



Vanasse Hangen Brustlin, Inc.

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

Memorandum

To: Mr. Scott Chasse
All-Points Technology Corp., P.C.
3 Saddlebrook Drive
Killingworth, CT 06419

Date: August 25, 2009

Project No.: 40505.05

From: Dean Gustafson
Senior Wetland Scientist

Re: Coastal Consistency Analysis
T-Mobile Site No. CT11436
23 Stonybrook Road
Stratford, Connecticut

Vanasse Hangen Brustlin, Inc. (VHB) provides the following assessment to demonstrate that the proposed T-Mobile project meets the requirements of the Connecticut Coastal Management Act (CGS Section 22a-90 through 22a-112) and is adequately protective of the interests of these regulations and the State's coastal resources.

The property is improved with a commercial retail building and associated paved parking area. Based on a review of plans prepared by All-Points Technology Corporation, P.C. (latest revised date 05/15/09) VHB understands that T-Mobile proposes to construct a wireless communications facility ("Facility") in the southwest corner of the property within the limits of the existing paved parking lot. Bruce Brook, which flows north to south along the south property line, is located approximately 50 feet southeast of the proposed Facility.

The proposed Facility location is outside the coastal boundary although within the coastal area (the entire town of Stratford is considered in the coastal area); refer to the enclosed Coastal Boundary Map. No coastal resources are located on the subject property. No federal or state-regulated tidal wetlands or watercourses were identified (or delineated) on the subject property. The wetlands and watercourse identified on the subject property are classified as inland resources. The Facility would be located outside the 100-year and 500-year flood plain as shown on the Town of Stratford, Connecticut FEMA Flood Insurance Rate Map, Panel Number 090016 0003 D, revised April 16, 1990. According to the 1979 Connecticut Coastal Resources Map, developed shorefront associated with the Yellow Mill Channel is the nearest coastal resource to the subject property, approximately 1.5 miles southwest of the proposed Facility location.

Due to the absence of coastal resources on and proximate to the Facility location no coastal resources will be adversely affected by the proposed development and the T-Mobile project is consistent with the State's coastal polices and goals as detailed below.

Coastal Consistency Review

The proposed T-Mobile project will not result in adverse impacts to coastal resources as defined in the Connecticut Coastal Management Act (CCMA). The CCMA identifies eight potential adverse impacts to coastal resources. This section provides a definition of each potential adverse impact for each resource area and why the proposed project will not adversely affect each resource.

- 1) *Degrading **water quality** of coastal waters by introducing significant amounts of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity.*

The proposed project will not affect water quality within the Yellow Mill Channel, located 1.5± miles to the southwest. Since the proposed wireless telecommunications compound creates minimal impervious surface and is underlain by a gravel surface, no significant stormwater runoff will be generated by the proposed project.

- 2) *Degrading **existing circulation patterns of coastal waters** by impacting tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours.*

The proposed project is located on property that is currently developed and outside of tidally influenced coastal water areas and as such will not impact current drainage or circulation patterns.

- 3) *Degrading **natural erosion patterns** by significantly altering littoral transport of sediments in terms of deposition or source reduction.*

The proposed project would not affect littoral transport of sediments since the Facility location is not on a shoreline.

- 4) *Degrading **natural or existing drainage patterns** by significantly altering groundwater flow and recharge and volume of runoff.*

Existing drainage patterns, groundwater flow and recharge and stormwater runoff will not be significantly altered by the proposed Facility due to its limited size and the existing developed nature of the subject property.

- 5) *Increasing the hazard of **coastal flooding** by significantly altering shoreline configurations or bathymetry, particularly within high velocity flood zones.*

The proposed project will not significantly alter shoreline configurations or bathymetry. The proposed project is located outside of the 100-year coastal flood hazard zone.

- 6) *Degrading **visual quality** by significantly altering the natural features of vistas and viewpoints.*

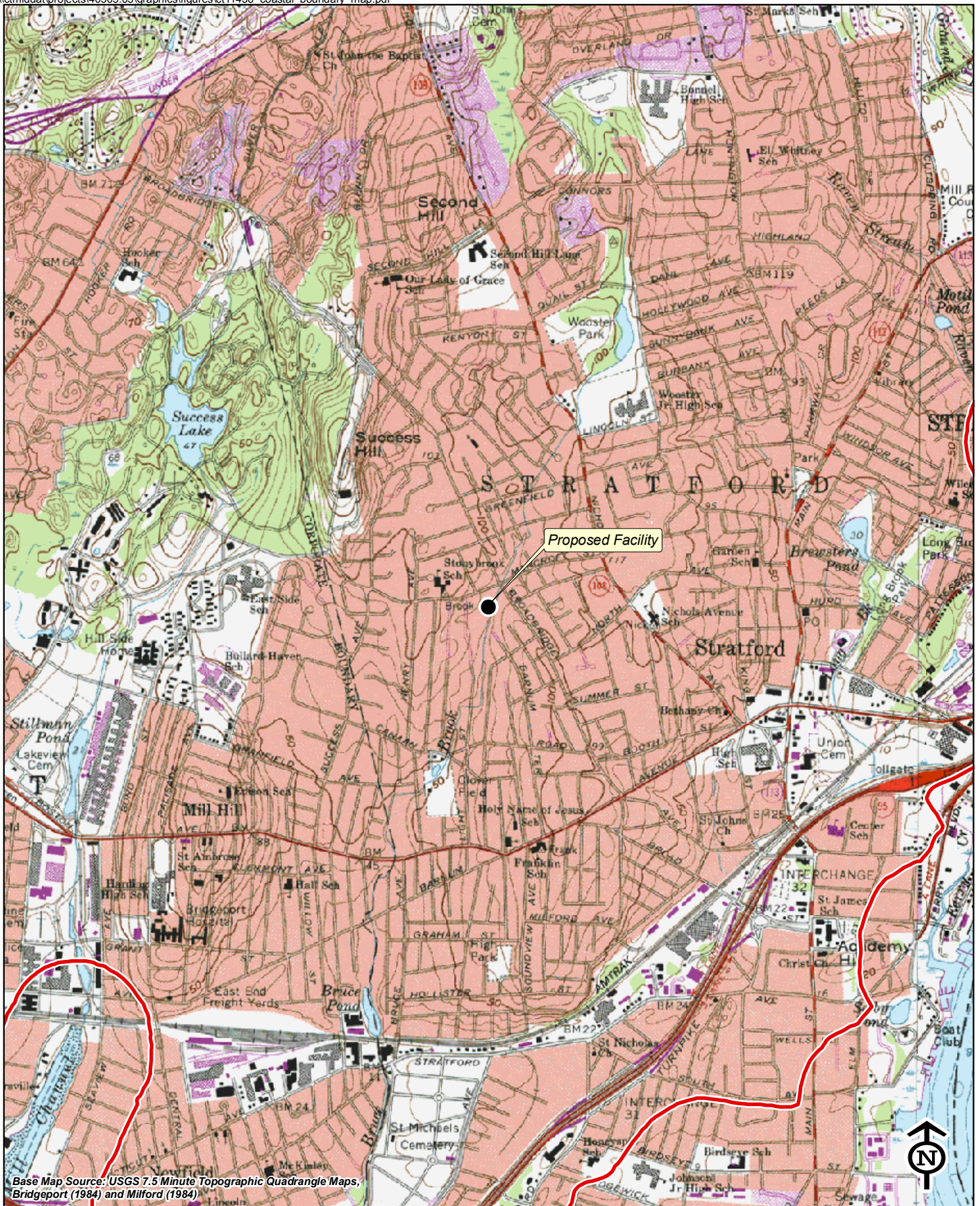
The proposed 100 foot unipole will not significantly alter vistas or viewpoints and does not result in significant visibility from coastal resource areas. The proposed unipole's visibility is generally limited to the immediate surrounding area with 0.25± radius of the proposed Facility. Refer to VHB's Visual Resource Evaluation Report, dated August 2009, provided under separate cover.

- 7) *Degrading or destroying **essential wildlife, finfish or shellfish habitat** by significantly altering the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significantly altering the natural components of the habitat.*

No essential wildlife, finfish or shellfish habitat exist on the subject property. The proposed facility location is on an existing commercial property within a paved parking lot.

- 8) *Degrading **tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments** by significantly altering their natural characteristics or function.*

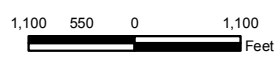
The proposed project will not alter the natural characteristics of any coastal resource area as none exist on or near the subject property.



Base Map Source: USGS 7.5 Minute Topographic Quadrangle Maps, Bridgeport (1984) and Milford (1984)

Legend

- Proposed Site Facility
- Coastal Boundary



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Coastal Boundary Map
 Proposed T-Mobile Wireless
 Telecommunications Facility
 CT11436
 23 Stonybrook Road
 Stratford, Connecticut

