mr. Schultz:

This letter is a response to your November 20, 2008 e-mail regarding the Shelton Planning and Zoning Commission comments on the proposed telecommunications facility at the Brownson Country Club.

As you are aware, the development of the proposed Cellco Partnership d/b/a Verizon Wireless ("Cellco") telecommunications facility is under the exclusive jurisdiction of the Connecticut Siting Council ("Council") pursuant to the provisions of C.G.S. Section 16-50g *et seq.* To commence the Council application process, Cellco must submit a "technical report" to the City of Shelton. This report includes preliminary information about the need for the facility, its location and its impact on the area. We intend to submit Cellco's technical report by mid-December 2008. By statute, Cellco cannot file its application with the Council until at least 60 days following the submission of the technical report. This 60-day time period is often used by municipalities as an opportunity to hold public hearings and informational meetings.

In an effort to address the issues raised in your email, the Cellco project team will agree to hold a public informational meeting regarding the telecommunications facility proposal following the submission of its technical report. We have held a number of these meetings in the past and have found them to be very helpful to neighbors, residents and municipal officials.



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Richard Schultz
November 24, 2008
Page 2

Prior to the public information meeting, we would send notice of the meeting to property owners whose land abuts the southern-most portion of the Brownson Country Club property. We would also publish a legal notice in the local newspaper notifying the general public of our intent to hold a public information meeting on the telecommunications tower proposal. Notice of the public information meeting will also be sent to Shelton municipal officials. We will have our development team available during that meeting to make a presentation and answer any and all questions.

It would be helpful if you could give us some guidance as to whether you think it would be appropriate to have this public information meeting during one of the regular meetings of the Planning and Zoning Commission or if you would prefer we do it as a special meeting where discussion of the facility is the only item on the agenda. We have done it both ways in the past. Given the timing, it is probably best to schedule the meeting after the holidays. The forum will give Cellco an opportunity to explain the proposal including our efforts to minimize the visual impact of the facility by utilizing a "monopine" tree tower design.

Thank you again for your interest in our application.

Sincerely,



Kenneth C. Baldwin

Copy to:

Sandy M. Carter
Rachel A. Mayo
Michael Libertine, L.E.P.
Alejandro Restrepo
Carlo F. Centore, PE



ROBINSON & COLE^{LLP}

KENNETH C. BALDWIN

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January 27, 2009

Via Federal Express

Mark A. Lauretti
Mayor
City of Shelton
54 Hill Street
Shelton, CT 06484

Re: **Cellco Partnership d/b/a Verizon Wireless Telecommunications Facility**

Dear Mayor Lauretti:

Thank you for agreeing to reschedule our meeting for tomorrow. We have worked with your assistant and have rescheduled the meeting for February 4, 2009 at 10:00 a.m. Enclosed for your review are copies of what we call our Technical Report for the proposed telecommunications facility on property owned by Brownson Country Club in the Huntington section of the City of Shelton. The submission of this information and our meeting next week will constitute the start of the Connecticut Siting Council review process.

I look forward to meeting with you and Rick Schultz next week. If you have any questions regarding this Technical Report or if there are any issues you would like us to address before we meet, please feel free to contact me.

Sincerely,



Kenneth C. Baldwin



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Enclosure

Copy to:

Sandy M. Carter

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February 6, 2009

Mark A. Lauretti
Mayor
City of Shelton
54 Hill Street
Shelton, CT 06484

Re: **Proposed Cellco Partnership d/b/a Verizon Wireless Telecommunications Facility Off Lane Street, Huntington, Connecticut**

Dear Mayor Lauretti:

Thank you for taking the time on Wednesday to meet with Sandy Carter, Rachel Mayo and me regarding the proposed telecommunications facility in Huntington. As we discussed at our meeting, Verizon Wireless has now scheduled a Public Information Meeting for Tuesday, March 3, 2009, at the Shelton Community Center, 41 Church Street in Shelton. Rich Schultz has been very helpful in making these arrangements. Next week, we will be publishing a legal notice in the *Connecticut Post* advertising this meeting and will be sending letters to the owners of property whose land abuts the Brownson Country Club property, including but not limited to, all unit owners at the Aspetuck Condominium Association.

We will continue to keep you updated on our progress through this pre-application process. We have tentatively targeted April 8, 2009 as a filing date for the Siting Council application.

If you have any questions please do not hesitate to contact me.



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Sincerely,

Kenneth C. Baldwin

KCB/kmd

Copy to:

Richard Schultz, Planning and Zoning Administrator
Sandy M. Carter

HARTI-1526842-1

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June 4, 2009

Mark A. Laretti
Mayor
City of Shelton
54 Hill Street
Shelton, CT 06484

Re: **Proposed Cellco Partnership d/b/a Verizon Wireless Telecommunications Facility At The Brownson Country Club, Shelton, Connecticut**

Dear Mayor Laretti:

It has been some time since we have spoken regarding the Cellco Partnership d/b/a Verizon Wireless ("Cellco") telecommunications facility proposed to be constructed on property off Lane Street, owned the Brownson Country Club in Shelton. As you know, on March 3, 2009, we held a public information meeting at the Shelton Community Center to discuss the proposal. Since that time we have been in contact with an immediate neighbor, Linda Cwanek and the President of the Aspetuck Village Condominium Association. One significant change to our proposal that you should be aware of relates to Cellco's access to the cell site. Cellco is no longer planning to use Old Pent Road to access the Country Club property. The new access driveway will enter the Brownson Country Club property directly from Lane Street in the area to the west of the Lane Street Cemetery. Revised plans are attached for your review.

Cellco consultants also spent some additional time taking a closer look at visual impact of the facility on the Aspetuck Village. A supplemental visual report produced by VHB, Inc. concludes that the visual impact of the tree tower on Aspetuck Village would be minimal. I shared this information with Tom Dillon, President of the Aspetuck Village Condominium Association. A copy of the supplemental visual report is attached for your review.

I have been instructed by my client to proceed with the filing of the Siting Council application and expect to be in a position to do so in the next four to five weeks. You will, of course, receive a copy of the application ultimately filed with the



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Mark A. Laretti
June 4, 2009
Page 2

Siting Council. If you have any questions or concerns regarding the proposal please do not hesitate to contact me. Thank you very much for your continued cooperation.

Sincerely,



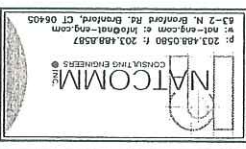
Kenneth C. Baldwin

Enclosure
KCB/kmd
Copy to:

Richard Schultz, Planning and Zoning Administrator
Douglas E. LoMonte, Esq.
Thomas Dillon
Sandy M. Carter

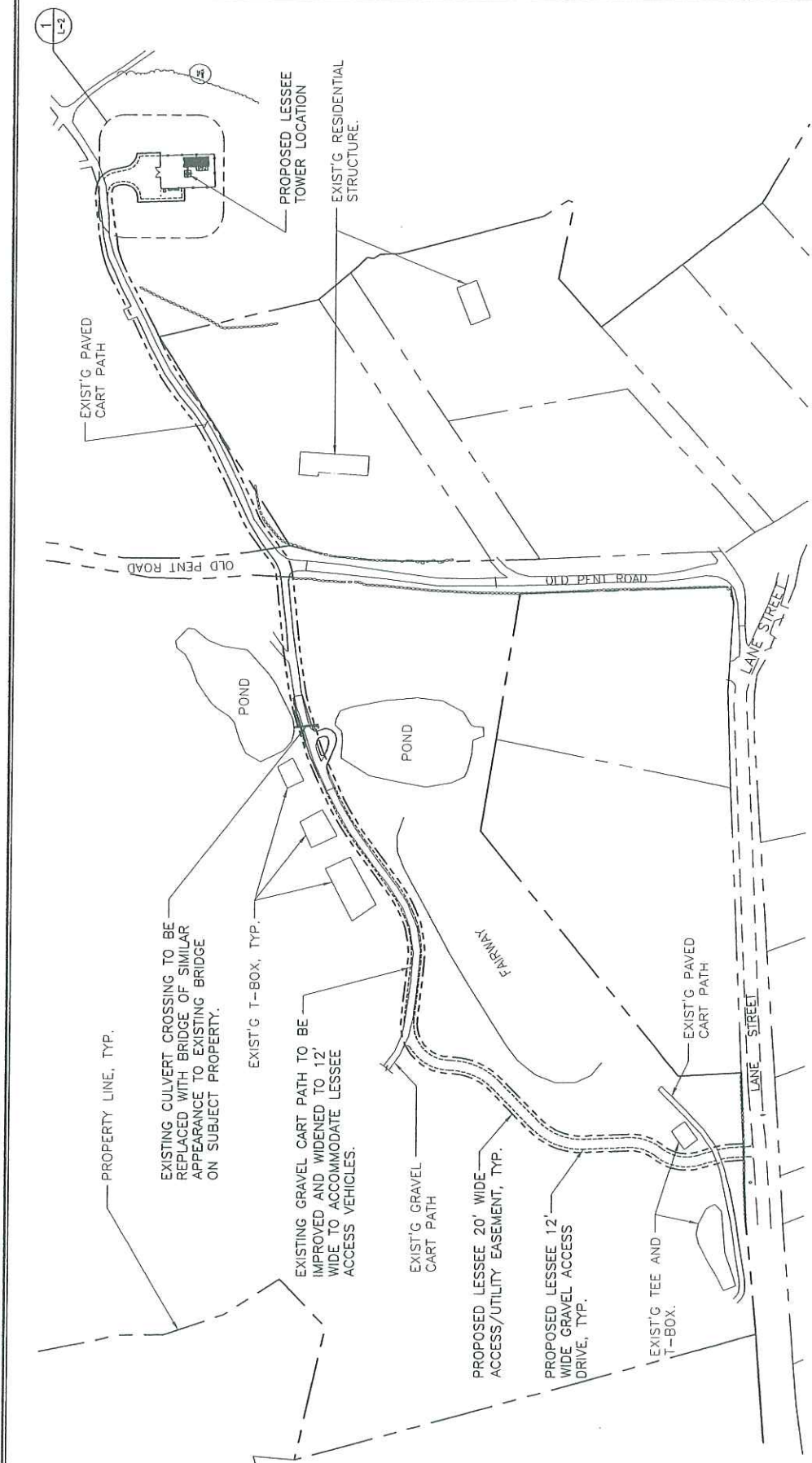


REV.	DATE	BY	CHK'D	DESCRIPTION
C	05/26/09	DND	GFC	REVISED LEASE EXHIBIT - ALTERNATE ACCESS
B	10/09/08	DND	GFC	LEASE EXHIBIT - TOWER TYPE
A	05/29/08	DND	GFC	LEASE EXHIBIT - REVISION



VERIZON WIRELESS
 HUNTINGTON, CT
 LANE STREET
 HUNTINGTON, CT 06484

SHEET NO. L-1



APPROXIMATE
 TOWER COORDINATES:
 (TAKEN IN FIELD)
 LAT.: 41°-17'-42"
 LNG.: 73°-08'-15"
 GROUND ELEVATION:
 (TAKEN FROM TOPO SOFTWARE)
 310'± A.M.S.L.

1 PARTIAL SITE/ SITE ACCESS PLAN
 SCALE: 1" = 120'

APPROXIMATE NORTH

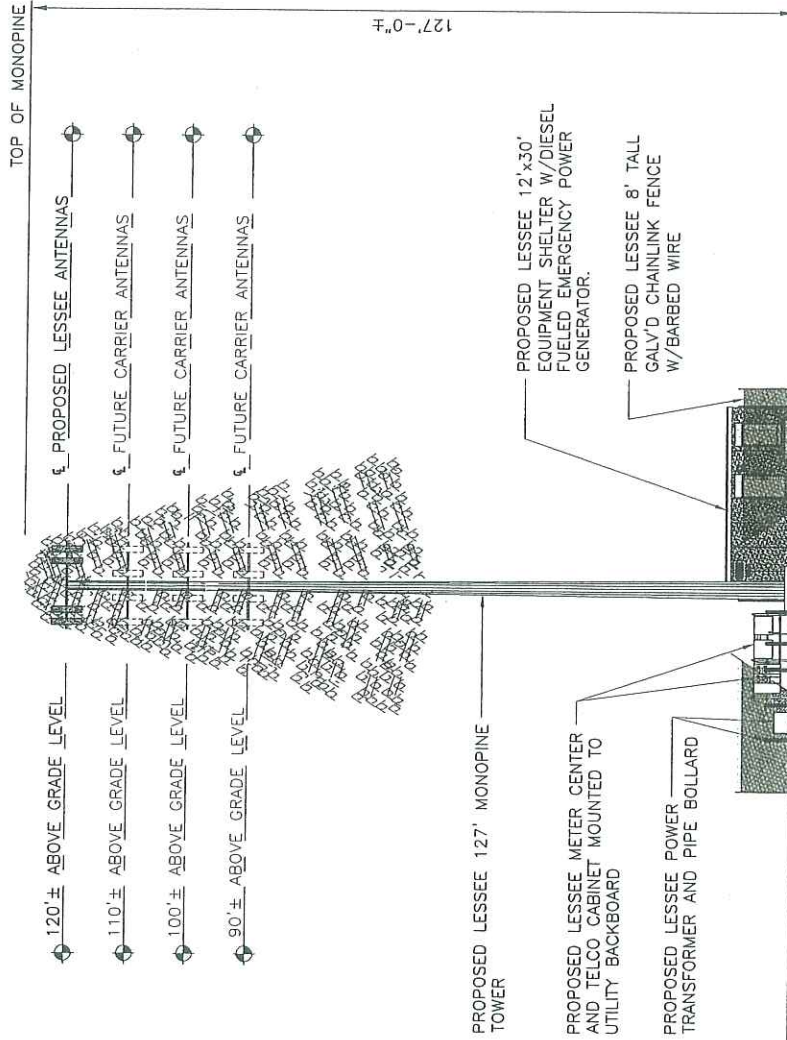
GRAPHIC SCALE
 120 0 60 120 240 480
 (IN FEET)
 1 inch = 120 ft.

LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.

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1
L-3
COMPOUND AND TOWER ELEVATION
SCALE: 1" = 20'



REV.	DATE	BY	CHK'D BY	DESCRIPTION
C	05/28/08	DMD	CRC	REVISED LEASE EXHIBIT - ALTERNATE ACCESS
B	10/08/08	DMD	CRC	REVISED LEASE EXHIBIT - TOWER TYPE
A	07/23/08	CMD	DMD	LEASE EXHIBIT - REVIEW

PROFESSIONAL DESIGNER SEAL



VERIZON WIRELESS
HUNTINGTON, CT
LANE STREET
HUNTINGTON, CT 06484

DATE: 05/28/08
SCALE: AS SHOWN
JOB NO.: 00076

SHEET NO.
L-3



Vanasse Hangen Brustlin, Inc.

54 Tuttle Place
Middletown, Connecticut 06457
860 632-1500
FAX 860 632-7879

Memorandum

To: Alexandria Carter
Regulatory Manager
99 East River Drive
East Hartford, CT 06108

Date: April 6, 2009

Project No.: 42140.93

From: Vanasse Hangen Brustlin, Inc.

Re: Proposed Wireless
Telecommunications Facility
Brownson Country Club
Lane Street
Shelton, Connecticut
Assessment of Potential Visibility
Within Aspetuck Village and
Surrounding Area

Verizon Wireless currently plans to seek approval from the Connecticut Siting Council for a Certificate of Environmental Compatibility and Public Need to develop a wireless telecommunications facility ("Facility") on a wooded portion of the Brownson Country Club ("host property") located off Lane Street within the City of Shelton, Connecticut. The proposed Facility would include the construction of a 127-foot tall monopine (a tower designed to resemble an evergreen tree) with associated ground equipment to be located within a fenced enclosure.

Verizon Wireless has requested that Vanasse Hangen Brustlin, Inc. (VHB) assess the potential visibility of the proposed Facility from within Aspetuck Village, a private residential development that abuts a portion of the host property. VHB staff was given permission by the Aspetuck Village Association to conduct reconnaissance from within the development. VHB also assessed potential visibility from Lane Street and nearby adjacent parcels.

In order to assess the potential visual effects associated with the proposed monopine, VHB conducted a balloon float at the proposed project site on March 20, 2009. The balloon float consisted of raising and maintaining a tethered, helium-filled weather balloon at the proposed site location at a height of 127 feet. The balloon measured roughly four feet in diameter. Once the balloon was aloft, VHB personnel drove the road system within Aspetuck Village, portions of Lane Street and an existing access drive off Lane Street to inventory those areas where the balloon was and was not visible either above and/or through the intervening deciduous vegetation. During the balloon float, weather conditions were slightly overcast. The temperature was approximately 50 degrees Fahrenheit with calm wind conditions.

The results of the March 20, 2009 balloon float are summarized below and are also depicted in the corresponding photographic documentation and simulations (attached). Photographs of the balloon contained in this evaluation were taken with a Nikon D-80 digital camera body and Nikon 18 to 135 mm

zoom lens which was set to 50mm. The 50mm lens setting most closely approximates the view of the unaided human eye.

Aspetuck Village

Aspetuck Village is an approximate 500 unit condominium complex that abuts the host property to the north/northeast. Much of Aspetuck Village is located on an elevated plateau and generally sits at a higher ground elevation than the host property. As depicted on the attached photolog map, a fairly significant wooded buffer, consisting mainly of deciduous vegetation, currently stands between the host property and the Aspetuck Village development. The vast majority of the units located within Aspetuck Village do not have direct views of the golf course due to the intervening vegetation, other condominium units and/or topographic obstructions.

Based on observations made during the balloon float, VHB anticipates that potential views of the proposed monopine from within the Aspetuck Village complex would be minimal. Such views would generally be intermittent and seasonal (i.e. during "leaf-off" conditions) and would be confined to a few specific locations within the development that include a short stretch of Ironwood Trail (View 1) as well as the rear yards/decks of select units along Mica Court, Elk Run and Wolf Run. VHB field personnel did not have direct access to the rear yard/deck areas during the balloon float, but given their distance and relative location to the proposed Facility, the potential for limited seasonal views from these locations exists. In total, VHB estimates that limited, seasonal views of the proposed monopine may be achieved from the rear yard/deck of approximately 12 units within Aspetuck Village. In order to obtain representative photographs with similar views to those anticipated from rear portions of units located along Wolf Run and Elk Run, VHB staff photographed the balloon from a wooded area on the host property adjacent to this area of Aspetuck Village (View 2). View 2, while representative of the potential seasonal views that may be achieved from select locations, most likely depicts a "worst case" scenario in that the photograph was taken in front of intervening vegetation approximately 75 feet from the adjacent units. VHB staff also conducted reconnaissance from Aspectuck Trail, Navajo Loop, Fox Run, Pheasant Ridge, Paugassett Lane, High Hill, Deer Run, Rock Rim, Overview Drive, Green Rock, Lynx Run Eagles Landing, Woodridge, Antelope Trail, Mohawk Circle and Fisher Court and did not observe the balloon from any of these locations. Year-round or seasonal views are unlikely from these areas due to the topography and/or intervening vegetation. It is also VHB's opinion that the camouflaging afforded by the monopine type design would reasonably serve to mitigate potential visual effects from the limited number of locations where seasonal views are anticipated.

Lastly, VHB staff observed two existing tower structures that are currently visible from a number of locations within Aspetuck Village (View 3 and View 4). These towers are located roughly 2.64 miles to the southwest of the proposed Facility and include a 457-foot tall radio tower and a 200-foot tall lattice tower. Both towers are illuminated with multiple flashing beacons.

Lane Street and Existing Right-of-Way (Old Pent Road)

VHB staff also conducted reconnaissance from select portions of Lane Street and an existing access way between Lane Street and the Brownson Country Club property. The balloon was observed intermittently through the trees from select portions of Lane Street, generally limited to the immediate vicinity of View 6. Similar views of the balloon (i.e. intermittent and mostly obstructed) were also observed from select portions of the existing shared accessway adjacent to the Brownson Country Club property (View 5).

Photographic Documentation and Simulation

Proposed Wireless Telecommunications Facility

Huntington, CT
Lane Street
Huntington, CT

SUBMITTED TO:



SUBMITTED BY:



Photolog Map

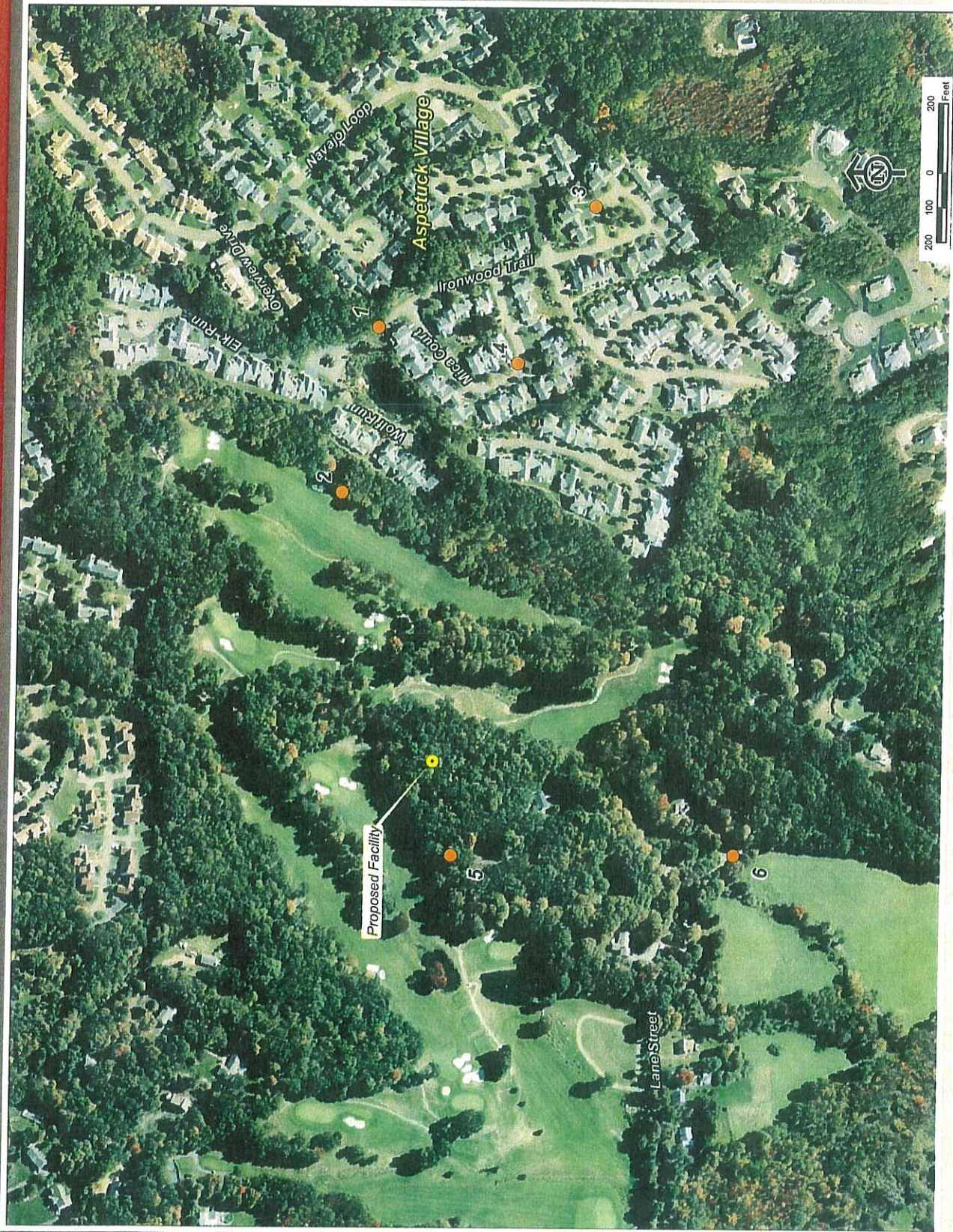




PHOTO TAKEN FROM IRONWOOD TRAIL (ASPETUCK VILLAGE) ADJACENT TO UNIT #427, LOOKING WEST/SOUTHWEST
DISTANCE FROM THE PHOTOGRAPH LOCATION TO SITE IS 0.24 MILE +/-

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PHOTO TAKEN FROM IRONWOOD TRAIL (ASPETUCK VILLAGE) ADJACENT TO UNIT #427, LOOKING WEST/SOUTHWEST
DISTANCE FROM THE PHOTOGRAPH LOCATION TO SITE IS 0.24 MILE +/-

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PHOTO TAKEN FROM BRONSON COUNTRY CLUB JUST WEST OF WOLF RUN (ASPETUCK VILLAGE), LOOKING SOUTHWEST
- BALLOON IS VISIBLE THROUGH TREES
DISTANCE FROM THE PHOTOGRAPH LOCATION TO SITE IS 0.15 MILE +/-

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PHOTO TAKEN FROM BRONSON COUNTRY CLUB JUST WEST OF WOLF RUN (ASPETLUCK VILLAGE), LOOKING SOUTHWEST
- BALLOON IS VISIBLE THROUGH TREES
DISTANCE FROM THE PHOTOGRAPH LOCATION TO SITE IS 0.15 MILE +/-

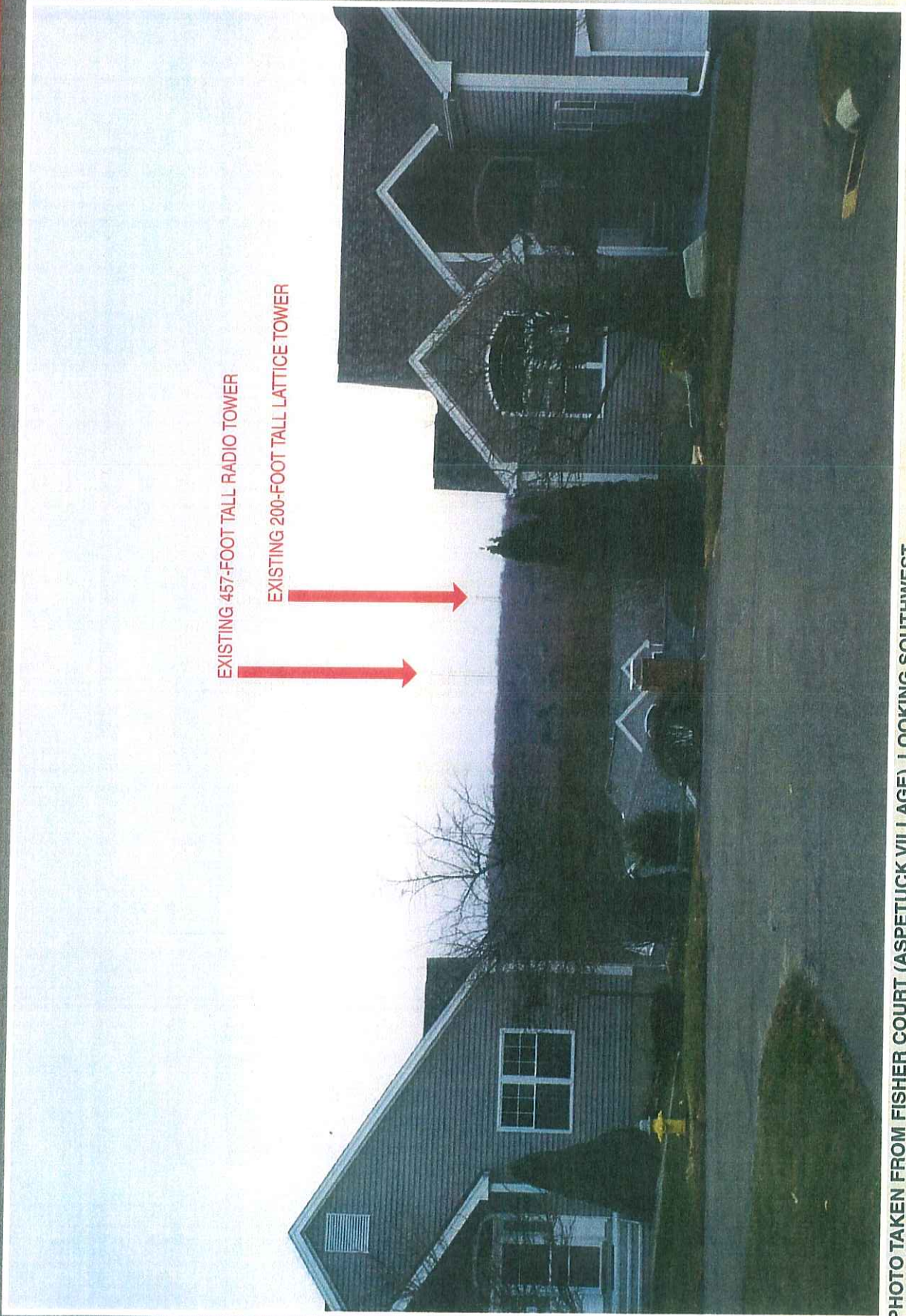


PHOTO TAKEN FROM FISHER COURT (ASPETUCK VILLAGE), LOOKING SOUTHWEST
- EXISTING TOWER STRUCTURES ARE VISIBLE
DISTANCE FROM THE PHOTOGRAPH LOCATION TO SITE IS 2.64 MILES +/-

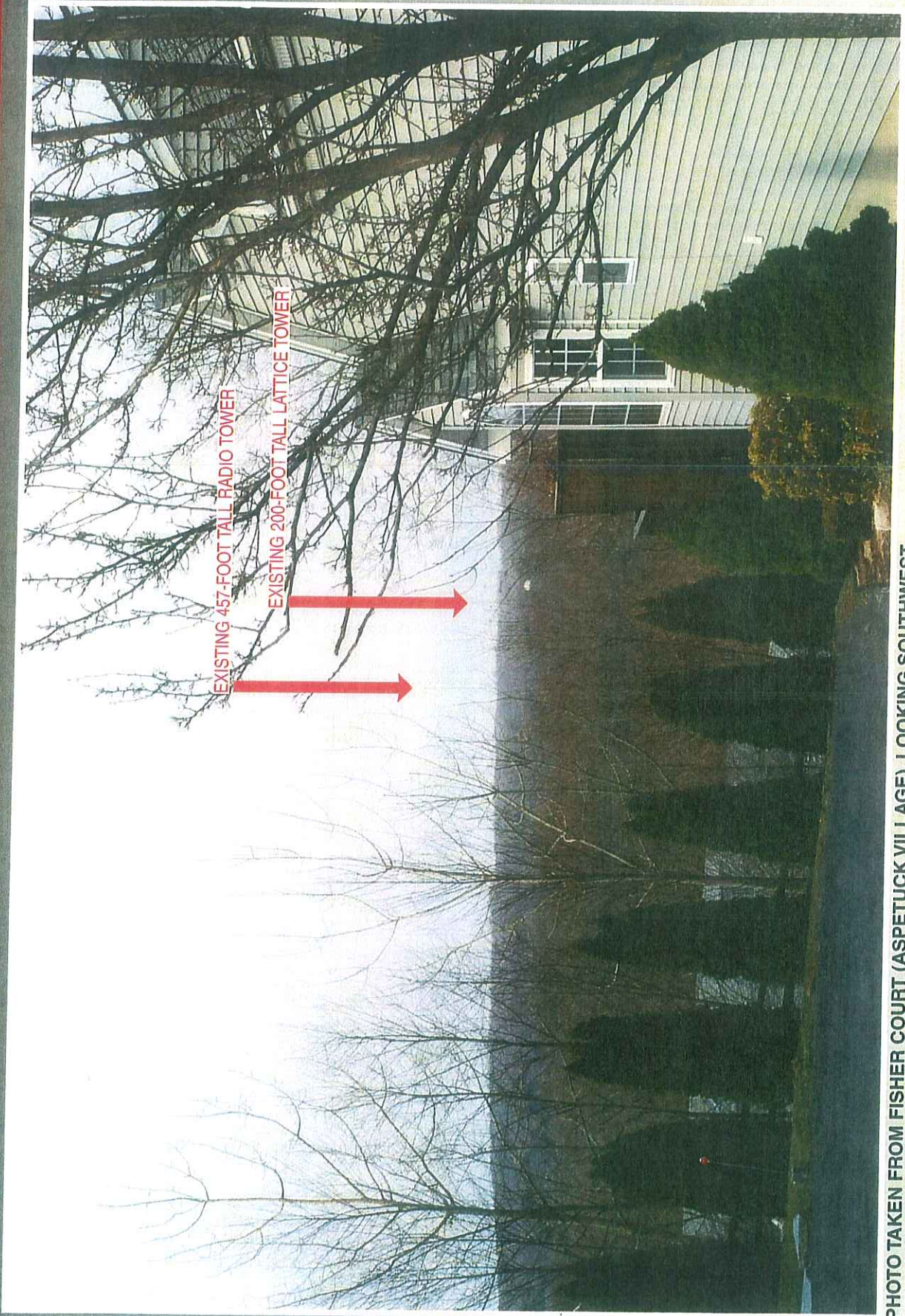


PHOTO TAKEN FROM FISHER COURT (ASPETUCK VILLAGE), LOOKING SOUTHWEST
- EXISTING TOWER STRUCTURES ARE VISIBLE
DISTANCE FROM THE PHOTOGRAPH LOCATION TO SITE IS 2.64 MILES +/-

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Location of Existing Towers Visible from Aspetuck Village





PHOTO TAKEN FROM EXISTING CART PATH OFF LANE STREET (IN FRONT OF HOUSE #64), LOOKING NORTHEAST
- BALLOON IS VISIBLE THROUGH TREES
DISTANCE FROM THE PHOTOGRAPH LOCATION TO SITE IS 0.18 MILE +/-

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PHOTO TAKEN FROM EXISTING CART PATH OFF LANE STREET (IN FRONT OF HOUSE #64), LOOKING NORTHEAST
- BALLOON IS VISIBLE THROUGH TREES
DISTANCE FROM THE PHOTOGRAPH LOCATION TO SITE IS 0.18 MILE +/-



PHOTO TAKEN FROM LANE STREET ADJACENT TO HOUSE #62, LOOKING NORTHEAST
- BALLOON IS VISIBLE THROUGH TREES
DISTANCE FROM THE PHOTOGRAPH LOCATION TO SITE IS 0.17 MILE +/-

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PHOTO TAKEN FROM LANE STREET ADJACENT TO HOUSE #62, LOOKING NORTHEAST
- BALLOON IS VISIBLE THROUGH TREES
DISTANCE FROM THE PHOTOGRAPH LOCATION TO SITE IS 0.17 MILE +/-

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