



STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL

IN RE:

APPLICATION OF NEW CINGULAR  
WIRELESS PCS, LLC (AT&T) FOR A  
CERTIFICATE OF ENVIRONMENTAL  
COMPATIBILITY AND PUBLIC NEED FOR  
THE CONSTRUCTION, MAINTENANCE  
AND OPERATION OF A  
TELECOMMUNICATIONS TOWER  
FACILITY AT 1363 BOSTON POST ROAD  
IN THE TOWN OF  
OLD SAYBROOK, CONNECTICUT

DOCKET NO. \_\_\_\_\_

October 29, 2010

APPLICATION FOR CERTIFICATE OF  
ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED

New Cingular Wireless PCS, LLC ("AT&T")  
500 Enterprise Drive  
Rocky Hill, Connecticut 06067

## **LIST OF ATTACHMENTS**

1. Statement of Radio Frequency Need with Coverage Plots
2. Site Search Summary
3. Description and Design of Proposed Facility
4. Visual Analysis Report
5. Environmental Assessment including Wetlands, Power Density and FAA reports
6. FCC/NEPA Environmental Compliance Report and Correspondence
7. Correspondence with the Town of Old Saybrook
8. Correspondence with State Agencies
9. Certification of Service on Governmental Officials including List of Officials Served
10. Affidavit of Publication from and text of legal notice published in the Hartford Courant;  
Notice to Abutting Landowners; Certification of Service; List of Abutting Landowners
11. Connecticut Siting Council Application Guide

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A TELECOMMUNICATIONS TOWER  
FACILITY ON TOWN OWNED  
PROPERTY AT 1363 BOSTON POST  
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**APPLICATION FOR CERTIFICATE OF  
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**I. Introduction**

**A. Purpose and Authority**

Pursuant to Chapter 277a, Sections 16-50g et seq. of the Connecticut General Statutes (“CGS”), as amended, and Sections 16-50j-1 et seq. of the Regulations of Connecticut State Agencies (“RCSA”), as amended, New Cingular Wireless PCS, LLC (“AT&T” or the “Applicant”), hereby submits an application and supporting documentation (collectively, the “Application”) for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a wireless communications facility (the “Facility”) in the Town of Old Saybrook. The proposed Facility is a necessary component of AT&T’s wireless network and its provision of personal wireless communications services and will allow service to be provided to the public in central and southern Old Saybrook. The Facility itself is proposed on property owned by The Wilcox Family, LLC.

## **B. Executive Summary**

AT&T is proposing this Facility as a result of a site search commenced in 2008 in order to provide needed coverage in the Shoreline Community of Old Saybrook including portions of Route 1 (Boston Post Road), Amtrak and local businesses, commercial properties and residences in the area where a gap in reliable coverage currently exists. The site of AT&T's proposed facility is on a 7.53 acre parcel of property owned by the The Wilcox Family, LLC located at 1363 Boston Post Road. The property is improved with existing buildings used for various purposes including an electrical supply wholesaler, car storage, motorcycle parts sales, a martial arts studio and a residence among other uses. The location of the proposed facility is an existing gravel area to the rear of the property. The Facility will provide in-building reliable coverage to the public in an area of high traffic and suburban density.

The proposed AT&T Facility consists of a new 100' monopole and associated unmanned equipment at grade. AT&T will mount up to twelve (12) panel antennas at a centerline height of 97' AGL. The tower would be capable of an extension to a total height of 120' AGL to accommodate other carriers if needed in the future. As proposed, the tower would be able to host an additional carrier at a centerline height of 87' AGL. Fully expanded the tower could accommodate up to three (3) additional carriers. AT&T would install a 12' x 20' equipment shelter adjacent to the tower within a 45' x 80' gravel compound. Vehicular access to the facility would be provided along an existing road (a/k/a/ Tompkins Road) then along an easement over the existing driveway which is approximately 641' in length and then over a new gravel access drive 382' in length. Power and landline connections would extend underground from an existing transformer and telephone pad adjacent to the property.



Included in this Application and its accompanying attachments are reports, plans and visual materials detailing the proposed Facility and the environmental effects associated therewith. A copy of the Council's Community Antennas Television and Telecommunication Facilities Application Guide with page references from this Application is also included in Attachment 11.

### **C. The Applicant**

The Applicant is a Delaware limited liability company with an office at 500 Enterprise Drive, Rocky Hill, Connecticut 06067. The company's member corporation is licensed by the Federal Communications Commission ("FCC") to construct and operate a personal wireless services system, which has been interpreted as a "cellular system", within the meaning of CGS Section 16-50i(a)(6). The company does not conduct any other business in the State of Connecticut other than the provision of personal wireless services under FCC rules and regulations.

Correspondence and/or communications regarding this Application shall be addressed to the attorneys for the applicant:

Cuddy & Feder LLP  
445 Hamilton Avenue, 14<sup>th</sup> Floor  
White Plains, New York 10601  
(914) 761-1300  
Attention: Christopher B. Fisher, Esq.  
Daniel M. Laub, Esq.

A copy of all correspondence shall also be sent to:

AT&T  
500 Enterprise Drive  
Rocky Hill, Connecticut  
Attention: Michele Briggs

#### **D. Application Fee**

Pursuant to RCSA Section 16-50v-1a(b), a check made payable to the Siting Council in the amount of \$1,250 accompanies this Application.

#### **E. Compliance with CGS Section 16-50l(c)**

AT&T is not engaged in generating electric power in the State of Connecticut. As such, AT&T's proposed Facility is not subject to Section 16-50r of the Connecticut General Statutes. Furthermore, AT&T's proposed Facility has not been identified in any annual forecast reports; therefore, AT&T's proposed Facility is not subject to Section 16-50l(c).

#### **II. Service and Notice Required by CGS Section 16-50l(b)**

Pursuant to CGS Section 16-50l(b), copies of this Application have been sent by certified mail, return receipt requested, to municipal, regional, State, and Federal officials. A certificate of service, along with a list of the parties served with a copy of the Application is included in Attachment 9. Pursuant to CGS 16-50l(b), notice of the Applicant's intent to submit this application was published on two occasions in the Hartford Courant, the paper utilized for publication of planning and zoning notices in the Town of Old Saybrook and of wide circulation in the area. A copy of the text of the published legal notice is included in Attachment 10. The original affidavit of publication is being provided separately. Further, in compliance with CGS 16-50l(b), notices were sent to each person appearing of record as owner of a property which abuts the property on which the facility is proposed. Certification of such notice, a sample notice letter, the list of property owners to whom the notice was mailed and proof of receipt are included in Attachment 10.

### **III. Statements of Need and Benefits**

#### **A. Statement of Need**

As the Council is aware, the United States Congress, through adoption of the Telecommunications Act of 1996, recognized the important public need for high quality telecommunication services throughout the United States. The purpose of the Telecommunications Act was to “provide for a competitive, deregulatory national policy framework designed to accelerate rapidly private sector deployment of advanced telecommunications and information technologies to all Americans.” H.R. Conf. Rep. No. 104-458, 206, 104<sup>th</sup> Cong., Sess. 1 (1996). With respect to wireless communications services, the Telecommunications Act of 1996 expressly preserved State and/or local land use authority over wireless facilities, placed several requirements and legal limitations on the exercise of such authority and preempted State or local regulatory oversight in the area of emissions as more fully set forth in 47 U.S.C. § 332(c)(7). In essence, Congress struck a balance between legitimate areas of State and/or local regulatory control over wireless infrastructure and the public’s interest in its timely deployment to meet the public need for wireless services.

The Facility proposed in this Application is an integral component of AT&T’s network in its FCC licensed areas throughout the State. Currently, gaps in reliable service exist in the area of central Old Saybrook along Route 1, a portion of the Amtrak railroad and homes, a school and businesses in the surrounding areas of Old Saybrook. The proposed Facility will serve residents, travelers and visitors to these areas and overlap with service from AT&T sites in the area. Attachment 1 of this Application includes a Statement of Radio Frequency (“RF”) Need and propagation plots which identify and demonstrate the specific need for a Facility in this area of Old Saybrook.

## **B. Statement of Benefits**

Carriers have seen the public's demand for traditional cellular telephone services in a mobile setting develop into the requirement for anytime-anywhere wireless connectivity with the ability to send and receive voice, text, image and video. Wireless devices have become integral to the telecommunications needs of the public and their benefits are no longer considered a luxury. People today are using their wireless devices more and more as their primary form of communication for both personal and business needs. Modern devices allow for calls to be made, the internet to be reached and other services to be provided irrespective of whether a user is mobile or stationary and provided network service is available. The Facility as proposed by AT&T would allow it and other carriers to provide these benefits to the public.

Moreover, AT&T will provide Enhanced 911 services from the site as required by the Wireless Communications and Public Safety Act of 1999 (the "911 Act"). The purpose of this Federal legislation was to promote public safety through the deployment of a seamless, nationwide emergency communications infrastructure that includes wireless communications services. In enacting the 911 Act, Congress recognized that networks that provide for the rapid, efficient deployment of emergency services would enable faster delivery of emergency care with reduced fatalities and severity of injuries. With each year since passage of the 911 Act, additional anecdotal evidence supports the public safety value of improved wireless communications in aiding lost, ill or injured individuals such as motorists and participants in sporting events along with supporting public safety. Carriers are simply able to help 911 public safety dispatchers identify wireless caller's geographical locations within several hundred feet, a significant benefit to the community associated with any new wireless site.

In this area of the Town of Old Saybrook, there is a school, businesses and other locations that would directly benefit from improved and reliable wireless services from the proposed facility.

### **C. Technological Alternatives**

The FCC licenses granted to AT&T authorize it to provide wireless services in this area of the State through deployment of a network of wireless transmitting sites. The proposed Facility is a necessary component of AT&T's wireless network. Repeaters, microcell transmitters, distributed antenna systems and other types of transmitting technologies are not a practicable or feasible means to providing service within the target area for this site which contains significant gaps in reliable service. As such, these types of technologies were not considered by AT&T as an alternative to the proposed Facility. The Applicant submits that there are no equally effective, feasible technological alternatives to construction of a new tower Facility for providing reliable personal wireless services in this area of Connecticut.

## **IV. Site Selection and Tower Sharing**

### **A. Site Selection**

AT&T's investigation of the area has been guided by benchmark data on gaps in its wireless coverage in southern Old Saybrook that was used to establish a "site search area" for the placement of a new facility. This site search area is the general geographical location where the installation of a wireless facility would address an identified service problem while still allowing for orderly integration of a site into AT&T's network, based on the engineering criteria of hand-off, frequency reuse and interference and physical terrain in the area.

In any site search area, AT&T seeks to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of a needed facility, while at the same time

ensuring the quality of service provided by the site to users of its network. There are fifteen (15) existing communications facilities within four (4) miles of the proposed Facility. AT&T already uses a number of the sites. Other existing sites are outside of the site search area and would not provide reliable coverage to the area intended in this Application.

## **B. Tower Sharing**

AT&T proposes a 100' monopole tower and facility compound that can accommodate antennas and ground equipment for at least one additional carrier. The proposed tower would be capable of expansion to 120' AGL in order to accommodate up to an additional two carriers. The entire Tower, fully built to 120' AGL, would accommodate four (4) carriers including AT&T.

## **V. Facility Design**

AT&T has leased a 10,000 square foot area on an approximately 7.5 acre parcel of property owned by the Wilcox Family, LLC in the Town of Old Saybrook. The proposed Facility would consist of a 100' high self-supporting monopole within a 45' x 80' fenced equipment compound behind on-site existing buildings. AT&T would install up to twelve (12) panel antennas on the monopole at centerline heights of 97' AGL and unmanned equipment within the compound. An 8' chain link fence would enclose the compound.

Both the monopole and the equipment compound are designed to accommodate antenna locations for other wireless carriers. Vehicle access to the compound would extend northerly from Route 1 over an existing access road also known as Tompkins Lane. Utilities to serve the proposed facility would be extended underground from a nearby transformer and telecommunications pedestal. Attachment 3 contains the specifications for the proposed Facility including an abutters map, site access map, a compound plan, tower elevation, and other relevant

details of the proposed Facility. Also included as Attachment 4 is a Visual Analysis Report.

Some of the relevant information included in Attachments 3 and 4 and reveals that:

- Minimal grading or clearing of the proposed compound area would be needed in a cleared area behind existing buildings;
- The proposed Facility will have no impact on water flow, water quality, or air quality;
- Existing buildings and trees in the area help to screen visibility of the tower facility from off-site locations;
- Year-round visibility of the proposed tower is very limited given the tower height;

## **VI. Environmental Compatibility**

Pursuant to CGS Section 16-50p, the Council is required to find and to determine as part of the Application process any probable environmental impact of the facility on the natural environment, ecological balance, public health and safety, scenic, historic and recreational values, forest and parks, air and water purity and fish and wildlife. As demonstrated in this Application and the accompanying Attachments and documentation, the proposed Facility will not have significant adverse environmental effects. The effects, if any, are largely visual and there are minimal views from potential sites or receptors in this area of Old Saybrook.

### **A. Visual Assessment**

The visual impact of the proposed Facility is not significant. Included in Attachment 4 is a Visual Analysis Report which contains a view shed map and photo simulations of off-site views. As shown in the report and photo simulations, upper portions of the tower will be visible in the immediate vicinity of the proposed Facility. Distant views (approximately 4,000 linear feet or more) of the tower occur along the coastline and in Long Island Sound. Total year-round visibility is limited to 905.5 acres or 11.2% of the total study area. Leaf-off conditions will yield

only another 36.6 acres, or 0.4% of the study area from which the top of the tower would be visible. Over eighty-eight percent of the study area is screened from the tower by topography and/or vegetation. As demonstrated in the accompanying Visual Analysis Report many of the views would be distant and often within a context of existing commercial or utility development. Weather permitting, AT&T will raise a balloon with a diameter of at least three (3) feet at the proposed Site on the day of the Council's first hearing session on this Application, or at a time otherwise specified by the Council.

**B. Solicitation of State and Federal Agency Comments**

Various consultations with municipal, State and Federal governmental entities and AT&T consultant reviews for potential environmental impacts are summarized and included in Attachments 5 through 8. AT&T submitted requests for review from Federal, State and Tribal entities including the United States Fish & Wildlife Service ("USFW"), the Connecticut State Historic Preservation Officer ("SHPO") and the Connecticut Department of Environmental Protection ("DEP").

The SHPO has reviewed the proposed site and conducted an on-site inspection facilitated by the use of a balloon float and has determined that there will be no adverse effect on cultural resources listed as eligible for listing on the National Register of Historic Places. Of note, SHPO expressed potential concern regarding a tower 120' in height and possible views from the Bushnell House, a historic resource. The Facility as proposed is 100' in height which was determined not to have a negative effect on that historic resource. No endangered or threatened species habitat was identified based on a review of the Connecticut DEP Natural Diversity Database. Please see Natural Diversity Database Map included in Attachment 6. As required,



this Application is being served on state and local agencies which may choose to comment on the Application prior to the close of the Siting Council's public hearing.

**C. Power Density Analysis**

In August 1996, the FCC adopted a standard for exposure to Radio Frequency ("RF") emissions from telecommunications facilities like those proposed in this Application. To ensure compliance with applicable standards, a maximum power density report was produced by AT&T's radio frequency consultant C-Squared Systems and is included herein as part of Attachment 5. As demonstrated in this report, the calculated worst-case emissions from the site are only 14.3% of the Federal MPE standard.

**D. Other Environmental Factors**

The proposed Facility would be unmanned, requiring only monthly maintenance visits approximately one hour long. AT&T's equipment at the Facility would be monitored 24 hours a day, seven days a week from a remote location. The proposed Facility does not require a water supply or wastewater utilities. No outdoor storage or solid waste receptacles will be needed. Further, the proposed Facility will not generally create or emit any smoke, gas, dust or other air contaminants, noise, odors or vibrations other than installed heating and ventilation equipment. Temporary power outages could require the limited use of emergency generators on site and provisions have been made for a permanent on-site generator. Overall, the construction and operation of AT&T's proposed Facility will have no significant impact on the air, water, or noise quality of the area.

AT&T utilized the FCC's TOWAIR program to determine if the Site would require registration with the Federal Aviation Administration ("FAA"). The TOWAIR program results for the proposed facility, a copy of which is included in Attachment 5, indicate that registration

with the FAA is not required for the proposed Facility let alone FAA review as a potential air navigation obstruction or hazard. As such, FAA lighting or marking would not be required for the tower proposed in this Application.

AT&T has evaluated the Site in accordance with the FCC's regulations implementing the National Environmental Policy Act of 1969 ("NEPA"). The Site was not identified as a wilderness area, wildlife preserve, National Park, National Forest, National Parkway, Scenic River, State Forest, State Designated Scenic River or State Gameland. According to the site survey and field investigations, wetlands are present onsite and in proximity to the tower with the nearest ground disturbance approximately 50' from the identified wetland. As set forth in the wetlands delineation report included in Attachment 5, the proposed development will not cause a direct or adverse impact on the delineated wetlands. Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Maps of the proposed site indicate that the Site is not located within a 100-year or 500-year floodplain.

## **VII. Consistency with the Town of Old Saybrook's Land Use Regulations**

Pursuant to the Council's Application Guide, included in this section is a summary of the consistency of the project with the local municipality's zoning and wetland regulations and plan of conservation and development. A description of the zoning classification of the Site and the planned and existing uses of the proposed site location are also detailed in this Section.

### **A. Old Saybrook's Plan of Conservation and Development**

The Town of Old Saybrook Plan of Conservation & Development ("Plan"), effective October 15, 2003 and revised through February 15, 2006 is included in Section 1 of the Bulk Filing. The Plan recognizes the trend of increased towers and notes the importance of siting, minimum heights, safety issues and aesthetics. See, Town of Old Saybrook Plan of Conservation & Development page R.

**B. Old Saybrook's Zoning Regulations and Zoning Classification**

The Site is classified in the Town of Old Saybrook's Gateway Business B-4 Zoning District.

**C. Local Zoning Standards and Dimensional Requirements**

A March 17, 2008 amendment to the Zoning Law of Old Saybrook notes "Delete: Section 68 Telecommunications Facilities". As such, no zoning regulations address the siting of wireless telecommunications facilities in the Town of Old Saybrook.

**D. Planned and Existing Land Uses**

The proposed Facility will be located on an approximately 7.5 acre parcel used for commercial and residential purposes. Properties immediately surrounding the subject site include commercial operations and low-density single-family residential homes, and Old Saybrook Senior High School. Consultation with municipal officials did not indicate any planned changes to the existing or surrounding land uses. Copies of the Town of Old Saybrook's Zoning Code, Inland Wetlands Regulations, Zoning Map and Plan of Conservation and Development are included in the AT&T's Bulk Filing.

**E. Old Saybrook's Inland Wetlands and Watercourses Regulations**

The Town of Old Saybrook's Inland Wetlands Regulations ("Local Wetlands Regulations") regulate certain activities conducted in "Wetlands" and "Watercourses" as defined therein. The upland review area for regulated activities under the Local Wetlands Regulations, including grading and other construction activities, is 100' measured horizontally from the boundary of any wetlands or watercourse. In this case, a review of available information regarding the site through Federal, State and local databases and a field survey indicates that

wetlands are located on the property. These wetlands are shown on the drawings in Attachment 5 and are approximately 50' at their nearest point to the tower compound.

All appropriate sediment and erosion control measures will be designed and employed in accordance with the Connecticut Soil Erosion Control Guidelines, as established by the Council of Soil and Water Conservation. Soil erosion control measures and other best management practices will be established and maintained throughout the construction of the proposed Facility. No adverse impact to wetland and water resources is anticipated, but as noted, erosion control measures and other best management practices will be implemented.

#### **VIII. Consultations with Local Officials**

CGS Section 16-50/(e) requires an applicant to consult with the municipality in which a proposed facility may be located and with any adjoining municipality having a boundary of 2,500 feet from the proposed facility concerning the proposed facility. A Technical Report was filed the Town on July 16, 2010. Representatives of AT&T contacted Town officials regarding the proposed Facility several times. No comments or preferences were provided. An inquiry regarding space available for municipal equipment was made and AT&T provided correspondence to the First Selectman indicating that certain antenna space could be made available at no rental cost. Correspondence in this regard is included in Attachment 7.

#### **IX. Estimated Cost and Schedule**

##### **A. Overall Estimated Cost**

The total estimated cost of construction for the proposed Facility is \$264,840. This estimate includes:

- (1) Tower and foundation costs: \$90,000;
- (2) Site development costs: \$51,150;
- (3) Utility installation costs: \$30,690; and
- (4) Facility installation: \$93,000.

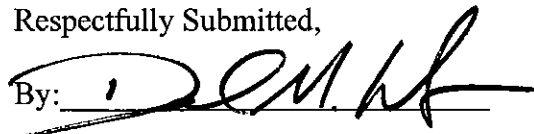
**B. Overall Scheduling**

Site preparation work would commence immediately following Council approval of a Development and Management (“D&M”) Plan and the issuance of a Building Permit by the Town of Old Saybrook. The site preparation phase is expected to be completed within three to four weeks. Installation of the monopole, antennas and associated equipment is expected to take an additional two weeks. The duration of the total construction schedule is approximately six to eight weeks. Facility integration and system testing is expected to require an additional two weeks after the construction is completed.

**X. Conclusion**

This Application and the accompanying materials and documentation clearly demonstrate that a public need exists in the subject portion of Town of Old Saybrook and surrounding areas for the provision of AT&T's wireless services to the public. The foregoing information and attachments also demonstrate that the proposed Facility will not have any substantial adverse environmental effects. The Applicant respectfully submits that the public need for the proposed Facility outweighs any potential environmental effects resulting from the construction of the proposed Facility at the Site. As such, the Applicant respectfully requests that the Council grant a Certificate of Environmental Compatibility and Public Need to AT&T for the proposed wireless telecommunications facility at 28 Great Oak Lane in the Town of Old Saybrook.

Respectfully Submitted,

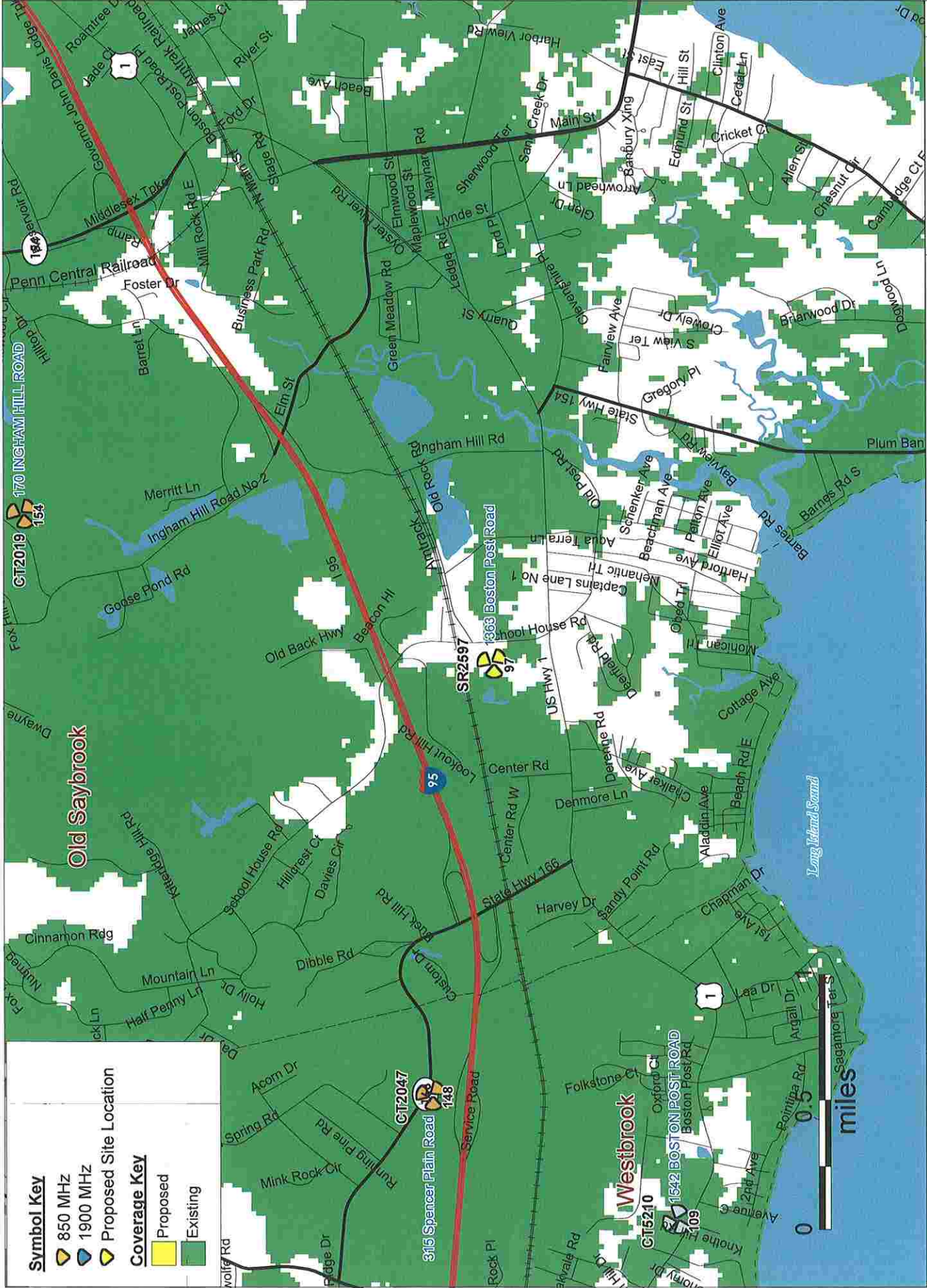
By: 

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### Statement of Public Need

The proposed facility will provide reliable wireless communications service to homes, businesses, Old Saybrook Senior High School, US Route 1, a portion of the Amtrak Railroad and the Saybrook Manor area of Town. The facility is needed by AT&T in conjunction with other existing and proposed facilities in Old Saybrook and the adjoining town of Westbrook to provide reliable in-building service to the public. Attached are two coverage plots which depict the "Current Coverage" provided by AT&T's existing facilities in this area and "Proposed Coverage" from the proposed site predicted with existing coverage from adjacent sites. Coverage is modeled at an "in-building" reliable level based on the overall density and traffic patterns of usage in this area of the state. Additionally, a chart containing information concerning surrounding existing and proposed wireless communications sites in the greater surrounding area of the proposed facility is also attached. No existing or other proposed wireless sites will serve the area of need. As demonstrated by these materials, a facility in this area of Old Saybrook is required for AT&T to serve reliably this public in this portion of the Town.



**Symbol Key**

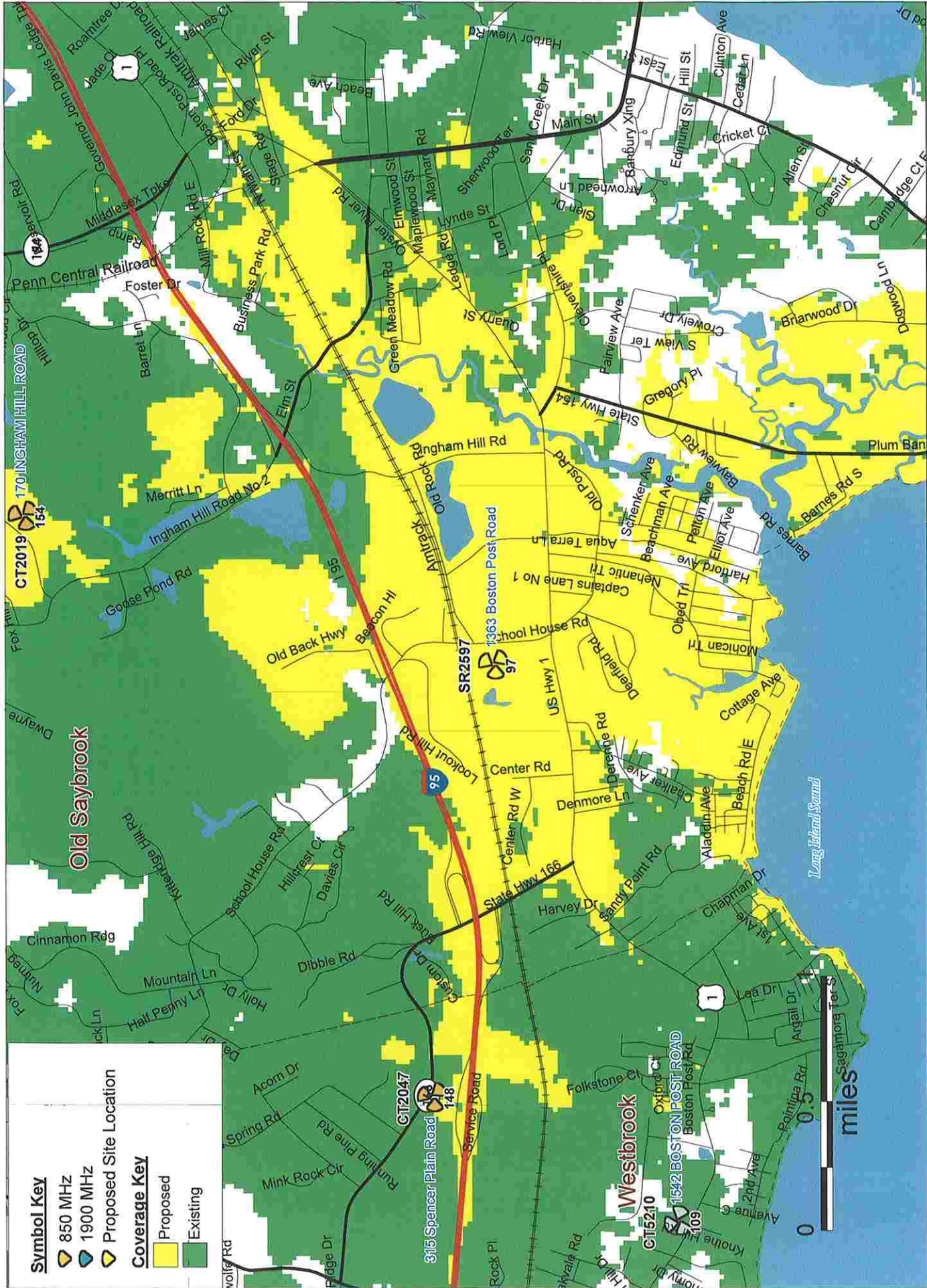
- 850 MHz
- 1900 MHz
- Proposed Site Location

**Coverage Key**

- Proposed
- Existing

Existing Coverage -74 dBm	<b>Old Saybrook, CT</b>	1363 Boston Post Road Old Saybrook, CT 06475		PREPARED ON _____	REV 0
				DATE: 10/20/2010	





**Symbol Key**

- 850 MHz
- 1900 MHz
- Proposed Site Location

**Coverage Key**

- Proposed
- Existing

PREPARED ON <b>DATE: 10/20/2010</b> REV 9		<b>1363 Boston Post Road Old Saybrook, CT 06475</b>	<b>Old Saybrook, CT</b>	Existing and Proposed Coverage -74 dBm
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### Existing Tower/Cell Site Listing

There are fifteen (15) communications facilities located within approximately four (4) miles of the site search area for the proposed site in Old Saybrook, including twelve (12) towers, a water tank, a smokestack and a building at a local marina. Each location is also shown on the following map, numbered in the order appearing on this list. None of the existing facilities set forth below would provide adequate and reliable in-building coverage to the target area. Indeed, many of the towers listed are currently being used or proposed for use by AT&T to provide service outside of the area targeted for service by the proposed Old Saybrook facility.

<u>No.</u>	<u>OWNER/OPERATOR</u>	<u>TOWER/CELL SITE LOCATION</u>	<u>HEIGHT</u>	<u>SOURCE</u>	<u>COORDINATES</u>
1.	DPS/Valley Shore	315 Spencer Plains Road, Westbrook	180' ssl	AT&T Site #2047	Lat 41-17-33 Long 72-25-52
2.	Town of Westbrook	1542 Boston Post Road, Westbrook	127' wt	AT&T Site #5210	Lat 41-16-55 Long 72-26-15
3.	Sprint	782 Old Clinton Road, Westbrook	160' m	AT&T Site #2199	Lat 41-17-26 Long 72-28-08
4.	Verizon (Cellco)	63 Pilot's Pt Marina, Westbrook	33' bm	CSC Database	Lat 41-16-25 Long 72-28-29
5.	Sprint	798 Toby Hill Road, Westbrook	150' m	AT&T Site #5886	Lat 41-19-12.4 Long 72-26-32.2
6.	Crossroads Communications	Route 9, Old Saybrook	190' gl	AT&T Site #5394	Lat 41-19-41 Long 72-23-20
7.	Crossroads Communications	Route 9, Old Saybrook	200' gl	CSC Database	Lat 41-19-39 Long 72-23-19
8.	Crossroads Communications	77 Springbrook Road, Old Saybrook	175' m	CSC Database	Lat 41-18-49.8 Long 72-21-50.5
9.	Etherington	2 Ferry Place, Old Saybrook	110' stack	AT&T Site #2042	Lat 41-18-45 Long 72-21-13
10.	Amtrak	Route 1, Old Saybrook	150' m	CSC Database	Lat 41-18-05 Long 72-22-29
11.	Crown (Sprint)	430 Middlesex Tpke, Old Saybrook	175' m	CSC Database	Lat 41-17-55.6 Long 72-22-27
12.	American Tower	40-3 River Street, Old Saybrook	130' m	CSC Database	Lat 41-17-50 Long 72-22-27.6

<u>No.</u>	<u>OWNER/OPERATOR</u>	<u>TOWER/CELL SITE LOCATION</u>	<u>HEIGHT</u>	<u>SOURCE</u>	<u>COORDINATES</u>
13.	SBA	170 Ingham Hill Road, Old Saybrook	150' m	AT&T Site #2019	Lat 41-18-35 Long 72-23-51
14.	M & J Bus Co.	130 Ingham Hill Road, Old Saybrook	50' m	AT&T decommissioned site	Lat 41-17-55 Long 72-23-33
15.	Town of Old Saybrook	225 Main Street Old Saybrook, CT	157.5 m	FCC ASR	Lat 41-17-25 Long 72-22-37









## Site Search Summary

To initiate its site selection process in an area where a coverage need has been identified, AT&T first establishes a "site search area". The site search area is a general geographical location where the installation of a wireless facility would address the identified coverage need and/or capacity problem, while still allowing for orderly integration of the site into AT&T's network based on the radiofrequency engineering criteria of hand-off, frequency reuse and interference. In any site search area, AT&T seeks to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of a needed facility, while at the same time ensuring the quality of service provided by the site to users of its network.

As noted in "Section 1" of this Report, there are no existing towers or structures within four (4) miles of the targeted search area that would sufficiently address the need for reliable in-building coverage in AT&T's network. AT&T did investigate several locations where the construction of a wireless facility might be feasible prior to leasing the proposed site.

### Sites Investigated

In addition to assessing the fifteen (15) existing communication facilities noted in "Section 1", representatives for AT&T have also identified and investigated eight (8) potential sites/areas for the construction of a wireless facility surrounding the proposed site. A description of each site investigated is set forth below. Where applicable, the reason for eliminating the property is also included. Following these descriptions is a map indicating the location of all sites investigated.

1.     Address:                 **1363 Boston Post Road (a/k/a Tompkins Road)**  
      Map/Block/Lot:     027/023  
      Deed:                 487/320  
      Owner:                Wilcox Family, LLC  
      Zoning District:    B-4  
      Lot Size:             Approximately 7.53 Acres

This property is the proposed site.

2.     Address:                 **130 Ingham Hill Road**  
      Map/Block/Lot:     038/006/0003  
      Deed:                 490/353  
      Owner:                Ingham Hill Realty, LLC  
      Zoning District:    I-1  
      Lot Size:             Approximately 3.97 Acres

This is an existing fifty (50) foot monopole at the M&J Bus Company lot that was previously approved through Petition # 601 for AT&T when it was a PCS carrier only. The site has since been decommissioned subsequent to the merger with Cingular due to duplication of coverage from that location. Collocation at 50' was rejected by AT&T's radio frequency engineers to meet the needs of this proposed coverage area.

3. **Address:** **Donnelley Road**  
**Map/Block/Lot:** 027/031  
**Deed:** 443/568  
**Owner:** WS Old Saybrook Realty, LLC  
**Zoning District:** I-1  
**Lot Size:** Approximately 29.64 Acres

The property is improved with a large medium-industrial facility at the end of Donnelley Road with additional access from Schoolhouse Road. The ownership, through its Real Estate agents, expressed initial interest, but later rejected several of AT&T's offers.

4. **Address:** **45 Schoolhouse Road**  
**Map/Block/Lot:** 027/023/0001  
**Deed:** 485/1071  
**Owner:** YSI VI, LLC  
**Zoning District:** B-4  
**Lot Size:** Approximately 3.50 Acres

This is a self-storage facility located across the street from the Schoolhouse Road entrance to Candidate #3. The owners, who are located in Alexandria, VA, were unresponsive to AT&T's attempts to reach them.

5. **Address:** **90 Schoolhouse Road**  
**Map/Block/Lot:** 034/002  
**Deed:** 335/870  
**Owner:** Chiat  
**Zoning District:** AA-1  
**Lot Size:** Approximately 27.0 Acres

The owner of this undeveloped parcel was unresponsive to AT&T's attempts to reach them.

6. **Address:** **1375 Boston Post Road (a/k/a Tompkins Road)**  
**Map/Block/Lot:** 026/015  
**Deed:** 389/533  
**Owner:** Sandy Point LC  
**Zoning District:** B-4  
**Lot Size:** Approximately 4.7 Acres

The owner expressed interest, but the property was negatively impacted by a pond and wetlands in the only possible tower location.

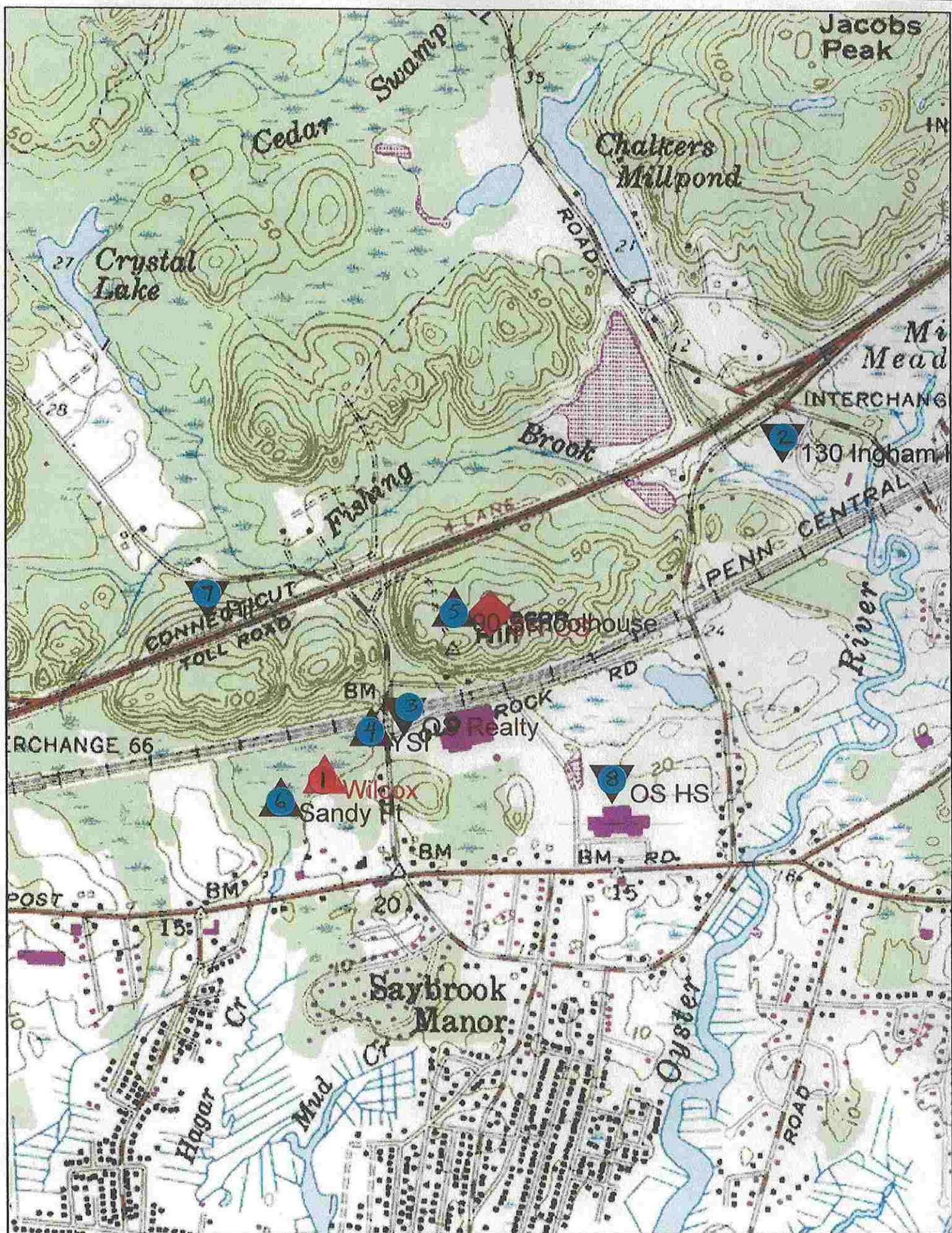
7. **Address:** **Schoolhouse Road**  
**Map/Block/Lot:** 047/002  
**Deed:** 386/271  
**Owner:** Morell, et al  
**Zoning District:** AA-1  
**Lot Size:** Approximately 15.6 Acres

This gravel pit location was rejected by RF

8.     Address:                    **1111 Boston Post Road (Old Saybrook High School)**  
      Map/Block/Lot:        028/014  
      Deed:                    Unknown  
      Owner:                   Town of Old Saybrook  
      Zoning District:        A  
      Lot Size:                Approximately 34.34 Acres

AT&T did not pursue this location based on its own evaluation of visibility among other factors.









## General Facility Description

1363 Boston Post Road  
Owner: Wilcox Family, LLC  
7.53 Acre Parcel

The footprint of the proposed telecommunications facility is located at the northerly edge of a clearing on an undeveloped portion of a 7.53 acre commercial parcel owned by the Wilcox Family, LLC, located at 1363 Boston Post Road in Old Saybrook. The proposed facility consists of a 100' by 100' leased area situated the center-rear of the parcel. The proposed height of the new self-supporting monopole tower is 100' and would be structurally capable of extension up to 120' AGL.

AT&T will install up to twelve (12) panel antennas at the 97' centerline height of the tower together with an associated 12' x 20' radio equipment shelter at the tower base on a concrete pad within the tower compound. The tower compound would consist of a 45' by 80' area to accommodate AT&T's equipment and provide for future shared use of the facility by other carriers. The tower compound would be enclosed by an 8' foot high chain link fence. Vehicle access to the facility would be provided by an existing asphalt access driveway (a/k/a Tompkins Road) in addition to a new 382' long by 12' wide gravel drive extension. Utility connections will be run underground from an existing transformer at the north end of Tompkins Road to provide necessary power and telco service to the proposed facility.

## Site Evaluation Report

### I. LOCATION

- A. COORDINATES: 41° 17' 23.2" N 72° 24' 21.4" W
- B. GROUND ELEVATION: 11' AMSL Elevation (in feet)
- C. USGS MAP: Essex Quad (CT USGS 7.5 minute Topographical Map)
- D. SITE ADDRESS: 1363 Boston Post Road, Old Saybrook, Connecticut, 06475
- E. ZONING WITHIN 1/4 MILE OF SITE: Commercial, Industrial & Residential

### II. DESCRIPTION

- A. SITE SIZE: 45' by 80'
- B. LESSOR'S PARCEL: 7.53
- C. TOWER TYPE/HEIGHT: Monopole/100' AGL
- D. SITE TOPOGRAPHY AND SURFACE: Topography of the subject parcel is flat with a slight gradient to the southeast. The parcel consists of a commercial and residential tract of land containing four commercial buildings. The proposed site area within the parcel is situated at the northerly edge of an undeveloped clearing surrounded by wooded wetlands approximately 425' north of the commercial area and 330' north of the parcel center.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The surrounding terrain ranges in elevation from 5' AMSL to 215', containing a developed shorefront with an average elevation of about 5' AMSL. A review of the site together with available site information provided by Federal, State and local databases indicates that there is one on-site wetland system mapped on the National Wetlands Inventory, and within a 100-year flood zone. This wetland system is predominately a forested habitat with occasional patches of dense understory species. The wetland area is relatively flat and lies approximately 10' lower in elevation from the proposed construction area. The distance from the proposed project (e.g. edge of the access road) where ground disturbance would occur to the nearest wetland is approximately 50', with no activity occurring directly within the delineated wetland area. In addition, an unnamed pond and stream are located approximately 100' to the west of the site, while Indiantown Harbor (Long Island Sound) is located approximately 4,500' to the south.
- F. LAND USE WITHIN 1/4 MILE OF SITE: General land use activities directly surrounding the subject parcel include commercial and residential uses, wooded and undeveloped land, and various roads and highways, including US Interstate 95 U.S.1 (Boston Post Road) as well as Amtrak Railroad. There are thirteen (13) residences located within 1,000' of the proposed site, with the closest situated approximately 440' to the east on Schoolhouse Road.

### III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power
- B. POWER PROXIMITY TO SITE: Electric power will be available for use from a proposed underground power line connecting to an existing transformer.
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: Telephone facilities/service will be available from a proposed underground line connecting to an existing telephone pullbox.
- E. VEHICLE ACCESS TO SITE: Access to the facility would be provided by an existing asphalt access road (a/k/a Tompkins Road) in addition to a new 382' gravel drive extension 12' in width.
- F. OBSTRUCTIONS: None
- G. CLEARING AND FILL REQUIRED: The facility will only require the removal of 7 trees and minimal clearing of brush. Since the site is predominately flat, grading to level the proposed construction area will also be minimal and no filling is anticipated. Detailed plans would be included in a Development and Management Plan ("D&M" plan) after any approval of the facility which may be issued by the Connecticut Siting Council.

### IV. LEGAL

- A. PURCHASE [ ] LEASE [ X ]
- B. OWNER: The Wilcox Family, LLC
- C. ADDRESS: 1363 Boston Post Road, Old Saybrook, Connecticut 06475
- D. DEED ON FILE AT: Town of Old Saybrook Vol. 487; page 320

## Facilities and Equipment Specification

### I. TOWER SPECIFICATIONS:

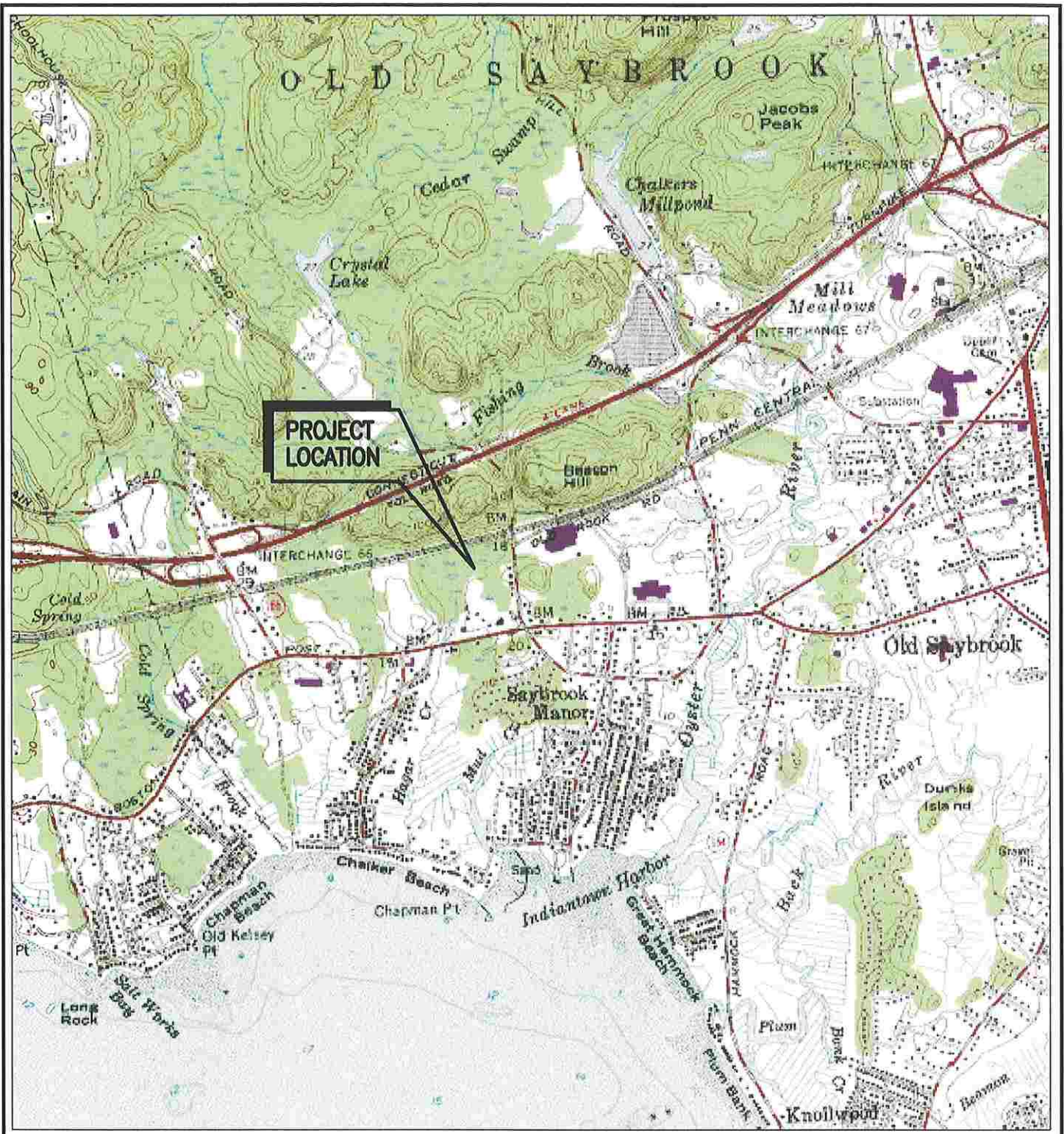
- A. MANUFACTURER: To be determined
- B. TYPE: Self-Supporting monopole
- C. HEIGHT: 100' AGL (future expansion to 120' AGL)  
DIMENSIONS: Approximately 4½' in diameter at the base, tapering to approximately 2' at the top.
- D. LIGHTING: None as set forth in attached TOWAIR report

### II. TOWER LOADING:

- A. AT&T – up to 12 panel Antennas, along with up to 12 TMA/Diplexers
  - a. Model – Powerwave P90-14-XLH-RR or equivalent panel antenna
  - b. Antenna Dimensions – approximately 72”H x 12”W x 7.3”D
  - c. Position on Tower – 97' centerline AGL
  - d. Transmission Lines – MFG/Model: Commscope Aluminum; Size 1-5/8”
- B. Future Carriers – To be determined

### III. ENGINEERING ANALYSIS AND CERTIFICATION:

The tower will be designed in accordance with American National Standards Institute TIA/EIA-222-G “Structural Standards for Steel Antenna Towers and Antenna Support Structures” and the 2003 International Building Code with 2005 Connecticut Amendment. The foundation design would be based on soil conditions at the site. The details of the tower and foundation design will be provided as part of the final D&M plan.



1 1970 USGS TOPO MAP: ESSEX 41072-C4  
 SCALE: 1" = 2000'  
 0 1000 2000  
 SCALE IN FEET



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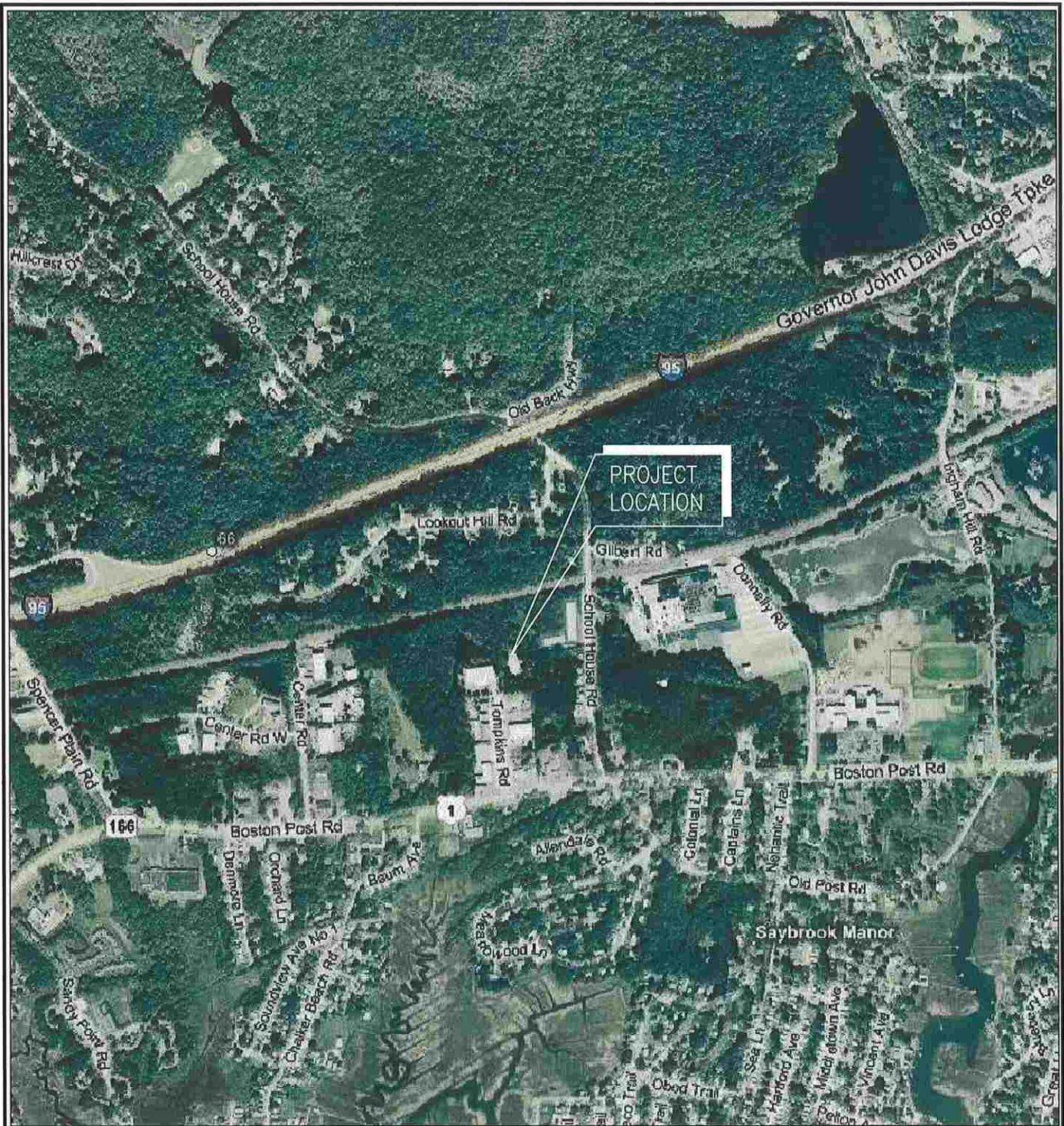
NEW CINGULAR WIRELESS PCS, LLC  
 500 ENTERPRISE DRIVE, ROCKY HILL, CT 06067

SR2597  
 OLD SAYBROOK  
 1363 BOSTON POST ROAD  
 OLD SAYBROOK, CT 06475  
 MIDDLESEX COUNTY

CHA PROJ. NO. - 18301-1036

SHEET TITLE: USGS TOPO MAP
DATE: 11/10/09
REVISION: 0





1 **2004 AERIAL PHOTO**  
 SCALE: 1" = 1000'  
 0 500 1000  
 SCALE IN FEET



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 500 ENTERPRISE DRIVE, ROCKY HILL, CT 06067

SR2597  
 OLD SAYBROOK  
 1363 BOSTON POST ROAD  
 OLD SAYBROOK, CT 06475  
 MIDDLESEX COUNTY

CHA PROJ. NO. - 18301-1036

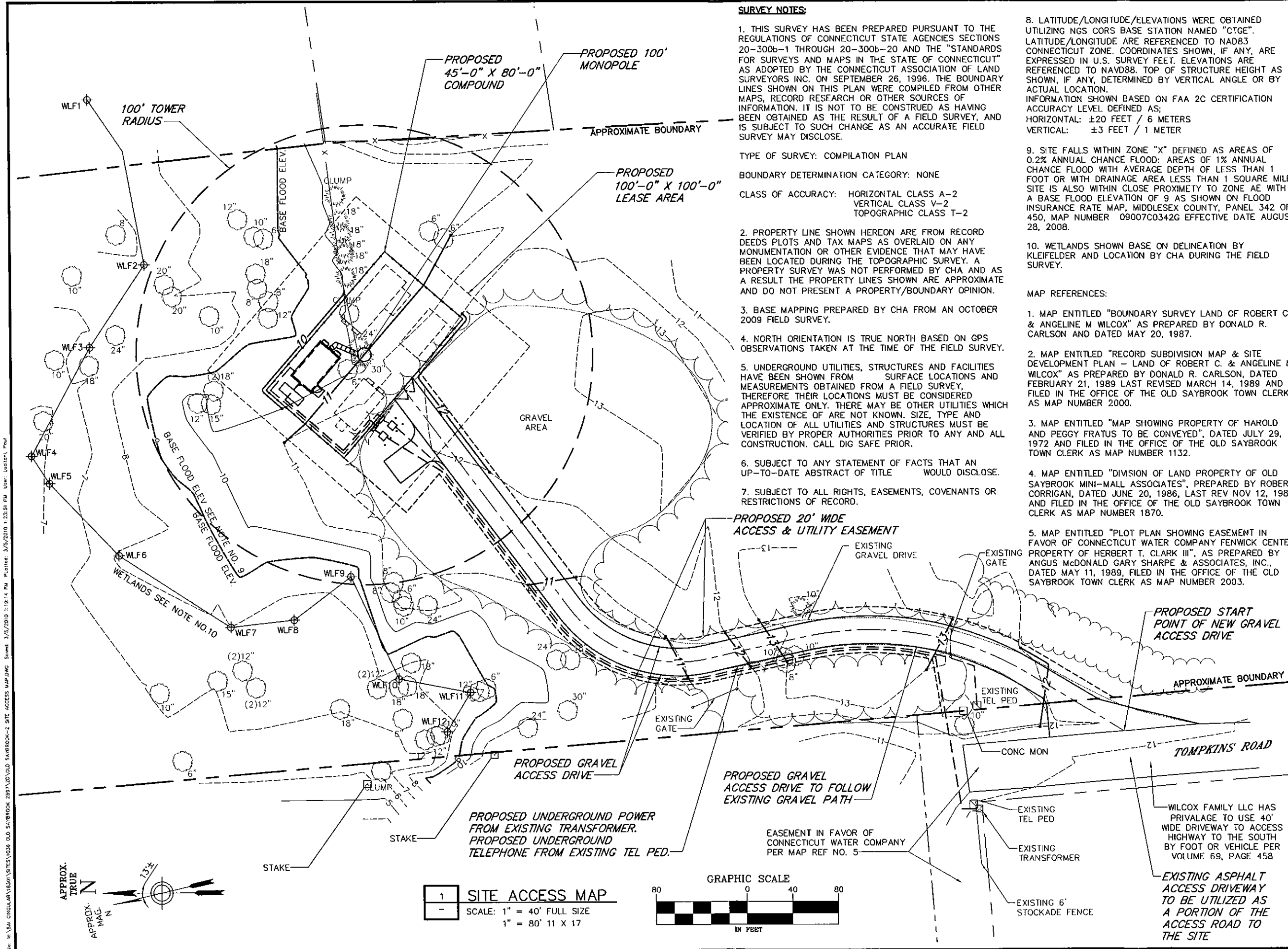
SHEET TITLE:  
 AERIAL PHOTO

DATE:  
 11/10/09

REVISION:  
 0







**SURVEY NOTES:**

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1996. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TYPE OF SURVEY: COMPILATION PLAN  
 BOUNDARY DETERMINATION CATEGORY: NONE  
 CLASS OF ACCURACY: HORIZONTAL CLASS A-2  
 VERTICAL CLASS V-2  
 TOPOGRAPHIC CLASS T-2

2. PROPERTY LINE SHOWN HEREON ARE FROM RECORD DEEDS PLOTS AND TAX MAPS AS OVERLAID ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY SURVEY WAS NOT PERFORMED BY CHA AND AS A RESULT THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT PRESENT A PROPERTY/BOUNDARY OPINION.

3. BASE MAPPING PREPARED BY CHA FROM AN OCTOBER 2009 FIELD SURVEY.

4. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY.

5. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG SAFE PRIOR.

6. SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

7. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

8. LATITUDE/LONGITUDE/ELEVATIONS WERE OBTAINED UTILIZING NGS CORS BASE STATION NAMED "CTGE". LATITUDE/LONGITUDE ARE REFERENCED TO NAD83 CONNECTICUT ZONE. COORDINATES SHOWN, IF ANY, ARE EXPRESSED IN U.S. SURVEY FEET. ELEVATIONS ARE REFERENCED TO NAVD88. TOP OF STRUCTURE HEIGHT AS SHOWN, IF ANY, DETERMINED BY VERTICAL ANGLE OR BY ACTUAL LOCATION.  
 INFORMATION SHOWN BASED ON FAA 2C CERTIFICATION ACCURACY LEVEL DEFINED AS:  
 HORIZONTAL: ±20 FEET / 6 METERS  
 VERTICAL: ±3 FEET / 1 METER

9. SITE FALLS WITHIN ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE. SITE IS ALSO WITHIN CLOSE PROXIMITY TO ZONE AE WITH A BASE FLOOD ELEVATION OF 9 AS SHOWN ON FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, PANEL 342 OF 450, MAP NUMBER 09007C0342G EFFECTIVE DATE AUGUST 28, 2008.

10. WETLANDS SHOWN BASE ON DELINEATION BY KLEIFELDER AND LOCATION BY CHA DURING THE FIELD SURVEY.

**MAP REFERENCES:**

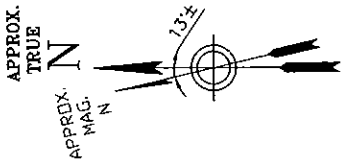
1. MAP ENTITLED "BOUNDARY SURVEY LAND OF ROBERT C. & ANGELINE M. WILCOX" AS PREPARED BY DONALD R. CARLSON AND DATED MAY 20, 1987.

2. MAP ENTITLED "RECORD SUBDIVISION MAP & SITE DEVELOPMENT PLAN - LAND OF ROBERT C. & ANGELINE M. WILCOX" AS PREPARED BY DONALD R. CARLSON, DATED FEBRUARY 21, 1989 LAST REVISED MARCH 14, 1989 AND FILED IN THE OFFICE OF THE OLD SAYBROOK TOWN CLERK AS MAP NUMBER 2000.

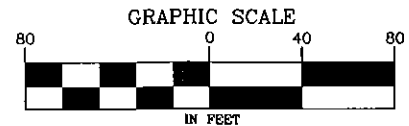
3. MAP ENTITLED "MAP SHOWING PROPERTY OF HAROLD AND PEGGY FRATUS TO BE CONVEYED", DATED JULY 29, 1972 AND FILED IN THE OFFICE OF THE OLD SAYBROOK TOWN CLERK AS MAP NUMBER 1132.

4. MAP ENTITLED "DIVISION OF LAND PROPERTY OF OLD SAYBROOK MINI-MALL ASSOCIATES", PREPARED BY ROBERT CORRIGAN, DATED JUNE 20, 1986, LAST REV NOV 12, 1986 AND FILED IN THE OFFICE OF THE OLD SAYBROOK TOWN CLERK AS MAP NUMBER 1870.

5. MAP ENTITLED "PLOT PLAN SHOWING EASEMENT IN FAVOR OF CONNECTICUT WATER COMPANY FENWICK CENTER PROPERTY OF HERBERT T. CLARK III", AS PREPARED BY ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC., DATED MAY 11, 1989, FILED IN THE OFFICE OF THE OLD SAYBROOK TOWN CLERK AS MAP NUMBER 2003.



**1 SITE ACCESS MAP**  
 SCALE: 1" = 40' FULL SIZE  
 1" = 80' 11 X 17



NEW CINGULAR WIRELESS PCS, LLC  
 500 ENTERPRISE DRIVE  
 ROCKY HILL, CT 06067



CHA PROJECT NO:  
 18301 - 1036 - 1101

NO.	SUBMITAL
0	11/10/09 ISSUED FOR CSC CERTIFICATE BY: JDM CHK: PAL APP'D: RAB
1	03/05/10 REVISED PER COMMENTS BY: JDM CHK: PAL APP'D: RAB

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE ID:  
 SR2597  
 SITE NAME:  
 OLD SAYBROOK  
 SITE ADDRESS:  
 1363 BOSTON POST ROAD  
 OLD SAYBROOK, CT  
 06475  
 MIDDLESEX COUNTY

SHEET TITLE  
 SITE ACCESS MAP

SHEET NUMBER  
 C02

WILCOX FAMILY LLC HAS PRIVILEGE TO USE 40' WIDE DRIVEWAY TO ACCESS HIGHWAY TO THE SOUTH BY FOOT OR VEHICLE PER VOLUME 69, PAGE 458

EXISTING ASPHALT ACCESS DRIVEWAY TO BE UTILIZED AS A PORTION OF THE ACCESS ROAD TO THE SITE



**Site Number: SR2597**

**Site Name: Old Saybrook**

**Site Address: 1363 Boston Post Road, Old Saybrook, CT 06475**

**Access distances:**

Distance of access over existing asphalt driveway (Tompkins Road): 641'

Distance of access over new gravel driveway: 382'

Total distance of site access: 1023'

**Distance to Nearest Wetlands:**

51' from wetland flag WLF11 to edge of access road.

**Distance to Property Lines:**

387' to the northern property boundary

922' to the southern property boundary

177' to the western property boundary

93' to the eastern property boundary

**Residence Information:**

There are 13 residences within 1,000' feet of the tower. The closest residences are 440' to the east and are owned by Scott & Darlene Lisle and James Bohan Jr. and are located at 39 and 35 Schoolhouse Road, respectively.

**Tree Removal Count:**

See tree letter.

**Distance to Nearest Town (Must notify town if less than 2,500'):**

The nearest town to the proposed tower is Westbrook, CT. The town boundary is 4600' to the East.



November 10, 2009

New Cingular Wireless PCS, LLC  
500 Enterprise Drive  
Rocky Hill, CT 06067

**RE: Tree Inventory**  
**Site: Old Saybrook**  
**1363 Boston Post Road**  
**Old Saybrook, CT 06475**  
**CHA # 18301-1036-1101**

A site survey was completed at the subject site in October of 2009. A requirement of the survey involved determining the location of all trees within the topographic survey area with a diameter at breast height of 6" or larger. As can be seen on the site access map, there are seven (7) trees with a diameter of 6" or larger within the area of the proposed access road and compound which need to be removed for construction of the facility. The quantity and size of trees being removed is summarized in the below table:

Tree Diameter	Number of Trees to be Removed
6"	2
8"	1
10"	2
24"	1
30"	1
<b>TOTAL</b>	<b>7</b>

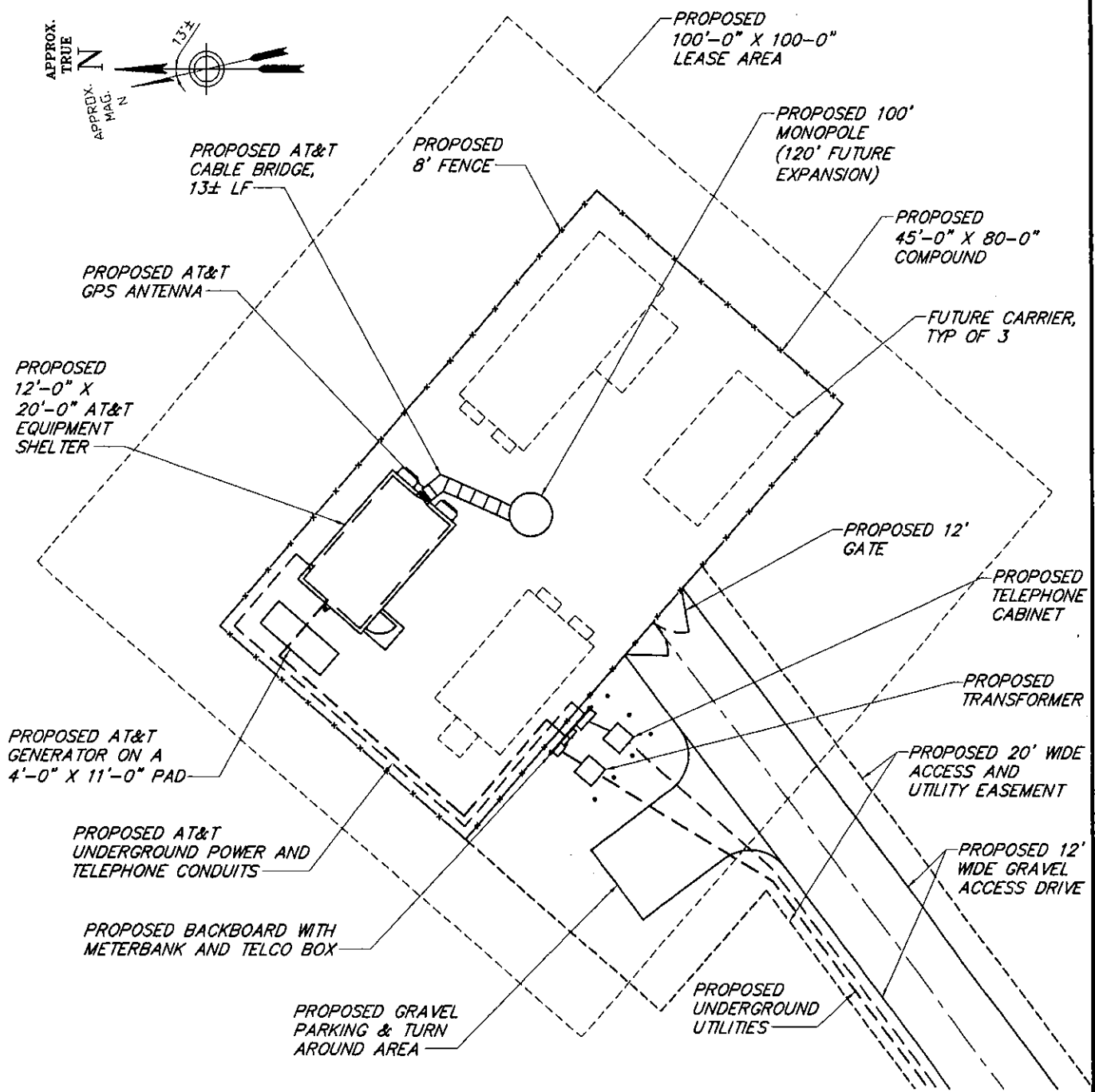
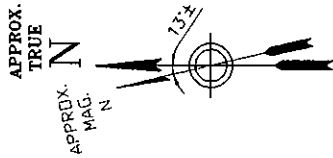
If you have any questions, comments or need further information, please do not hesitate to contact our office.

Very truly yours,

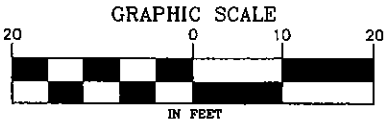
**CLOUGH HARBOUR & ASSOCIATES LLP**

Paul Lusitani  
Project Engineer

W:\SAI Cingular\18301\Sites\1036 Old Saybrook 2597\ZD\OLD SAYBROOK-10 TREE INVENTORY.doc



1 COMPOUND PLAN  
SCALE: 1" = 20'



**BASEMAP NOTES:**  
1. BASEMAP INFORMATION OBTAINED FROM A SURVEY PERFORMED BY CHA IN OCTOBER 2009.

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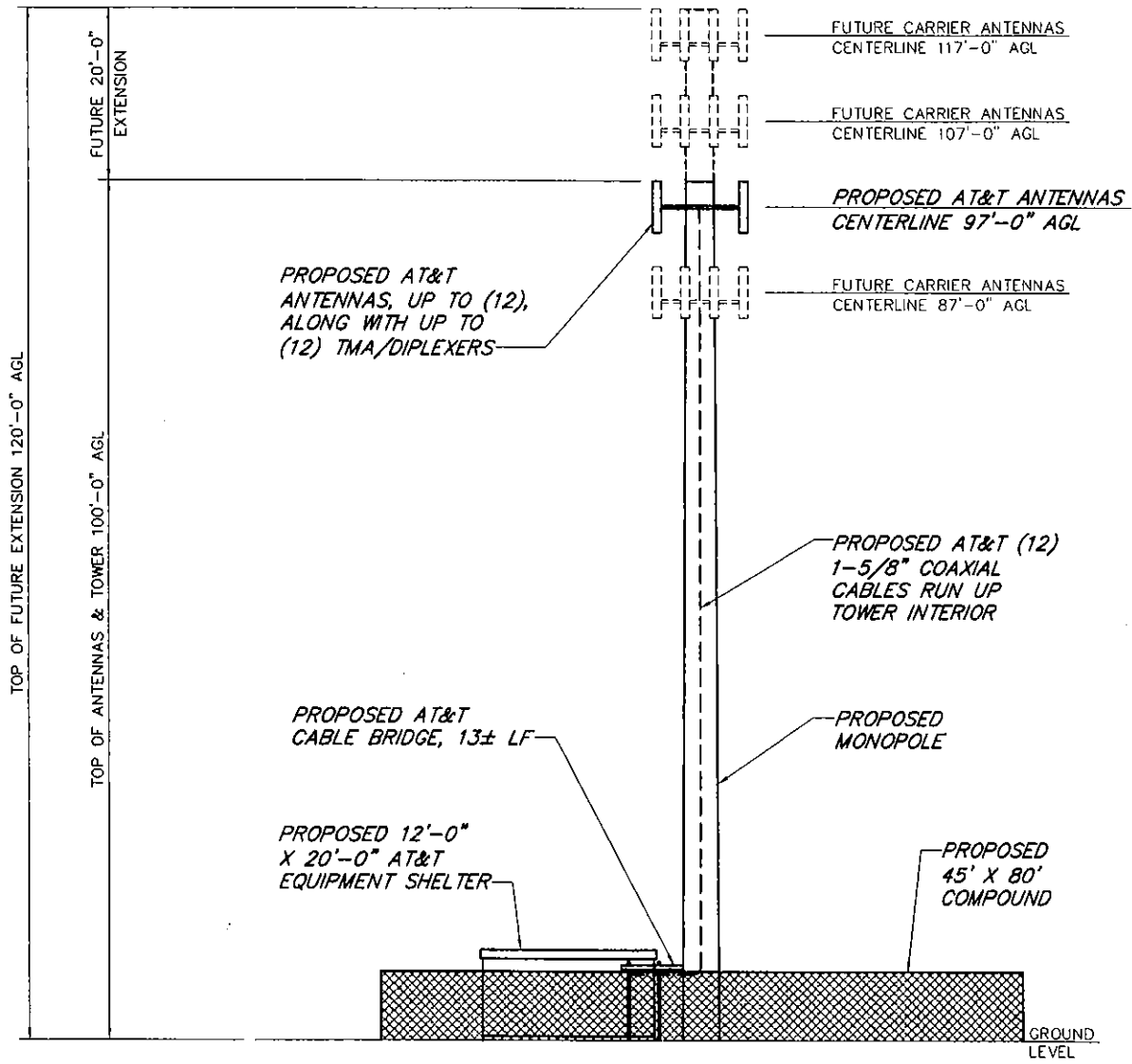
at&t  
Your world. Delivered.  
cingular  
WIRELESS  
NEW CINGULAR WIRELESS PCS, LLC  
500 ENTERPRISE DRIVE, ROCKY HILL, CT 06067

SR2597  
OLD SAYBROOK  
1363 BOSTON POST ROAD  
OLD SAYBROOK, CT 06475  
MIDDLESEX COUNTY  
CHA PROJ. NO. - 18301-1036

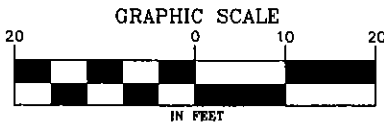
SHEET TITLE:  
COMPOUND PLAN

DATE:  
11/10/09

REVISION:  
0



**1 TOWER ELEVATION**  
 SCALE: 1" = 20'



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SR2597  
 OLD SAYBROOK  
 1363 BOSTON POST ROAD  
 OLD SAYBROOK, CT 06475  
 MIDDLESEX COUNTY

CHA PROJ. NO. - 18301-1038

SHEET TITLE:  
 TOWER ELEVATION

DATE:  
 11/10/09

REVISION:  
 0



# Visual Analysis Report

**Old Saybrook  
1363 Boston Post Road  
Old Saybrook, CT 06475**

---

*CHA Project Number: 18301.1036.1101*

***Prepared for:***  
*New Cingular Wireless PCS, LLC  
500 Enterprise Drive  
Rocky Hill, CT 06067*

***Prepared by:***

**CHA**  
*2139 Silas Deane Highway  
Rocky Hill, Connecticut 06067  
(860) 257-4557*

April 6, 2010 Rev 1



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## 1.0 INTRODUCTION

CHA conducted a visibility study for the proposed monopole located at 1363 Boston Post Road, Old Saybrook, CT. The purpose of the study was to determine the visual impact, if any, that a proposed 100'-0" monopole would have on the surrounding community within a two mile radius study area. Two techniques were utilized to determine the visual impact within the study area: a computer model using topography and vegetation as constraints to estimate the visual limits and a field analysis to verify the visual limits determined from the computer model. Research of the study area was also conducted to determine locations of sensitive visual receptors.

## 2.0 SITE AND STUDY AREA DESCRIPTION

The subject parcel is approximately 7.5 acres. The southern half of the parcel is developed with 5 buildings housing multiple businesses, and parking lots for business patrons. The northern half of the site is undeveloped consisting of wooded areas and lawn covered open space. The proposed facility is located within the undeveloped portion of the parcel, approximately 330' north of the parcel center. The proposed facility is located in the northern portion of an existing clear space surrounded by wooded areas. The base of the tower will be 11' AMSL. The wooded regions to the north, east and west of the proposed facility will act as a visual buffer to the adjacent areas.

The topography within the study area consists of hills ranging from 5' AMSL to 215' AMSL, and developed shore front with an average elevation of about 5' AMSL. Approximately 3,112 acres, or 38.6%, of the 8,053 acre study area is covered with vegetation. The hills, dense development near the coast, and heavy vegetation in the study area will help screen the facility in the surrounding study area. Watercourses occupy approximately 1,595 acres, or 19.8%, of the study area. There are 8 historical sites, 5 parks/recreational areas, 6 schools, 9 churches, and 4 cemeteries within the study area. There are 3 designated scenic roads within the study area. There are 3 trail networks located within the study area.

## 3.0 COMPUTER MODEL VISUAL ANALYSIS

A computer model was developed using a proprietary AutoCAD-based application developed by our Technology Solutions Group to estimate how the surrounding topography and vegetation within a 2 mile radius may obstruct the monopole's visibility. The visibility calculations are completed using digital elevation models (DEM), which is a model of the earth's surface represented by a grid of elevations spaced 10 or 30 meters and is based on USGS topography maps. Each point in the DEM is independently tested for visibility based on the surrounding topography developed from the USGS maps. Once all points have been tested, a map is generated showing areas of visibility and areas screened by topography. Knowing which areas are screened by topography will assist in field determining which areas within the study area may have seasonal visibility. Next, vegetation within the study area is added to the map by digitizing it from 2004 aerial photographs. CHA's application utilizes a vegetation outline layer which is assigned the standard 65' height. A new map is generated showing only areas of visibility based on topography and the vegetation constraint. The visible areas on the map based on the surrounding topography and vegetation will be verified during the field visual analysis.

## 4.0 VISUAL RECEPTOR RESEARCH

Research of the surrounding study area was conducted to determine the locations of sensitive visual receptors such as historic sites, historic districts, schools, churches, cemeteries, parks, playgrounds, recreational areas, walking trails, beaches, and scenic roads. Historic sites and districts were determined from national and state registers. State parks and walking trail systems were determined from the CTDEP website. Surrounding schools, churches, cemeteries, parks, playgrounds, recreational areas, and beaches were determined from street maps, internet searches, and available mapping from the Town's website. Scenic roads were determined from the CTDOT list of designated scenic roads. Inquiries were also made to the Town of Old Saybrook to determine if there are any locally designated scenic roads, historic districts or properties, or walking trails. All of the above sensitive visual receptors were added to the viewshed map.

## 5.0 FIELD VISUAL ANALYSIS

On December 15, 2009 a field visual analysis was conducted to verify the sensitive visual receptors and the limit of visibility determined from our research and computer model. Weather conditions were favorable on the date of the visibility study as winds were between 4 and 6 MPH; therefore, visibility of the balloon from surrounding areas was not affected. In general, the field visibility study was conducted as follows: A 66" diameter red balloon was flown at a height of 100'-0", and a 36" diameter black balloon was flown at 120'-0" above existing grade. At the time of the field analysis, a future 20' extension was being considered. This option was eliminated so the black balloon shown in the photos can be ignored. The balloons were flown 31' Southwest of the actual tower location due to thick brush in the vicinity of the tower which prevented access to the actual location. Horizontal adjustments were made to the tower location when completing the photosims. The ground elevation in both locations was very similar so no vertical adjustments were required. Once the balloons were flown, CHA completed a field drive of the surrounding area to determine the visibility of the balloons, and thus the proposed tower. Trails were also walked and checked for visibility. Visibility from the sensitive visual receptors was our primary focus so photos were taken from each of these locations. Photos were also taken from major streets, intersections, and residential areas; from key areas where the balloon was visible; and from key areas where it was not visible. The limits of visibility determined from the computer model were field verified and adjusted as needed. Areas of potential seasonal visibility were field determined and marked on the viewshed map. Finally, the number of residences within the seasonal and year round visible areas was determined.

## 6.0 CONCLUSION

The results of our visual study are summarized in the following documents: Section 7.0: Viewshed Map, and Section 8.0: Photosims. In conclusion, the year round visual impact is limited to the red hatched areas on the viewshed map, which is approximately 11.2%, or 905.5 Acres, of the total study area. The limit of year round visibility includes the area surrounding the following public streets: a 300' stretch along Cottage Avenue, an 1,100' stretch along Bel Aire Manor, a 240' stretch along Bliss Street, a 240' stretch along Chandler Street, a 560' stretch along Cranton Avenue, a 1,200' stretch along I-95, a 540' stretch along Boston Post Road, a 620' stretch along School House Road, a 300' stretch along Gilbert Road, and an 880' stretch along Ingham Road. These areas contain residential properties and will impact the following number of residences: 33 on Bel Aire Manor, 6 on Cranton Avenue, 6 on Bliss Street, 1 on Chandler Street, 5 on Cottage Avenue, and 2 on Gilbert Road. The proposed monopole will be seen year round from small portions of scenic School House Road and scenic Ingham Hill Road.

The blue hatched areas on the viewshed map indicate the approximate seasonal visual impact determined during leaf off conditions, which is approximately 0.4%, or 36.3 acres, of the total study area. The limit of seasonal visibility includes the area surrounding the following public streets: a 300' stretch along Shetucket Trail, a 430' and 1,200' stretch along Boston Post Road, a 300' and 900' stretch along School House Road, a 900' stretch along Old Post Road, a 440' stretch along Allendale Road, a 140' stretch along Meadowood Lane, a 2,400' stretch along Lookout Hill Road, a 670' stretch along Ingham Road, and a 320' stretch along Gilbert Road. Some of these areas contain residential properties and will impact the following number of residences: 2 on Gilbert Road, 5 on School House Road, 15 on Lookout Hill Road, 11 on Allendale Road, 2 on Meadowood Lane, 5 on Old Post Road, 2 on Colonial Lane, 12 on Shetucket Trail, and 8 on Ingham Road. The proposed monopole will be seen seasonally from the Elisha Bushnell House, small portions of scenic School House Road, small portions of scenic Ingham Road, and Old Saybrook High School.

The remainder of the two mile radius study area is screened by topography (2,069.6 acres, 25.7%) & vegetation (5,041.6 Acres, 62.7%). Photos documenting the visible conditions described above have been included in the photo-simulations with their locations marked on the viewshed map. Following is a summary of each view with a description of the tower visibility:

View Number	Location	Distance from Tower	Visibility	Amount of Tower Visible (Ft/%)	Nearby Residences with Views	Nearby Visual Receptors with Views
1	Boston Post Road	1,000'	Year Round	20 / 20%	None	None
2	Chandler Street	4,258'	Year Round	20 / 20%	19 on Bel Aire Manor, 6 on Cranton Avenue, 6 on Bliss Street, 1 on Chandler Street	None
3	Cottage Avenue	4,030'	Year Round	30 / 30%	5 on Cottage Avenue, 14 on Bel Aire Manor	None
4	I-95 Rest Area	6,333'	Year Round	5 / 5%	None	None
5	School House Road	559'	Year Round	50 / 50%	None	Scenic School House Road
6	Gilbert Road	1,342'	Seasonal	30 / 30%	2 on Gilbert Road	None
7	Gilbert Road	1,085'	Year Round	30 / 30%	2 on Gilbert Road	None
8	Ingham Hill Road	3,424'	Year Round	20 / 20%	None	Scenic Ingham Hill Road
9	Elisha Bushnell House	1,332'	Seasonal	30 / 30%	None	Elisha Bushnell House
10	Boston Post Road	1,069'	Seasonal	10 / 10%	None	None
11	Boston Post Road	966'	Seasonal	10 / 10%	None	None
12	School House Road	523'	Seasonal	20 / 20%	5 on School House Road	Scenic School House Road
13	School House Road	1,027'	Seasonal	40 / 40%	None	Scenic School House Road

View Number	Location	Distance from Tower	Visibility	Amount of Tower Visible (Ft/%)	Nearby Residences with Views	Nearby Visual Receptors with Views
14	Lookout Hill Road	1,379'	Seasonal	10 / 10%	7 on Lookout Hill Road	None
15	Lookout Hill Road	1,076'	Seasonal	10 / 10%	8 on Lookout Hill Road	None
16	Allendale Road	1,368'	Seasonal	10 / 10%	11 on Allendale Road and 2 on Meadowood Lane	None
17	Old Post Road	1,500'	Seasonal	10 / 10%	5 on Old Post Road	None
18	Colonial Lane	1,546'	Seasonal	20 / 20%	2 on Colonial Lane	None
19	Shetucket Trail	4,387'	Seasonal	20 / 20%	12 on Shetucket Trail	None
20	Ingham Hill Road	3,428'	Seasonal	10 / 10%	8 on Ingham Road	Scenic Ingham Road, Old Saybrook High School
21	Plum Bank Beach	8,332'	Nonvisible	None	None	None
22	Old Kelsey Point Road	6,673'	Nonvisible	None	None	None
23	Daisy Ingham School	9,749'	Nonvisible	None	None	None
24	Great Cedars (East) Conservation Area Yellow Trail	6,854'	Nonvisible	None	None	None
25	Great Cedars (East) Conservation Area Blue Trail	9,310'	Nonvisible	None	None	None
26	Sherwood Terrace	7,942'	Nonvisible	None	None	None

## 7.0 VIEWSHED MAP



**Historic Sites:**

- H01 Elisha Bushnell House
- H02 Samuel Eliot House
- H03 General William Hart House
- H04 James Pharmacy
- H05 Old Saybrook South Green
- H06 Old Saybrook Town Hall and Theater
- H07 Humphrey Pratt Tavern
- H08 Ambrose Whittlesey House

**Parks:**

- P01 Crystal Lake Town Park
- P02 Clark Memorial Field
- P03 Old Saybrook Town Green
- P04 Daniel P. Wren Park
- P05 Kavanagh Park

**Church/Cemetery:**

- C01 First Church of Christ in Saybrook
- C02 Old Saybrook Congregational Church
- C03 Grace Episcopal
- C04 Christian Science Church
- C05 First Church of Christ Scientist
- C06 Saint Johns Roman Catholic Church
- C07 Emmanuel Baptist Church
- C08 Valley Shore Assembly of God Church
- C09 St. Paul Evangelical Lutheran Church
- C10 Riverside Cemetery
- C11 Cypress Cemetery
- C12 Upper Cemetery
- C13 St. Johns Cemetery

**Schools:**

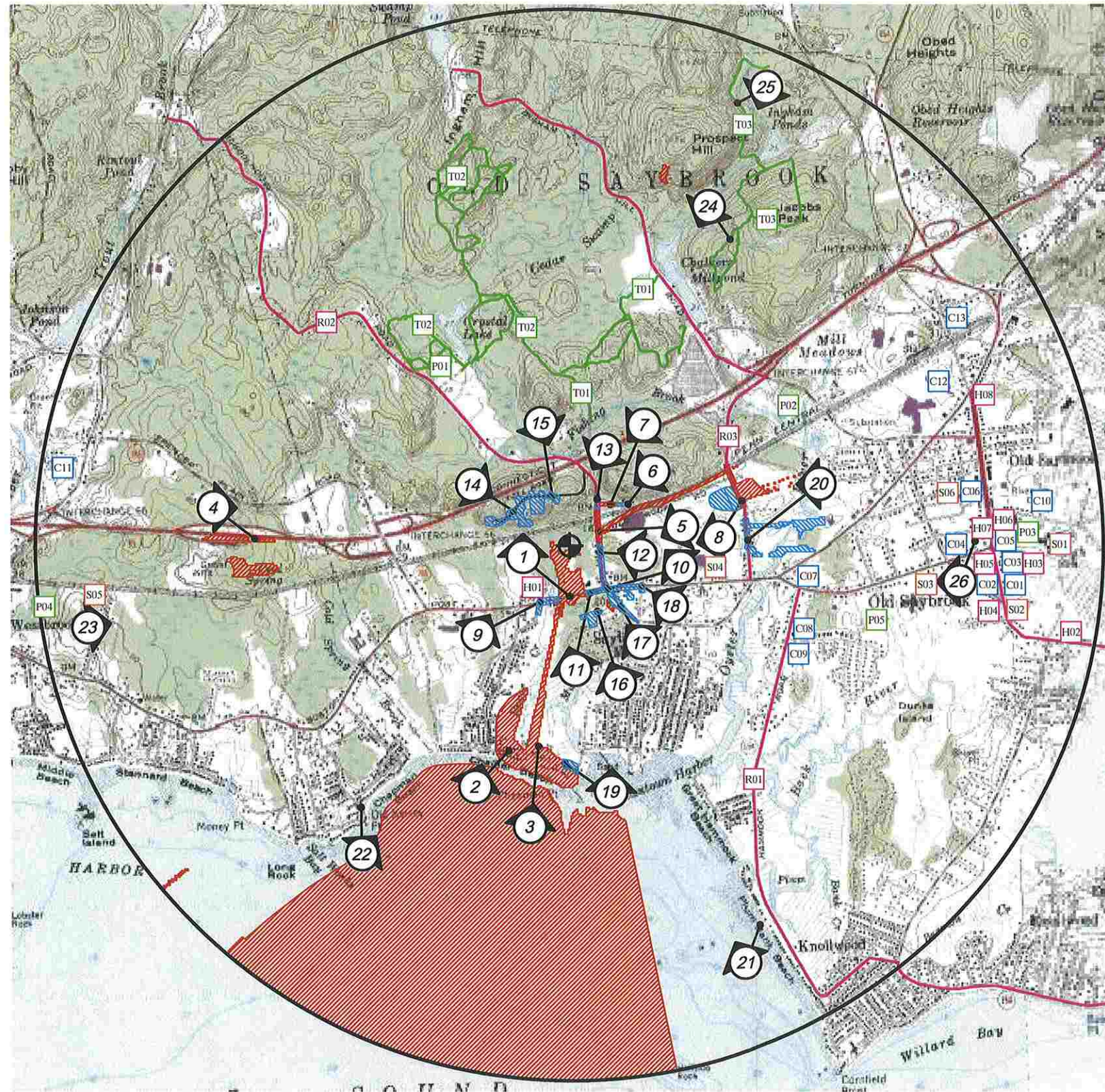
- S01 Old Saybrook Middle School
- S02 Community Nursery School Inc.
- S03 Kathleen E. Goodwin Elementary School
- S04 Old Saybrook High School
- S05 Daisy Ingraham Elementary School
- S06 St. John School

**Trails:**

- T01 GREAT CEDARS CONSERVATION AREA
- T02 CLARK COMMUNITY PARK TRAILS
- T03 GREAT CEDARS (EAST) CONSERVATION AREA

**Scenic Roads:**

- R01 STATE ROUTE 154
- R02 SCHOOL HOUSE ROAD
- R03 INGHAM ROAD



*Visibility by Residence*

STREET	YEAR ROUND TOTAL	SEASONAL TOTAL	STREET	YEAR ROUND TOTAL	SEASONAL TOTAL	STREET	YEAR ROUND TOTAL	SEASONAL TOTAL
BEL AIRE MANOR	33	0	GILBERT ROAD	2	2	OLD POST ROAD	0	5
CRANTON AVENUE	6	0	SCHOOL HOUSE ROAD	0	5	COLONIAL LANE	0	2
BLISS STREET	6	0	LOOKOUT HILL ROAD	0	15	SHETUCKET TRAIL	0	12
CHANDLER STREET	1	0	ALLENDALE ROAD	0	11	INGHAM ROAD	0	8
COTTAGE AVENUE	5	0	MEADOWOOD LANE	0	2			

**NOTES:**

1. Only visible areas are shown on the map utilizing the process described in note 2. The remainder of the map has been estimated to be nonvisible utilizing the process described in note 3.
2. Seasonal and year round areas of visibility were estimated from a field visual analysis within public R.O.W. and public properties. Areas shown on private property were interpolated from the field visual analysis.
3. Nonvisible areas were estimated from a computer generated topography & vegetation analysis and field verification of vegetation & building screening within public R.O.W and public properties. Vegetation limits were determined from 2004 aerial photos and is assumed to be 65' high. Verification of vegetation height, coverage, and type within private areas not visible from public R.O.W or public properties was not field verified.
4. Historical areas were determined from national and state historical registers.
5. Parks, schools, cemeteries; and churches were determined from street maps and field observations.
6. Scenic roads, if any, were determined from the CTDOT list of designated scenic roads and field observations.

**Legend**

- APPROXIMATE LOCATION OF PROPOSED MONOPOLE
- COMPUTER SIMULATION PHOTOGRAPH LOCATION
- APPROXIMATE LIMIT OF YEAR ROUND TOWER VISIBILITY
- CHURCH OR CEMETERY
- PARK
- APPROXIMATE LIMIT OF SEASONAL TOWER VISIBILITY \*COMPLETED DURING LEAF-OFF CONDITIONS.
- HISTORICAL SITE
- SCHOOL SITE
- TRAIL
- SCENIC ROAD

*Visibility by Acreage*

ITEM	APPROXIMATE ACRES	% OF TOTAL AREA
2 MILE RADIUS AREA	8,053	100%
NOT VISIBLE DUE TO TOPOGRAPHY	2069.6	25.7%
NOT VISIBLE DUE TO VEGETATION	5041.6	62.7%
VISIBLE YEAR ROUND	905.5	11.2%
SEASONAL VISIBILITY	36.3	0.4%

*Distances from Photo Locations to Tower*

PHOTO	DIST. (FT)	PHOTO	DIST. (FT)	PHOTO	DIST. (FT)	PHOTO	DIST. (FT)
01	1,000	08	3,424	15	1,076	22	6,673
02	4,258	09	1,332	16	1,368	23	9,749
03	4,030	10	1,069	17	1,500	24	6,854
04	6,333	11	966	18	1,546	25	9,310
05	559	12	523	19	4,387	26	7,942
06	1,342	13	1,027	20	3,428		
07	1,085	14	1,379	21	8,332		

**2 MILE VIEWSHED ANALYSIS MAP**

**OLD SAYBROOK VISUAL IMPACT ASSESSMENT**

PREPARED FOR:

NEW CINGULAR WIRELESS PCS, LLC  
500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067

PREPARED BY:

Drawing Copyright © 2009

2139 Silas Deane Highway, Suite 212 - Rocky Hill, CT 06067-2336  
Main: (860) 237-4557 - www.chocompiles.com

CIA Project No: 15301-1036-1001

DECEMBER 2009

0 625' 1250' 2500' 5000'

NORTH

FIGURE VS-1



## 8.0 PHOTOSIMS



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DATE: DEC 2009

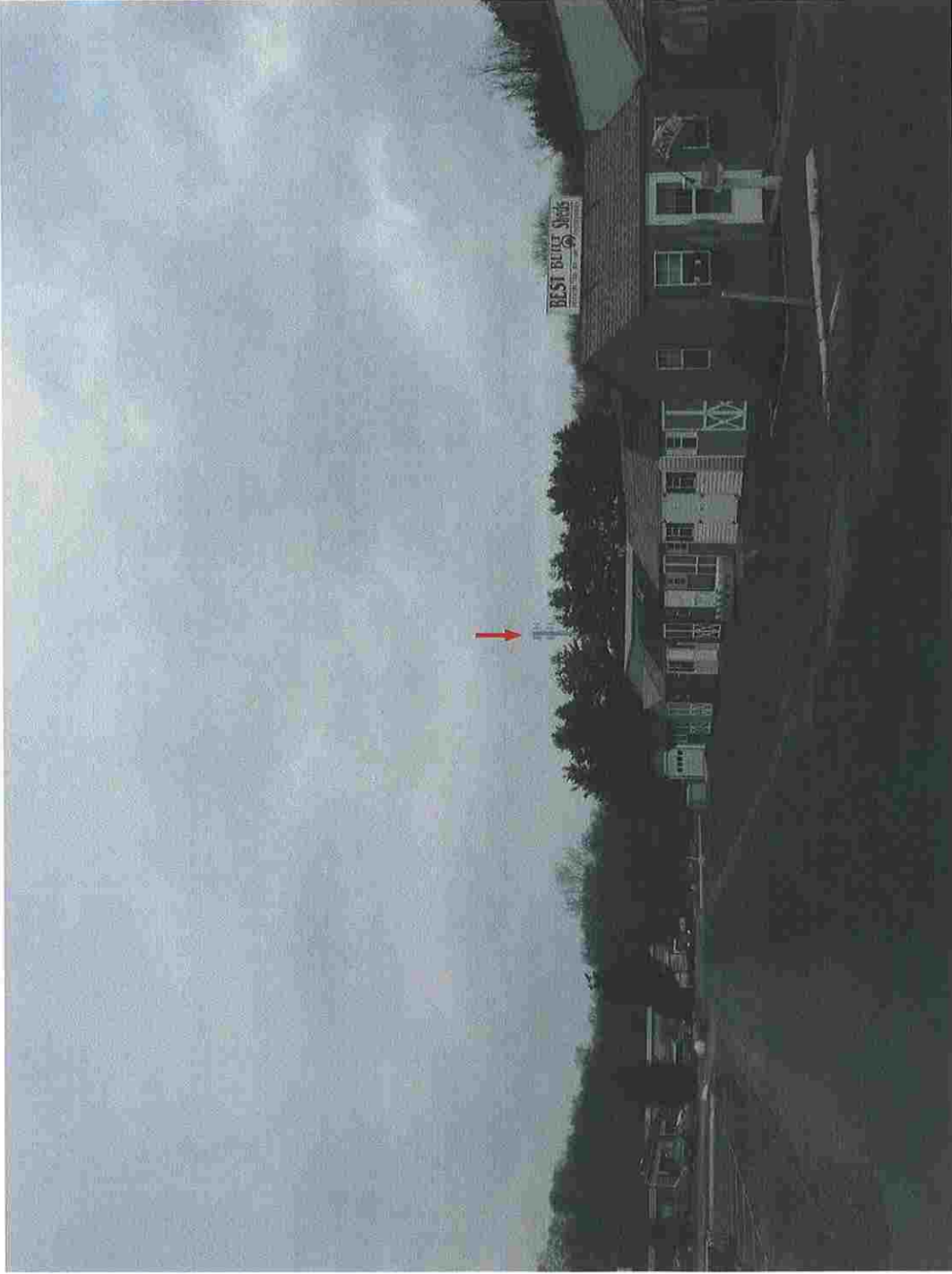
SITE: OLD SAYBROOK

VIEW 1 - EXISTING VIEW FROM  
 BOSTON POST ROAD LOOKING NORTH  
 TOWARDS SITE



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SITE: OLD SAYBROOK

VIEW 1 - PROPOSED VIEW FROM  
BOSTON POST ROAD LOOKING NORTH  
TOWARDS SITE



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SITE: OLD SAYBROOK

VIEW 2 - EXISTING VIEW FROM  
CHANDLER STREET LOOKING NORTH  
TOWARDS SITE



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SITE: OLD SAYBROOK

VIEW 2 - PROPOSED VIEW FROM  
CHANDLER STREET LOOKING NORTH  
TOWARDS SITE



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VIEW 3 - EXISTING VIEW FROM  
COTTAGE AVENUE LOOKING NORTH  
TOWARDS SITE



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VIEW 3 - PROPOSED VIEW FROM  
COTTAGE AVENUE LOOKING NORTH  
TOWARDS SITE



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SITE: OLD SAYBROOK

VIEW 4 - EXISTING VIEW FROM  
I-95 REST AREA LOOKING EAST  
TOWARDS SITE

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VIEW 4 - PROPOSED VIEW FROM  
I-95 REST AREA LOOKING EAST  
TOWARDS SITE



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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 5 - EXISTING VIEW FROM SCHOOL HOUSE ROAD LOOKING SOUTHWEST TOWARDS SITE



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SITE: OLD SAYBROOK

VIEW 5 - PROPOSED VIEW FROM SCHOOL HOUSE ROAD LOOKING SOUTHWEST TOWARDS SITE



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SITE: OLD SAYBROOK

VIEW 6 - EXISTING VIEW FROM  
GILBERT ROAD LOOKING SOUTHWEST  
TOWARDS SITE



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SITE: OLD SAYBROOK

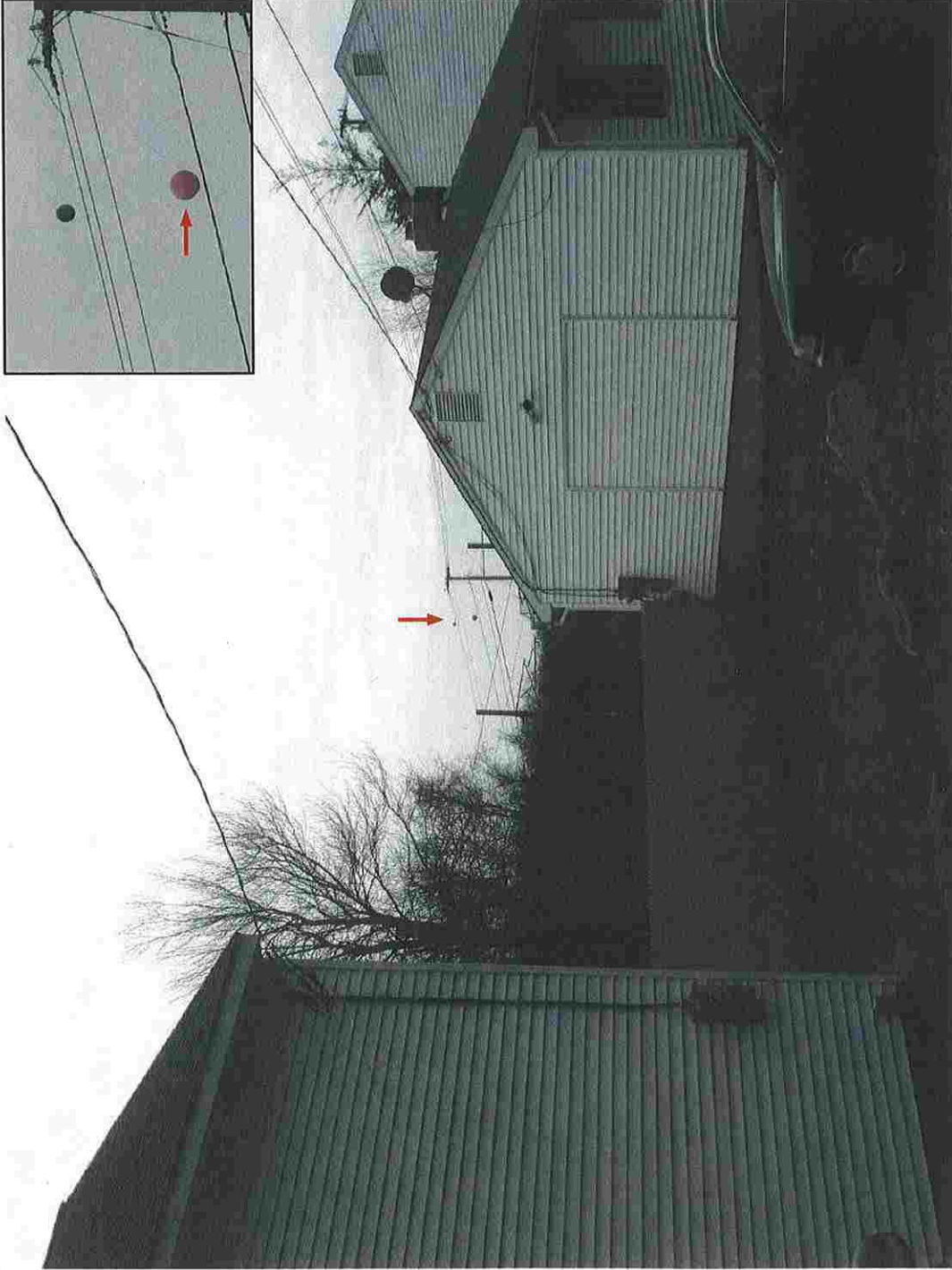
VIEW 6 - PROPOSED VIEW FROM  
GILBERT ROAD LOOKING SOUTHWEST  
TOWARDS SITE



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VIEW 7 - EXISTING VIEW FROM  
GILBERT ROAD LOOKING SOUTHWEST  
TOWARDS SITE



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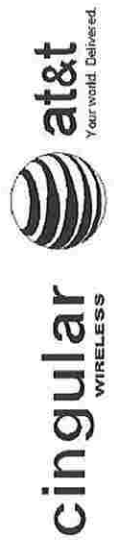
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SITE: OLD SAYBROOK

VIEW 7 - PROPOSED VIEW FROM  
GILBERT ROAD LOOKING SOUTHWEST  
TOWARDS SITE



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SITE: OLD SAYBROOK

VIEW 8 - EXISTING VIEW FROM  
INGHAM HILL ROAD LOOKING WEST  
TOWARDS SITE

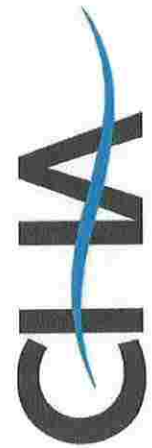


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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 8 - PROPOSED VIEW FROM  
INGHAM HILL ROAD LOOKING WEST  
TOWARDS SITE



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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 9 - EXISTING VIEW FROM  
ELISHA BUSHNELL HOUSE LOOKING  
NORTHEAST TOWARDS SITE



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SITE: OLD SAYBROOK

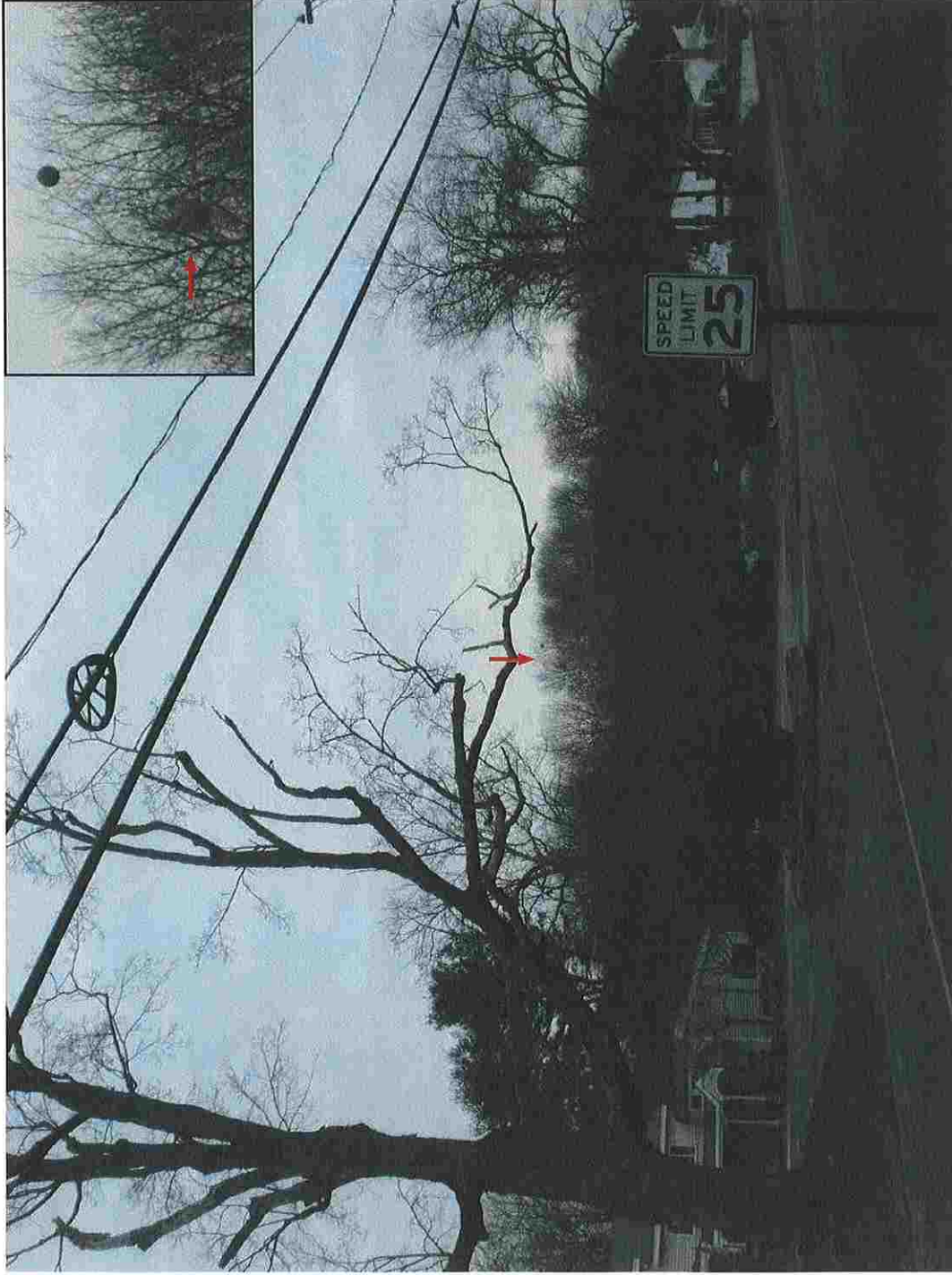
VIEW 9 - PROPOSED VIEW FROM  
ELISHA BUSHNELL HOUSE LOOKING  
NORTHEAST TOWARDS SITE



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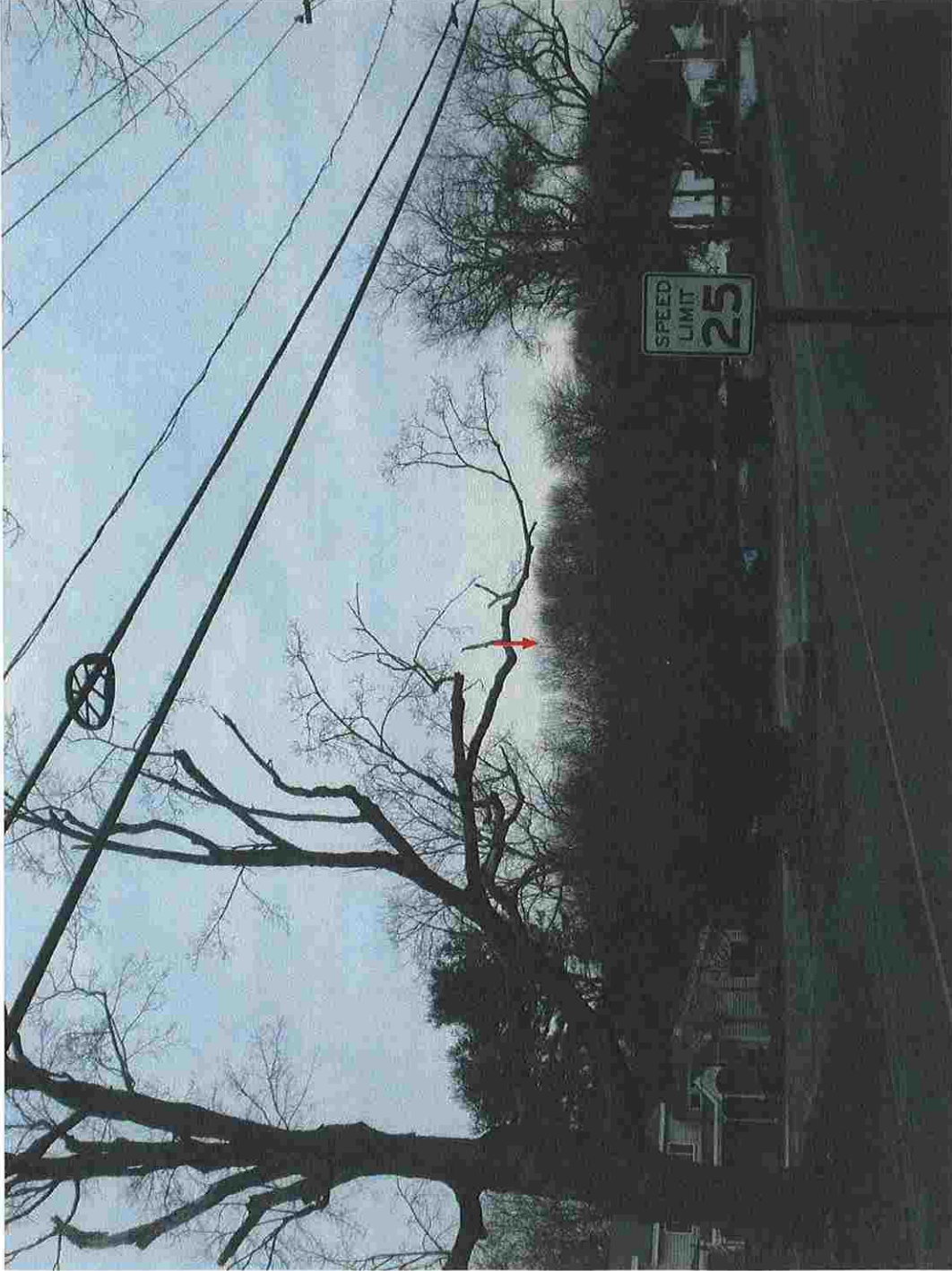
DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 10 - EXISTING VIEW FROM  
 BOSTON POST ROAD LOOKING  
 NORTHWEST TOWARDS SITE



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SITE: OLD SAYBROOK

VIEW 10 - PROPOSED VIEW FROM  
BOSTON POST ROAD LOOKING  
NORTHWEST TOWARDS SITE



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SITE: OLD SAYBROOK

VIEW 11 - EXISTING VIEW FROM  
BOSTON POST ROAD LOOKING NORTH  
TOWARDS SITE

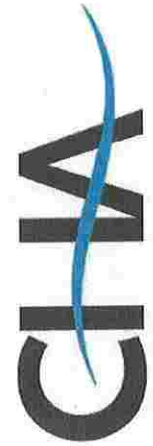
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DATE: DEC 2009

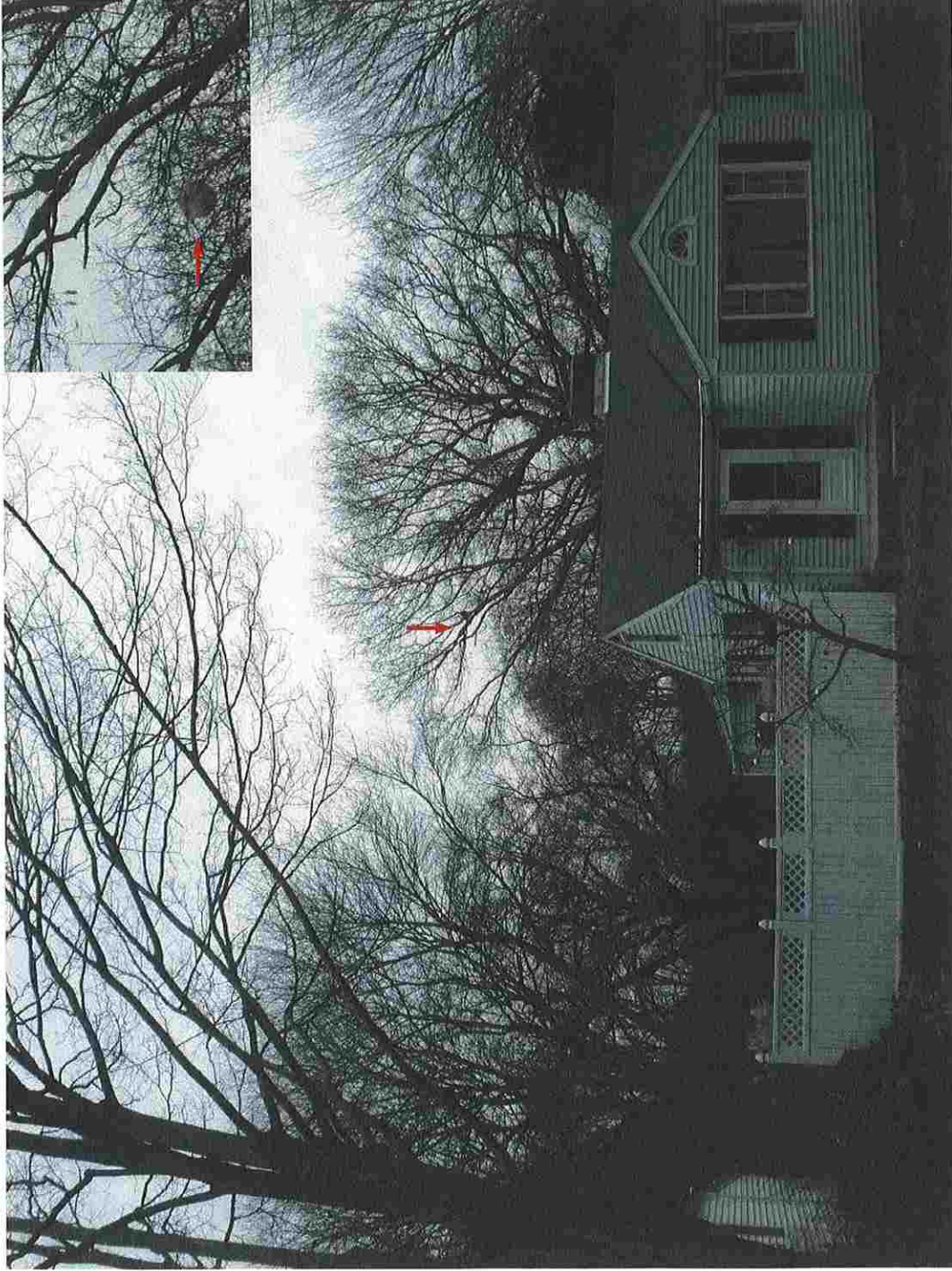
SITE: OLD SAYBROOK

VIEW 11 - PROPOSED VIEW FROM  
BOSTON POST ROAD LOOKING NORTH  
TOWARDS SITE



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DATE: DEC 2009

SITE: OLD SAYBROOK

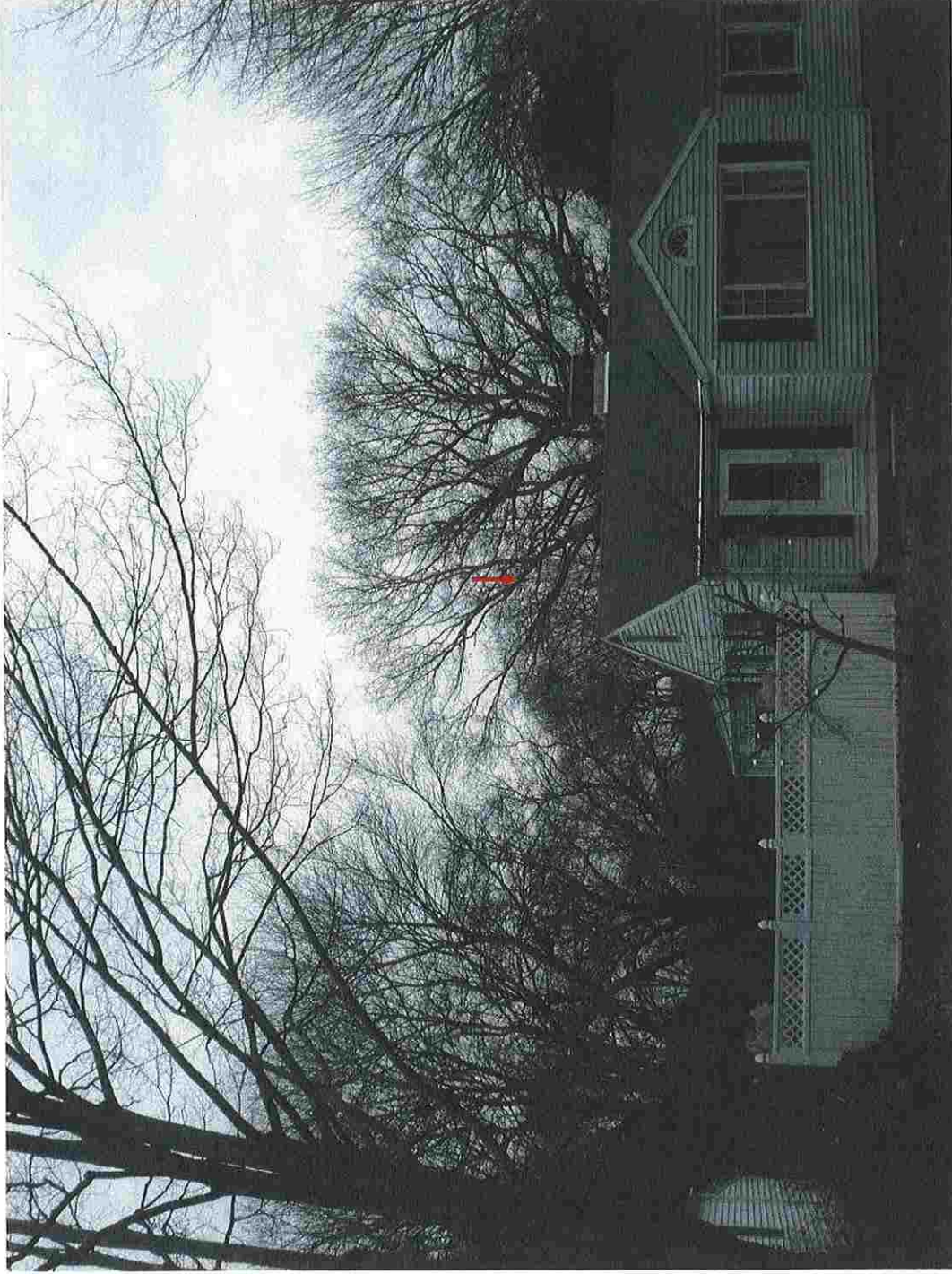
VIEW 12 - EXISTING VIEW FROM  
SCHOOL HOUSE ROAD LOOKING WEST  
TOWARDS SITE



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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 12 - PROPOSED VIEW FROM  
SCHOOL HOUSE ROAD LOOKING WEST  
TOWARDS SITE



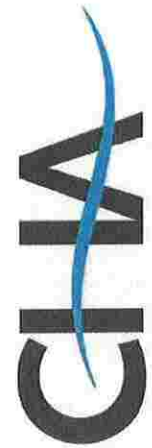
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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 13 - EXISTING VIEW FROM SCHOOL HOUSE ROAD LOOKING SOUTHWEST TOWARDS SITE



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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 13 - PROPOSED VIEW FROM  
SCHOOL HOUSE ROAD LOOKING  
SOUTHWEST TOWARDS SITE



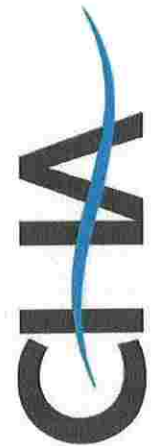
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DATE: DEC 2009

SITE: OLD SAYBROOK

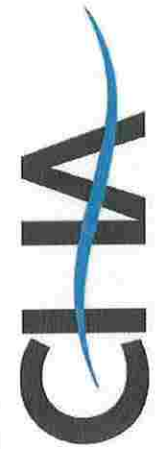
VIEW 14 - EXISTING VIEW FROM  
LOOKOUT HILL ROAD LOOKING  
SOUTHEAST TOWARDS SITE



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Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 14 - PROPOSED VIEW FROM  
LOOKOUT HILL ROAD LOOKING  
SOUTHEAST TOWARDS SITE



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Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 15 - EXISTING VIEW FROM  
LOOKOUT HILL ROAD LOOKING SOUTH  
TOWARDS SITE



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ROCKY HILL, CT 06067





Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 15 - PROPOSED VIEW FROM  
LOOKOUT HILL ROAD LOOKING SOUTH  
TOWARDS SITE



NEW CINGULAR WIRELESS PCS, LLC  
500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067



Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 16 - EXISTING VIEW FROM ALLENDALE ROAD LOOKING NORTH TOWARDS SITE



cingular  
WIRELESS

NEW CINGULAR WIRELESS PCS, LLC  
500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067





Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

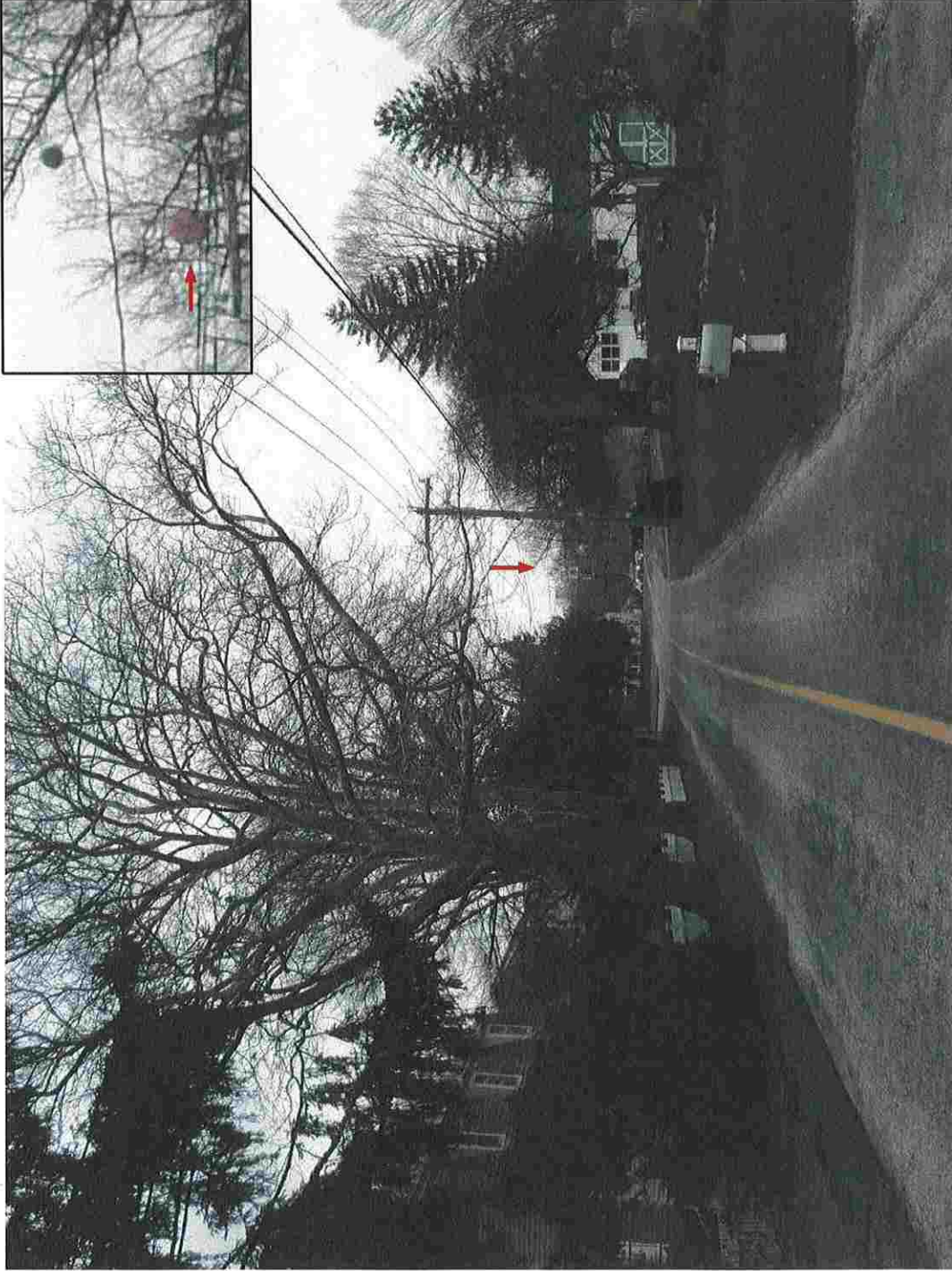
SITE: OLD SAYBROOK

VIEW 16 - PROPOSED VIEW FROM  
ALLENDALE ROAD LOOKING NORTH  
TOWARDS SITE



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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 17 - EXISTING VIEW FROM OLD POST ROAD LOOKING NORTHWEST TOWARDS SITE



NEW CINGULAR WIRELESS PCS, LLC  
500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067







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DATE: DEC 2009

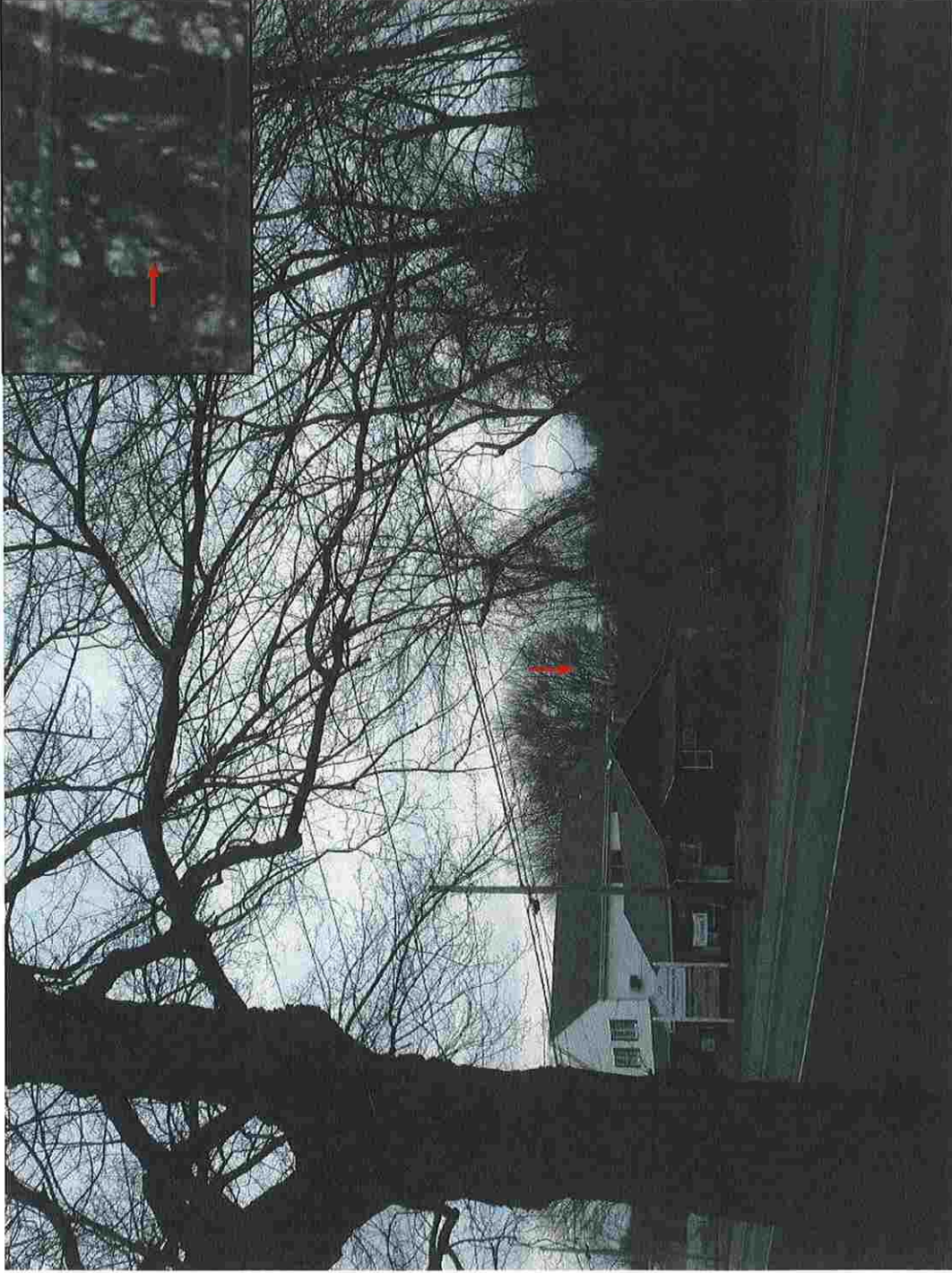
SITE: OLD SAYBROOK

VIEW 17 - PROPOSED VIEW FROM OLD  
POST ROAD LOOKING NORTHWEST  
TOWARDS SITE



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500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067





Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 18 - EXISTING VIEW FROM  
 COLONIAL LANE LOOKING NORTHWEST  
 TOWARDS SITE

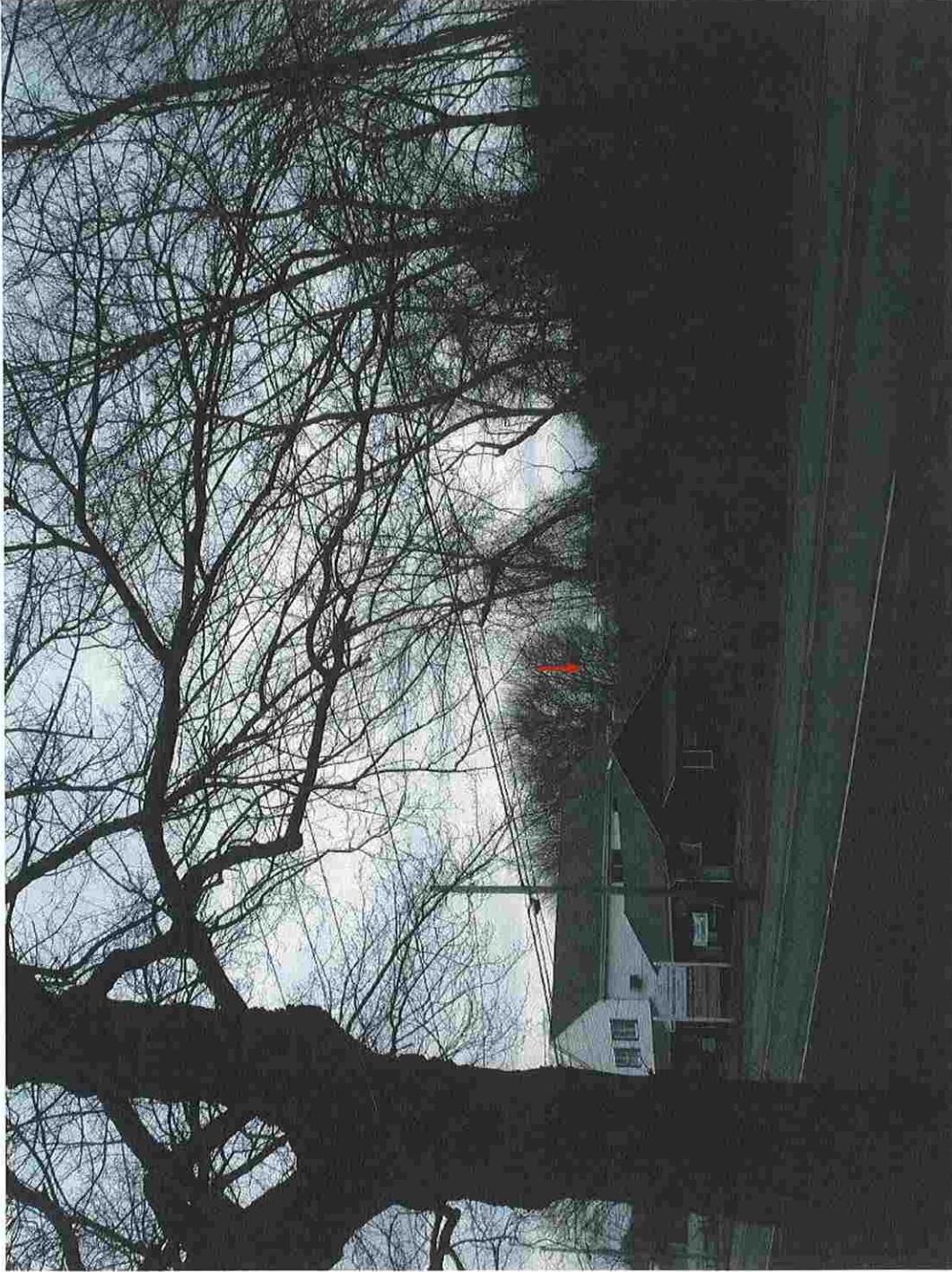


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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 18 - PROPOSED VIEW FROM COLONIAL LANE LOOKING NORTHWEST TOWARDS SITE



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500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067



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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 19 - EXISTING VIEW FROM SHETUCKET TRAIL LOOKING NORTH TOWARDS SITE

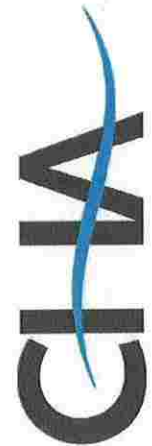


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500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067





Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 19 - PROPOSED VIEW FROM  
SHETUCKET TRAIL LOOKING NORTH  
TOWARDS SITE

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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 20 - EXISTING VIEW FROM  
 INGHAM HILL ROAD LOOKING WEST  
 TOWARDS SITE

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 WIRELESS



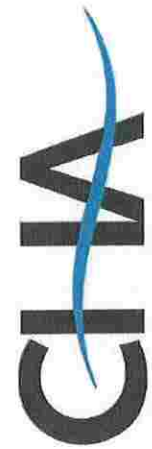
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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 20 - PROPOSED VIEW FROM  
INGHAM HILL ROAD LOOKING WEST  
TOWARDS SITE



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DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 21 - NON-VISIBLE VIEW FROM  
PLUM BANK BEACH LOOKING  
NORTHWEST TOWARDS SITE

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Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 22 - NON-VISIBLE VIEW FROM  
OLD KELSEY POINT ROAD LOOKING  
NORTHEAST TOWARDS SITE



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500 ENTERPRISE DRIVE  
ROCKY HILL, CT 06067





Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 23 - NON-VISIBLE VIEW FROM  
DIASY INGRAHAM SCHOOL LOOKING  
EAST TOWARDS SITE

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ROCKY HILL, CT 06067





Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 24 - NON-VISIBLE VIEW FROM  
GREAT CEDARS (EAST) CONSERVATION  
AREA YELLOW TRAIL LOOKING  
SOUTHWEST TOWARDS SITE



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Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 25 - NON-VISIBLE VIEW FROM  
GREAT CEDARS (EAST) CONSERVATION  
AREA BLUE TRAIL LOOKING  
SOUTHWEST TOWARDS SITE

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Photosim for conceptual purposes only - actual antenna and equipment locations to be determined based on final engineering design



DATE: DEC 2009

SITE: OLD SAYBROOK

VIEW 26 - NON-VISIBLE VIEW FROM  
SHERWOOD TERRACE LOOKING WEST  
TOWARDS SITE



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## Environmental Assessment Statement

### I. PHYSICAL IMPACT

#### A. WATER FLOW AND QUALITY

No water flow and/or water quality changes are anticipated as a result of the construction or operation of the proposed facility. The construction and operation of the tower and related site improvements will have no effect on any off-site watercourses or waterbodies, and the equipment associated with the facility will discharge no pollutants to area surface or groundwater systems. The distance from the proposed project where ground disturbance would occur to the nearest wetland is approximately 50', with no activity occurring directly within the delineated wetland area. Thus, the proposed project will not directly impact the wetland's hydrologic functional role. In fact, the wetland area will be an asset in absorbing the stormwater runoff from the impervious surfaces of the facility. Moreover, Best Management Practices to control storm water and soil erosion during construction will be implemented.

#### B. AIR QUALITY

Under ordinary operating conditions, the equipment that would be used at the proposed facility would emit no air pollutants of any kind. A generator for emergency power is proposed which will have de minimus emissions associated with its operation.

#### C. LAND

The proposed facility will be located on a cleared portion of the subject property. However, some minimal clearing and grading may be necessary in the compound area and access drive. The remaining land of the lessor would remain unchanged by the construction and operation of the facility.

#### D. NOISE

The equipment to be in operation at the facility would not emit noise other than that provided by the operation of the installed heating, air-conditioning and ventilation system. Some construction related noise would be anticipated during facility construction, which is expected to take approximately four to six weeks. Temporary power outages could involve sound from an emergency generator.

#### E. POWER DENSITY

The cumulative worst-case calculation of power density from AT&T's operations at the facility would be 14.3% of the MPE standard. Attached is a copy of C-Squared's Power Density Report dated May 27, 2010.

#### F. VISIBILITY



The potential visual impact of the proposed monopole was determined by preparation of the attached Visual Analysis Report. The potential visibility was assessed within an approximate two (2) mile radius using a computer-based, predictive view shed model and in-field visual analysis. The facility will be primarily visible from the south, from certain areas beyond the coastline. However, there are also inland areas of year round visibility expected in close proximity to the site along select portions of Cottage Avenue, Bel Aire Manor, Bliss Street, Chandler Street, Cranton Avenue, Interstate-95, Boston Post Road, School House Road, Gilbert Road, and Ingham Road. Year-round visibility would be limited to these areas due to the topography and vegetative cover in the area. The limit of seasonal visibility also includes the area surrounding portions of Shetucket Trail, Old Post Road, Allendale Road, Meadowood Lane, and Lookout Hill Road. Visual evaluation and photos documenting the visible conditions described above have been included in the Photosimulations with their locations marked on the Viewshed Map.

## II. SCENIC, NATURAL, HISTORIC & RECREATIONAL VALUES

The parcel on which the facility is located and immediate surrounding areas exhibit no scenic, natural, historic or recreational characteristics which are unique. The Connecticut State Historic Preservation Officer ("SHPO") has been contacted and a balloon float and site visit were requested due to the Elisha Bushnell House which is approximately 1,332 linear feet away. After this on-site inspection it was determined that the 100' tower will have no adverse effect on cultural resources listed or eligible for listing on the National Register of Historic Places. A copy of SHPO's determination of "No Effect" is included in Section 6 of this report. The U.S. Department of the Interior has also indicated that the project has been reviewed for the presence of federally-listed or proposed threatened or endangered species or critical habitat under the jurisdiction of the Fish and Wildlife Service, and has confirmed that no such species or habitats are known to occur in the project area. Additionally, the Connecticut Department of Environmental Protection ("CTDEP") Natural Diversity Database ("NDDB") maps for the proposed site have been reviewed. Attached is a letter from the Connecticut Department of Environmental Protection and Natural Diversity Database Map excerpt "Old Saybrook #2597" confirming that no nearby threatened or endangered species and accordingly no impact on these species is anticipated.



December 2, 2009

Paul Lusitani  
Project Manager  
Clough Harbour & Associates, LLP  
2139 Silas Deane Highway  
Rocky Hill, CT 06067

**RE: Wetland & Watercourse Delineation Report  
1363 Boston Post Road  
Old Saybrook, CT 06475  
Project # 106610**

Dear Mr. Lusitani:

Kleinfelder East, Inc. (Kleinfelder) completed an on-site investigation to determine the presence or absence of wetlands and/or watercourses on the above referenced property (Boston Post Road), as requested and authorized. This investigation involved a wetland/watercourse delineation that was completed by a qualified staff soil scientist and conducted in accordance with the principles and practices noted in the United States Department of Agriculture (USDA) Soil Survey Manual (Soil Survey Staff, 1993). The soil classification system of the National Cooperative Soil Survey was used in this investigation to identify the soil map units present on the project site.

### **INVESTIGATION**

The project site was investigated on September 30, 2009, with a temperature in the mid-60s under sunny conditions. Soil types were identified by observing soil morphology (soil texture, color, structure, etc.). To observe the morphology of the soils, numerous test pits and/or hand borings (generally to a depth of at least two feet) were completed. Wetland and watercourse boundaries were identified with flags and hung from vegetation or stakes if in fields or grass communities. These flags are labeled "Wetland Delineation" and generally spaced approximately 25 feet apart. It is important to note that flagged wetland and watercourse boundaries are subject to change until verified by local, state, or federal regulatory agencies.

### **REGULATORY INFORMATION**

Wetlands and watercourses are regulated by both state and federal law each with different definitions and regulatory requirements. Accordingly, the State may regulate waters that fall outside of federal jurisdiction; however, where federal jurisdiction exists concurrent State jurisdiction is almost always present.

## State Regulation

*Wetland* determinations are based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils and submerged land. *Watercourses* are defined as "rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof." *Intermittent watercourse* determinations are made based on the presence of a defined permanent channel and bank, and two of the following characteristics: (1) evidence of scour or deposits of recent alluvium or detritus, (2) the presence of standing or flowing water for a duration longer than a particular storm incident, and (3) the presence of hydrophytic vegetation. (See Inland Wetlands and Watercourses Act §22a-38 CGS.)

### WETLAND AND WATERCOURSE SITE DESCRIPTION

Wetland classifications used to identify the type of wetland(s) occurring on the project site are based on guidance from the U.S. Fish and Wildlife Service (USFWS) (Cowardin et. al. 1979). These are further qualified with the Hydrogeomorphic Method of wetland classification (Brinson, 1993).

One on-site wetland system was delineated during the September 2009 site visit using sequentially numbered flags ranging from 1 to 10 (see attached plans). The wetland consisted of both palustrine, forested, broad-leaved deciduous, saturated (USFWS class: PFO1) and scrub-shrub, broad-leaved deciduous, seasonally flooded/saturated (USFWS class: SSE1) wetland systems. As indicated by its classification, this wetland community is predominantly a forested habitat with occasional patches of dense (often invasive) understory species (Table 1). The wetland area is relatively flat and lies approximately 10 ft lower in elevation from the proposed construction area. This elevation difference is mainly due to historic fill materials that were deposited on the north end of the proposed construction site, covering portions of the wetland. Thus, since the wetland lies down-gradient from the proposed construction site, an appropriate erosion and sediment control plan will be implemented to prevent further disturbance to the wetland area.

The distance from the proposed project where ground disturbance would occur to the nearest wetland is approximately 50 feet, with no activity occurring directly within the delineated wetland area. Thus, the proposed project will not directly impact the wetland's hydrologic functional role and will be an asset in absorbing the stormwater runoff from the impervious surfaces of the tower. In addition, there will not be severe impacts to the habitat provided by the wetland as the main portion of the construction will occur on areas that have previously been cleared or filled with approximately three feet of fill material overlying the original wetland. Japanese Knotweed (*Polygonum cuspidatum*) is the sole non-woody vegetation in this area and requires removal.



**TABLE 1: Predominate Vegetation within and adjacent to the wetlands (Common (Scientific) names)**

<b>TREES &amp; SAPLINGS</b>
Red Maple ( <i>Acer rubrum</i> )
<b>SHRUBS</b>
Multiflora Rose ( <i>Rosa multiflora</i> )*
European Privet ( <i>Ligustrum vulgare</i> )*
Gray Dogwood ( <i>Cornus racemosa</i> )
Smooth Alder ( <i>Alnus serrulata</i> ) *
<b>HERBS/VINES</b>
Japanese Knotweed ( <i>Polygonum cuspidatum</i> )*
Spotted Jewelweed ( <i>Impatiens capensis</i> )
Spotted Joe Pye Weed ( <i>Eupatoriadelphus maculatus</i> )
Common Reed ( <i>Phragmites australis</i> )*
*Denotes state non-native invasive species

### **SOIL MAP TYPES**

A brief description of each soil map unit identified on the project site is presented below including information from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil descriptions. Further information on these and other soils, please refer to the internet site at <http://soils.usda.gov/technical/classification/osd/index.html>).

#### **Upland Soils**

##### **Merrimac-Urban Land Complex, 0-8 percent slopes**

Sandy, mixed, mesic Typic Dystrudepts

The Merrimac series consists of very deep, somewhat excessively drained soils formed in glacial outwash. They are nearly level to very steep soils on outwash terraces and plains and other glaciofluvial landforms. Typically, the surface layer of the Merrimac soil is dark brown fine sandy loam about 9 inches thick. The subsurface layer is about 14 inches thick. It is yellowish brown fine sandy loam in the upper part and yellowish brown loamy sand in the lower part. The substratum is light yellowish brown, stratified very gravelly coarse sand to a depth of 60 inches or more. In areas of this soil in the Boston Basin, the subsoil and the substratum are mostly olive colored and, by volume, 50 to 75 percent of the coarse fragments are dark, flat shale and slate.

**Hinkley Urban land complex, 3 to 15 percent slopes**  
Sandy-skeletal, mixed, mesic Typic Udorthents

The Hinkley series consists of very deep, excessively drained soils formed in water-sorted material. They are nearly level to very steep soils on terraces, outwash plains, deltas, kames, and eskers. Diagnostic horizons and features recognized in this pedon are an ochric epipedon from 1 to 8 inches (Ap horizon) and sandy-skeletal features from 10 to 40 inches with a weighted average content of rock fragments of 51 percent and a particle size of the fine-earth fraction is sandy (Bw, BC, and C horizons).

**Wetland Soils**

**Scarboro Muck**

Sandy, mixed, mesic Histic Humaquepts

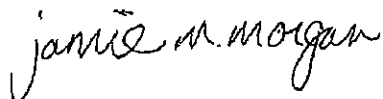
The Scarboro series consists of very deep, very poorly drained soils in sandy glaciofluvial deposits on outwash plains, deltas, and terraces. They are nearly level soils in depressions. Slope ranges from 0 to 3 percent. Diagnostic horizons and features recognized in this pedon are a histic epipedon from 0 to 8 inches (Oi and Oa horizons) and aquic conditions from 19 to 22 inches with 50 percent or more 2 chroma with redox concentrations (Cg1 horizon).

**SUMMARY CLOSING**

The proposed tower development project reviewed is not anticipated to cause an adverse impact on the delineated wetlands noted in this report. Utilizing appropriate soil erosion and sedimentation controls will reduce, if not eliminate, any risk of impact to the wetlands during construction. Although, the project is proposed to be approximately twenty feet from a wetland, the project will be within a historically disturbed area and will involve the removal of invasive species.

Thank for the opportunity to work with you on this project. Please contact me at (860) 683-4200 if you have any questions or require additional assistance.

Very truly yours,  
**Kleinfelder East, Inc.**



Jamie Morgan  
Ecologist/Soil Scientist



Ben Rieger  
Project Manager

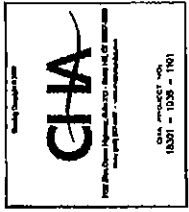
## REFERENCES

Brinson, M.M. 1993. *A Hydrogeomorphic Classification for Wetlands*. Tech. Rpt.WRP-DE-4, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

Cowardin, L.M., V. Carter, F.C. Golet, E.T. LaRoe. 1979. *Classification of Wetland and Deepwater Habitats of the United States*. US Government Printing Office. Washington D.C. GPO 024-010-00524-6.103 pp.

Soil Survey Staff. 1993. *Soil Survey Manual*. USDA Handbook No. 18. United States Government Printing Office, Washington, D.C., USA.



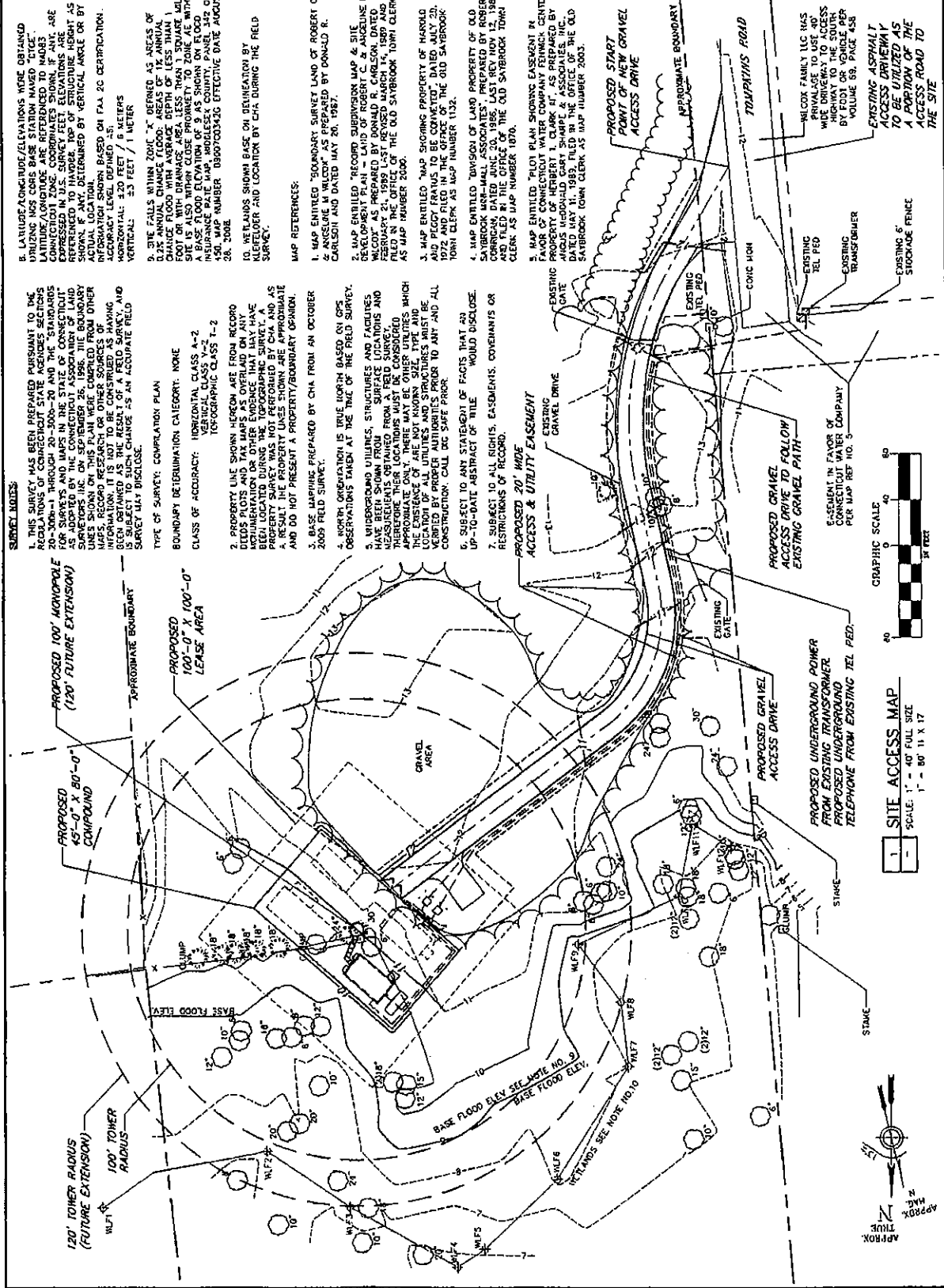


NO.	DATE	DESCRIPTION OF REVISION	BY
0	11/10/09	ISSUANCE OF ORIGINAL SET	CHA
1	07/20/10	REVISION TO REFLECT FIELD SURVEY	CHA

IT IS A WARRANTY OF THE SURVEYOR THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

SITE NO: SR2597  
 SITE NAME: OLD SAYBROOK  
 SITE ADDRESS: 1363 BOSTON POST ROAD  
 OLD SAYBROOK, CT 06475  
 MIDDLESEX COUNTY

SHEET TITLE: SITE ACCESS MAP  
 SHEET NUMBER: C02



**SURVEY NOTES:**

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF CONNECTICUT STATE LICENSED SURVEYORS 20-2006-1 THROUGH 20-2006-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS. THE SURVEYOR HAS REVIEWED THE RECORD MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS MAKING ANY WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE SURVEY DATA SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TYPE OF SURVEY: COMPARISON PLAN  
 BOUNDARY DETERMINATION CATEGORY: NONE  
 CLASS OF ACCURACY: HORIZONTAL CLASS A-2  
 VERTICAL CLASS A-2  
 TOPOGRAPHIC CLASS T-2

2. PROPERTY LINES SHOWN HEREON ARE FROM RECORD DEEDS PLOTS AND TAX MAPS AS OVERLAIN ON ANY ARCHITECTURE OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A REASONABLE ATTEMPT HAS BEEN MADE TO CORRECT ANY DISCREPANCIES. AS A RESULT, THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT PRESENT A PROPERTY/BOUNDARY OPINION.

3. BASE MAPS PREPARED BY CHA FROM AN OCTOBER 2009 FIELD SURVEY.  
 4. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY.  
 5. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND NECESSARY REVISIONS OBTAINED FROM THE APPROPRIATE APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN SIZE, TYPE AND LOCATION OF ALL UTILITIES AND PROCEDURES MUST BE OBSERVED AND NOTED PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG SAFE PRIOR.

6. SUBJECT TO ANY STATEMENT OF FACTS THAT IN UP-TO-DATE ABSTRACT OF TITLE RECORD DISCLOSE RESTRICTIONS OF RECORD.

**PROPOSED 20' WIDE ACCESS & UTILITY EASEMENT**

**PROPOSED GRAVEL ACCESS DRIVE TO FOLLOW EXISTING GRAVEL PATH**

**PROPOSED UNDERGROUND POWER FROM EXISTING TRANSFORMER**

**PROPOSED UNDERGROUND TELEPHONE FROM EXISTING TEL PED.**

**PROPOSED START POINT OF NEW GRAVEL ACCESS DRIVE**

**APPROXIMATE BOUNDARY**

**EXISTING TEL PED**

**EXISTING TRANSFORMER**

**EXISTING 6' STORAGE FENCE**

**EXISTING ASPHALT ACCESS DRIVEWAY TO BE UTILIZED AS A PORTION OF THE ACCESS ROAD TO THE SITE**

8. LATITUDE, LONGITUDE/ELEVATIONS WERE OBTAINED USING THE CORE BASE STATION METHOD.

9. THE FALLS WITHIN ZONE 'X' DEFINED AS AREAS OF 0.15 ANNUAL CHANCE FLOOD AREAS OF LESS THAN 1 FOOT OR WITH URNANDE AREA LESS THAN 1 SQUARE MILE. SITE IS ALSO WITHIN CLOSE PROXIMITY TO ZONE AE WITH A BASE FLOOD ELEVATION OF 9.5 AS SHOWN ON THE 2009 FLOOD MAP NUMBER: 08090703430 EFFECTIVE DATE AUGUST 28, 2008.

10. SET LINES SHOWN BASED ON DILIGENT SURVEY BY ALFREIDER AND LOCATED BY CHA DURING THE FIELD SURVEY.

**MAP REFERENCES:**

1. MAP ENTITLED "BOUNDARY SURVEY LAND OF ROBERT C CARLSON AND DATED MAY 20, 1987.
2. MAP ENTITLED "RECORD SUBDIVISION MAP & SITE DEVELOPMENT PLAN - LAND OF ROBERT C & ANGELINE M. WELDON" AS PREPARED BY DONALD M. WELDON, DATED FEBRUARY 19, 1988, AND FILED IN THE OFFICE OF THE OLD SAYBROOK TOWN CLERK AS MAP NUMBER 2000.
3. MAP ENTITLED "MAP SHOWING PROPERTY OF MARCO AND PRICY FRATUUS TO BE CONVEYED" DATED JULY 20, 1972 AND FILED IN THE OFFICE OF THE OLD SAYBROOK TOWN CLERK AS MAP NUMBER 1132.
4. MAP ENTITLED "DIVISION OF LAND PREPARED BY OLD SAYBROOK MAP-MALL ASSOCIATES" PREPARED BY ROBERT CORRIGAN, DATED JUNE 20, 1986, LAST REV NOV 12, 1986 AND FILED IN THE OFFICE OF THE OLD SAYBROOK TOWN CLERK AS MAP NUMBER 1070.
5. MAP ENTITLED "PILOT PLAN SHOWING EASEMENT IN FAVOR OF CONNECTICUT WATER COMPANY FENWICK CENTER PROPERTY OF HERBERT T. CLARK ET AL" AS PREPARED BY ROBERT CORRIGAN, DATED MAY 11, 1989, FILED IN THE OFFICE OF THE OLD SAYBROOK TOWN CLERK AS MAP NUMBER 2003.

WELDON FAMILY LLC HAS BEEN GRANTED A 40' WIDE DRIVEWAY TO ACCESS HIGHWAY TO THE SOUTH BY FOOT OR VEHICLE PER VOLUME 99, PAGE 458

EXISTING ASPHALT ACCESS DRIVEWAY TO BE UTILIZED AS A PORTION OF THE ACCESS ROAD TO THE SITE

CONIC HIGH

TRAPPHINS ROAD

GRAVEL AREA

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

120' TOWER RADIUS (FUTURE EXTENSION)

100' TOWER RADIUS

PROPOSED 45'-0" X 80'-0" COMPOUND

PROPOSED 100'-0" X 100'-0" LEASE AREA

PROPOSED 20' WIDE ACCESS & UTILITY EASEMENT

PROPOSED GRAVEL ACCESS DRIVE

PROPOSED UNDERGROUND POWER FROM EXISTING TRANSFORMER

PROPOSED UNDERGROUND TELEPHONE FROM EXISTING TEL PED.

PROPOSED START POINT OF NEW GRAVEL ACCESS DRIVE

APPROXIMATE BOUNDARY

EXISTING TEL PED

EXISTING TRANSFORMER

EXISTING 6' STORAGE FENCE

EXISTING ASPHALT ACCESS DRIVEWAY TO BE UTILIZED AS A PORTION OF THE ACCESS ROAD TO THE SITE

CONIC HIGH

TRAPPHINS ROAD

GRAVEL AREA

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

BASE FLOOD ELEV. SEE NOTE NO. 9

BASE FLOOD ELEV. SEE NOTE NO. 10

WELDON SEE NOTE NO. 10

WELDON SEE NOTE NO. 10

WELDON SEE NOTE NO. 10

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WELDON SEE NOTE NO. 10

WELDON SEE NOTE NO. 10

120' TOWER RADIUS (FUTURE EXTENSION)

100' TOWER RADIUS

PROPOSED 45'-0" X 80'-0" COMPOUND

PROPOSED 100'-0" X 100'-0" LEASE AREA

PROPOSED 20' WIDE ACCESS & UTILITY EASEMENT

PROPOSED GRAVEL ACCESS DRIVE

PROPOSED UNDERGROUND POWER FROM EXISTING TRANSFORMER

PROPOSED UNDERGROUND TELEPHONE FROM EXISTING TEL PED.

PROPOSED START POINT OF NEW GRAVEL ACCESS DRIVE

APPROXIMATE BOUNDARY

EXISTING TEL PED

EXISTING TRANSFORMER

EXISTING 6' STORAGE FENCE

EXISTING ASPHALT ACCESS DRIVEWAY TO BE UTILIZED AS A PORTION OF THE ACCESS ROAD TO THE SITE

CONIC HIGH

TRAPPHINS ROAD

GRAVEL AREA

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

EXISTING GATE

BASE FLOOD ELEV. SEE NOTE NO. 9

BASE FLOOD ELEV. SEE NOTE NO. 10

WELDON SEE NOTE NO. 10

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**SITE ACCESS MAP**

SCALE: 1" = 40' FULL SIZE  
 1" = 80' 11 X 17

GRAPHIC SCALE

40 80

FEET

APPROX. TRUE

APPROX. MAG.

APPROX. TRUE

APPROX. MAG.

APPROX. TRUE

APPROX. MAG.

APPROX. TRUE

APPROX. MAG.

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APPROX. TRUE

APPROX. MAG.

APPROX. TRUE

APPROX. MAG.

APPROX. TRUE

APPROX. MAG.

APPROX. TRUE

APPROX. MAG.

Tony Wells  
 C Squared Systems  
 920 Candia Road  
 Manchester, NH 03109  
 603-657-9702  
 Tony.Wells@csquaredsystems.com



May 27, 2010

Connecticut Siting Council

Subject: New Cingular Wireless, Old Saybrook, CT

Dear Connecticut Siting Council:

C Squared Systems has been retained by New Cingular Wireless to investigate the RF Power Density at the proposed site located at 1363 Boston Post Road, Old Saybrook, CT.

Calculations were done in accordance with FCC OET Bulletin 65. These worst-case calculations assume that all transmitters are simultaneously operating at full power and pointing directly at the ground. The calculation point is 6 feet above ground level to model the RF power density at the head of a person standing at the base of the tower.

Location	Carrier	Antenna Centerline Height Above Ground Level (Ft.)	Operating Frequency (MHz)	Number of Trans.	Effective Radiated Power (ERP) Per Transmitter (Watts)	Power Density (mw/cm <sup>2</sup> )	Limit	% FCC MPE Limit General Public/Uncontrolled
Ground Level	AT&T UMTS	97	880	1	500	0.0217	0.5867	3.70%
	AT&T UMTS	97	1900	1	500	0.0217	1.0000	2.17%
	AT&T GSM	97	880	3	296	0.0386	0.5867	6.58%
	AT&T GSM	97	1900	1	427	0.0186	1.0000	1.86%
	<b>Total</b>							

**Summary:** Under worst-case assumptions, the RF Power Density at the proposed site located at 1363 Boston Post Road, Old Saybrook, CT will not exceed 14.30% of the FCC MPE limit for General Public/Uncontrolled Environments.

Sincerely,

Anthony Wells  
 Managing Partner



## FAA I-A SURVEY CERTIFICATION

Site Name: Old Saybrook  
 Site Number: SR2597  
 Site Address: 1363 Boston Post Road  
 Old Saybrook, CT 06475

Horizontal Datum: NAD 83       GPS survey       Ground survey

Vertical Datum: NAVD 1988 (AMSL)     GPS survey       Ground survey

Structure Type:       Proposed Tower       Existing Tower       Roof Top

Water Tank       Smoke Stack       Other:

Latitude: 41°-17'-23.2" N

Longitude: 72°-24'-21.4" W

Average Ground Elevation: 11' AMSL Elevation (in feet)

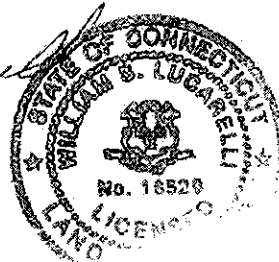
Proposed Tower Height: 120' (AGL)

**Certification:** I certify that the latitude of 41°-17'-23.2"N and the longitude of 72°-24'-21.4"W are accurate to within +/- 20 feet horizontally, and that the site elevation of 11' AMSL is accurate to within +/- 3 feet vertically. The horizontal datum (coordinated) are in terms of the North American Datum of 1983 (NAD 83) and are expressed in degrees, minutes and seconds, to the nearest tenth of a second. The vertical datum is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest foot.

**Company:** Clough Harbour and Associates, LLP  
 Project number 18301-1036

**Surveyor  
 Signature/Seal:**

*William S. Lucarelli*  
 William S. Lucarelli  
 CT L.S. 16529



**Date:** October 19, 2009



\*\*\*\*\*  
\* Federal Airways & Airspace \*  
\* Summary Report: New Construction \*  
\*\*\*\*\*

Airspace Specialist: Judy A. Owens

File: SR2597

Location: Old Saybrook, CT  
Distance: 2.9 Statute Miles  
Direction: 116° (true bearing)

Latitude: 41°-17'-23.2"

Longitude: 72°-24'-

21.4"

SITE ELEVATION AMSL..... 11 ft.  
STRUCTURE HEIGHT.....120 ft.  
OVERALL HEIGHT AMSL.....131 ft.

NOTICE CRITERIA

- FAR 77.13(a)(1): NNR (DNE 200 ft AGL)
- FAR 77.13(a)(2): NNR (DNE Notice Slope)
- FAR 77.13(a)(3): NNR (Not a Traverse Way)
- FAR 77.13(a)(4): PNR (Circling Approach Area)
- FAR 77.13(a)(4): NNR FAR 77.13(a)(4) Notice Criteria for SNC
- FAR 77.13(a)(4): NNR FAR 77.13(a)(4) Notice Criteria for 42B
- FAR 77.13(a)(5): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)

Notice to the FAA is not required at the analyzed location and height.

OBSTRUCTION STANDARDS

- FAR 77.23(a)(1): DNE 500 ft AGL
- FAR 77.23(a)(2): DNE - Airport Surface
- FAR 77.25(a): DNE - Horizontal Surface
- FAR 77.25(b): DNE - Conical Surface
- FAR 77.25(c): DNE - Primary Surface
- FAR 77.25(d): DNE - Approach Surface
- FAR 77.25(e): DNE - Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: SNC: CHESTER

- Type: A RD: 42721.88 RE: 408
- FAR 77.23(a)(1): DNE
  - FAR 77.23(a)(2): Does Not Apply.
  - VFR Horizontal Surface: DNE
  - VFR Conical Surface: DNE
  - VFR Approach Slope: DNE
  - VFR Transitional Slope: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: 42B: GOODSPEED

- Type: A RD: 55994.71 RE: 7
- FAR 77.23(a)(1): DNE
  - FAR 77.23(a)(2): DNE - Greater Than 6 NM.
  - VFR Horizontal Surface: DNE
  - VFR Conical Surface: DNE

VFR Approach Slope: DNE  
VFR Transitional Slope: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)  
FAR 77.23(a)(3) Departure Surface Criteria (40:1)  
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)  
FAR 77.23(a)(4) MOCA Altitude Enroute Criteria  
The Maximum Height Permitted is 1500 ft AMSL

PRIVATE LANDING FACILITIES		BEARING	RANGE	DELTA
ARP FAA	FACIL	To FACIL	IN NM	
ELEVATION IFR	IDENT TYP NAME			
-----	-----	-----	-----	-----
	CT57 HEL OLD SAYBROOK No Impact to Private Landing Facility Structure is beyond notice limit by 5876 feet.	59.96	1.79	+31
	CT97 HEL MIDDLESEX HOSPITAL No Impact to Private Landing Facility Structure is beyond notice limit by 10494 feet.	336.92	2.55	+72
	CT78 SEA LORD CREEK No Impact to Near Airport Surface. Below surface height of 335 ft above ARP.	31.92	4.35	+131
	5CT7 AIR MILE CREEK No Impact to Near Airport Surface. Below surface height of 402 ft above ARP.	81.42	5.02	+101
	CT16 SEA FETSKE No Impact to Near Airport Surface. Below surface height of 431 ft above ARP.	15.56	5.31	+131

AIR NAVIGATION ELECTRONIC FACILITIES  
No Electronic Facilities Are Within 25,000 ft

FCC AM PROOF-OF-PERFORMANCE  
NOT REQUIRED: Structure is not near a FCC licensed AM  
radio station Proof-of-Performance is not required.  
Please review AM Station Report for details.

Nearest AM Station: WLIS @ 4407 meters.

Airspace® Summary Version 2010.9

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09-23-2010  
11:27:37

\*\*\*\*\*  
 \* AM RADIO STATIONS: PROOF-OF-PERFORMANCE  
 \*

\*\*\*\*\*

File: SR2597

LATITUDE: 41°-17'-23.2" (NAD83) LONGITUDE:  
 72°-24'-21.4" (NAD83)

SITE ELEVATION AMSL..... 11 ft.  
 STRUCTURE HEIGHT..... 120 ft.  
 OVERALL HEIGHT AMSL..... 131 ft.

CALL SIGN	FREQ KHZ	POWER Watts	ANT MOD	P T	DIST Meters	BEARING Degrees	NAD83 LATITUDE	NAD83 LONGITUDE
WLIS	1420	500	D	S	4407	19.1	41°-19'-38"	072°-23'-19"
SAYBROOK	CT							OLD

This station has a current license.  
 The authorized directional antenna pattern is standard.  
 This station is operating a directional type antenna system.

Your structure is not within 3.2 KM of this station.

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09-23-2010  
 11:27:37

DEFINITIONS:

CALL SIGN: The Call Sign of the station or application. For applications and construction permits which do not have Call Signs a value of 'NEW' is used.

FREQUENCY: in KiloHertz

POWER: The nominal power of the station, as defined in Section CFR 73.14. This is not necessarily the effective radiated power, the transmitter power, the antenna input power, etc.

ANT MOD: Antenna Mode, The mode of the complete antenna system. Indicates directional or non-directional. (D = Directional and N = Non-

Directional)

If a station is directional at one time during a day and non-directional at another time it is considered to be directional for the purpose of

Proof-Of-Performance. If the same station has multiple locations, these are listed as separate AM stations with the same Call Sign.

PT: The type of antenna pattern which has been notified to (or by) foreign countries.

DIST Meters: This is the calculated distance (in meters) between your proposed site and the latitude/longitude coordinates specified by the FCC data.

Bearing Degrees: This is the true bearing from your proposed site to the station.

LATITUDE: This is the latitude of the AM Station in NAD 1983 coordinates.

LONGITUDE: This is the longitude of the AM Station in NAD 1983 coordinates.

ST: This is the state where the AM Station is located.

The material in this report on AM radio stations was obtained from the FCC who provided the data on an 'as-is' basis. Therefore, Federal Airways & Airspace® disclaims all warranties with regard to the contents of these files, including their fitness for your use. In no event shall Federal Airways & Airspace® be liable for any special, indirect, or consequential damages whatsoever resulting from loss or use, data or profits, whether in connection with the use or performance of the contents of these files, action of contract, negligence, or other action arising out of, or in connection with the use of the contents of these files. Data conversion of the FCC data from NAD27 to NAD83 was accomplished using the USGS NADCON210 software program.





## NEPA Checklist Guidelines

SITE: Old Saybrook

Approximate Structure Height: 100 feet

Site antenna(s) are to be: top mounted X side mounted \_\_\_\_\_

\*Categorize all compliance/audit sites according to their pre-build status.

**A. If your site has been previously reviewed and is in compliance, no NEPA approval memo is needed for the following changes:**

1. ERP reduction, antenna change outs that do not increase the gain, orientation change, lighting change, removal of non-operating antennas, address changes.

**B. Only RF emissions review is required on the NEPA Checklist when:**

2. Minor modification which will affect the RF (Adding a BTS, larger gain/size antenna).
3. Major or minor modifications to an Antenna Farm (previously determined by EPA Group).
4. Temporary/Special events sites (COWS) (temporary crane testing does not require RF review).

**C. Age verification of the building and RF is required when:**

5. All facilities are completely located within a building including antennas.

Historic viewshed issues cannot apply for antennas wholly contained in a building. If the building is over 45 years of age, a historian must review the building to determine if the building is eligible to be listed on the National Register of Historic Places.

**D. For LEASED structures the requirements specified on the Limited/Short Form, in either box 2A,B,C; or 3A,B,C, or 4A,B,C, is the criteria established to determine when only Historical and RF verification is required:**

6. *No additional* Historical NEPA review will be required for minor modifications covered under the specifics of the FCC's Programmatic Agreement (PA) (see the Programmatic Agreement)
7. The minor modifications include: structure height increases that are less than 10%; or addition of platforms that would not protrude beyond 20'; and additional excavation outside the current tower site is not involved. (See NEPA Short Form)
8. *Additional* Historic NEPA review will be required for major modifications or **substantial** changes to structures not covered by the PA (i.e., tower height increase of 10% or more).
9. Major or minor modifications to a structure considered to be part of an existing Antenna Farm (previously determined by FCC Group)
10. *Additional* Historic NEPA review will be required for any existing man-made structure such as buildings, water tanks, billboards, flag-poles, etc. (man-made= any structure not originally designed to carry telecommunication antennas) *when*: the building is 45 years or older; is a historic location or within an historic district, or is eligible for listing. (See the Programmatic Agreement)

Other available resources that can be used to show no impact to historical:

- Database search/Photos /Site plot on a map
- Site visit/qualified consultant
- Previous SHPO "No effect" or "No adverse effect" finding
- Current SHPO "No Effect" or "No Adverse Effect" finding (required for major modifications)
- Age of the building (If the building is over 45 years of age, a historian must review the building to determine if the building is eligible to be listed on the National Register.)

**E. For OWNED structures: the Owned NEPA Review Form should be used for:**

11. A minor modification, including structure height increases that are less than 10%; or addition of platforms that would not protrude beyond 20'; and additional excavation not involved outside the current tower site, and modifications for a site previously in compliance.
12. Full NEPA Documentation is required for new tower construction
13. Full NEPA Documentation is required to modify and existing owned site without a previous full NEPA review on file (Audit)

Current research to document "No Effect"

- |   |                             |
|---|-----------------------------|
| - FEMA  | - Wetlands, Water, Forest   |
| - Critical Habitat                                  | - Wilderness                |
| - USFWS (federal)                                   | - State DNR                 |
| - Historical/Native American                        | - Eligibility (local check) |
| - Native American Religious Sites (new builds only) |                             |

DOES THIS SITE NEED AN EA? \_\_\_\_\_

08/01

## OWNED NEPA REVIEW

All holdings and affiliates of Cingular Wireless (including affiliated tower companies) must complete this form for all new site construction and/or site modifications to owned structures.

### PROJECT INFORMATION

FCC Mkt. <u>Hartford, CT MSA</u>	Type of Structure/Tower: <u>monopole</u>	<input type="checkbox"/> SpectraSite managed site ID# _____
Site ID: <u>2597</u>	Site Name: <u>Old Saybrook</u>	<input type="checkbox"/> Crown managed site BU# _____
Type of Action: <input checked="" type="checkbox"/> New Tower Construction <input type="checkbox"/> Audit/Compliance <input type="checkbox"/> Temp (COW, Calf, etc.) <sup>1</sup> EA Required? _____ <input type="checkbox"/> Modification (FULL NEPA required)		
Compliance NEPA on file with FCC Group <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Will this involve: <input checked="" type="checkbox"/> Top mounting <input type="checkbox"/> Side mounting		
<i>Explain what you will be doing at the site? This checklist is submitted for the construction of a 100-foot monopole and the installation of associated equipment within a 45x80-foot compound at the rear of a commercial and residential property. Access to the site location is will be via gravel access drive from Tompkins Road.</i>		
<i>Location of Action (address, city, county, state):</i> 1363 Boston Post Road, Old Saybrook, CT 06475 (Middlesex County)		

**ITEMS 1 - 9 MUST BE FILLED OUT FOR A COMPLETE (FULL) NEPA REVIEW**  
**ITEMS 9 - 11 (and top portion of page 1) FOR A LIMITED (SHORT) NEPA REVIEW**  
**Market coordinator must sign/certify checklist.**

1. Is the facility located in an officially designated wilderness area? [47 CFR 1.1307 (a)(1)]  
 Yes  No If so, describe the area, its location and source of the information.
2. Is the facility located in an officially designated wildlife preserve? [47 CFR 1.1307 (a)(2)]  
 Yes  No If so, describe the preserve, its location and source of information.
3. Will the facility: (i) affect listed threatened or endangered species or designated critical habitats; or (ii) jeopardize the continued existence of any proposed endangered or threatened species; or is it likely to result in the destruction or adverse modification of proposed critical habitats, as determined by the Secretary of the Interior pursuant to the Endangered Species Act of 1973. [47 CFR 1.1307 (a)(3)]  
 Yes  No If so, describe the species, critical habitat, location, and source of the information.
4. Will the facility be located in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places? [47 CFR 1.1307 (a)(4)]  
 Yes  No
5. Will the facility affect an Indian religious site? [47 CFR 1.1307 (a)(5)]  
Original Letter: \_\_\_\_\_ Follow-up Letter: \_\_\_\_\_  
 Yes  No  N/A If so, describe the source of the information.
6. Will the facility be located in a "floodplain"? [47 CFR 1.1307 (a)(6)]  
 Yes  No If so, describe the floodplain, its location, and source of the information.
7. Will the construction of the facility involve significant change in surface features (e.g. wetland fill, deforestation, or water diversion)? [47 CFR 1.1307 (a)(7)]  
 Yes  No If so, describe the surface feature, its location, and source of the information.
8. Will the facility be equipped with high intensity white lights which are to be located in a residential neighborhood, as defined by the local zoning law? [47 CFR 1.1307 (a)(8)]  
 Yes  No

<sup>1</sup> Grounding is the only alteration to the physical environment that is acceptable. First choice for grounding should be to an existing utility pole.





**NEPA ENVIRONMENTAL AFFECTS CHECKLIST SOURCE INFORMATION FORM**

<b>Site Name:</b> Old Saybrook	<b>Site No.:</b> 2597	<b>Initials:</b> MSF	<b>Date:</b> March 29, 2010
--------------------------------	-----------------------	----------------------	--------------------------------

1. Is the site located in an officially designated wilderness area?

*Information Source*

Review of USGS topographic map and street atlas; review of Connecticut DEP NDDDB maps.

2. Is the site located in an officially designated wildlife preserve?

*Information Source*

Review of USGS topographic map and street atlas; review of Connecticut DEP NDDDB maps.

3. Will the facility affect listed threatened or endangered species or designated critical habitats?

*Information Source*

Review of USGS topographic map and street atlas; review of Connecticut DEP NDDDB maps; consultation with the New England Field Office of the USFWS and the Bureau of Natural Resources of the CT DEP.

4. Will the facility be located in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places?

*Information Source*

Review of Nationwide Programmatic Agreement of 10/5/04, review of NRIS data; review of SHRI data; consultation with the Connecticut SHPO.

5. Will the facility affect an Indian religious site?

*Information Source*

Consultation with Native American Tribal organizations as defined by TCNS (conducted by AT&T).

6. Is the site located on a "floodplain"?

*Information Source*

Review of current FIRM data.

7. Will construction involve significant change in surface features (impacts to wetlands, deforestation, water diversion, etc.)?

*Information Source*

Review of USGS topographic map; review of current NWI data; review of USDA soil survey; review of current aerial photographs of site location and the surrounding area.

Site Name: Old Saybrook #2597  
Client Name: AT&T Mobility

### TOWER SITE EVALUATION FORM

1. Location (Provide maps if possible): 1363 Boston Post Road, Old Saybrook  
State: CT County: Middlesex Lat/Long/GPS: 41-17-23.2 (N) 72-24-21.4 (W)

City and Highway Direction (2 miles W on Hwy 20, etc.):

Approximately 950 northwest of the intersection of Boston Post Road and School House Road.

2. Elevation above mean sea level: 50 feet amsl
3. Will the equipment be co-located on an existing **FCC licensed** tower or other existing structure (building, billboard, etc.)? (y/n) N If yes, type of structure:  
If yes, no further information is required.
4. If no, provide proposed specifications for new tower:  
Height: 100 ft. Construction type (lattice, monopole, etc.): monopole  
Guy-wired? (y/n) N No. Bands: \_\_\_\_\_ Total No. Wires:  
Lighting (Security & Aviation): N

If tower will be lighted or guy-wired, complete items 5-19. If not, complete only items 19 and 20.

5. Area of tower footprint in acres or square feet: \_\_\_\_\_
6. Length and width of access road in feet: \_\_\_\_\_
7. General description of terrain - mountainous, rolling hills, flat to undulating, etc. Photographs of the site and surrounding area are beneficial:
8. Meteorological conditions (incidence of fog, low ceilings, etc.):
9. Soil type(s):
10. Habitat types and land use on and adjacent to the site, by acreage and percentage of total:
11. Dominant vegetative species in each habitat type:
12. Average diameter breast height of dominant tree species in forested areas:
13. Will construction at this site cause fragmentation of a larger block of habitat into two or more smaller blocks? (y/n) \_\_\_\_\_ If yes, describe:
14. Is evidence of bird roosts or rookeries present? (y/n) \_\_\_\_\_ If yes, describe:

Site Name: Old Saybrook #2597  
Client Name: AT&T Mobility

15. Distance to nearest wetland area (forested swamp, marsh, riparian, marine, etc.), and coastline if applicable:
16. Distance to nearest telecommunications tower: \_\_\_\_\_.
17. Potential for co-location of antennas on existing towers or other structures: \_\_\_\_\_.
18. Have measures been incorporated for minimizing impacts to migratory birds? (y/n) Y If yes, describe:
19. Has an evaluation been made to determine if the proposed facility may affect listed or proposed endangered or threatened species or their habitats as required by FCC regulation at 47 CFR 1.1307(a)(3)? (y/n) N If yes, present findings:

The footprint of the planned telecommunications facility is within a cleared area on an undeveloped, portion of a commercial lot on the northern side of Boston Post Road. The ground surface contains gravel and is presumed to be previously graded and disturbed. The area surrounding the footprint is mapped, palustrine forested wetlands and wooded land. The footprint is within the 100-year floodplain. The soils at the proposed facility location are Merrimac sandy loam and Scarborough muck. Both soils are partially hydric. The site location is approximately 1,600 feet from the edge of a blob on the CT NDDB; therefore, the CT DEP is reviewing the planned project.

20. Additional information required:

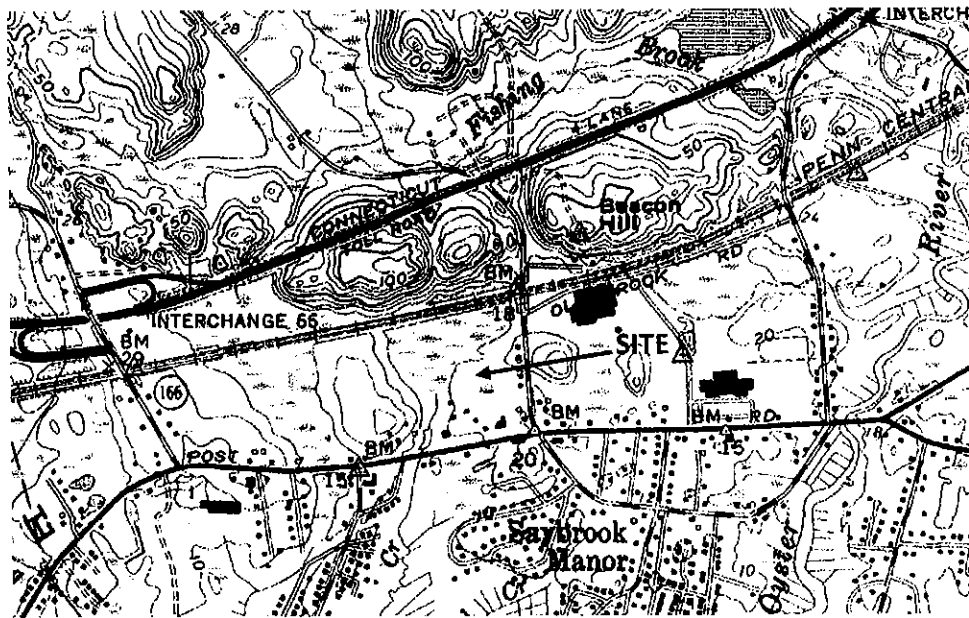
The undertaking consists of the construction of a telecommunications facility. The proposed facility will consist of a 100-foot monopole and associated equipment contained within a 45x80-foot equipment compound. The planned undertaking will also involve construction of a gravel access road from Tompkins Road to the west. Utility connections currently exist along Tompkins Road; telco and power connections will be made to serve the proposed facility. No other construction-related activities are anticipated. Site plans are attached.

The project area/subject site is located in a commercial and residential area approximately 4,000 feet north of the Long Island Sound. Topographically, the proposed facility location is 50 feet amsl in a relatively flat area. The property is currently commercially developed on the southern portion, with wooded, wetland areas and a cleared area in the vicinity of the proposed facility location. The proposed site is surrounded by wetlands. Several streams and inlets are present to the south from the Long Island Sound.

Site Name: Old Saybrook #2597  
Client Name: AT&T Mobility



Aerial Photograph of the Project Area



Hamburg (CT) USGS Topographic Map of the Project Area



Site Name: Old Saybrook #2597  
Client Name: AT&T Mobility

Photo 1:

View of the ground surface conditions proposed site location.



Photo 2:

View of the setting at the proposed site location, facing north toward a wooded area.



Photo 3:

View of the proposed location of the access road, facing northeast toward Ed Williams Road.



Site Name: Old Saybrook #2597  
Client Name: AT&T Mobility

Photo 4:

View facing north from the proposed facility location toward a palustrine forested wetland.



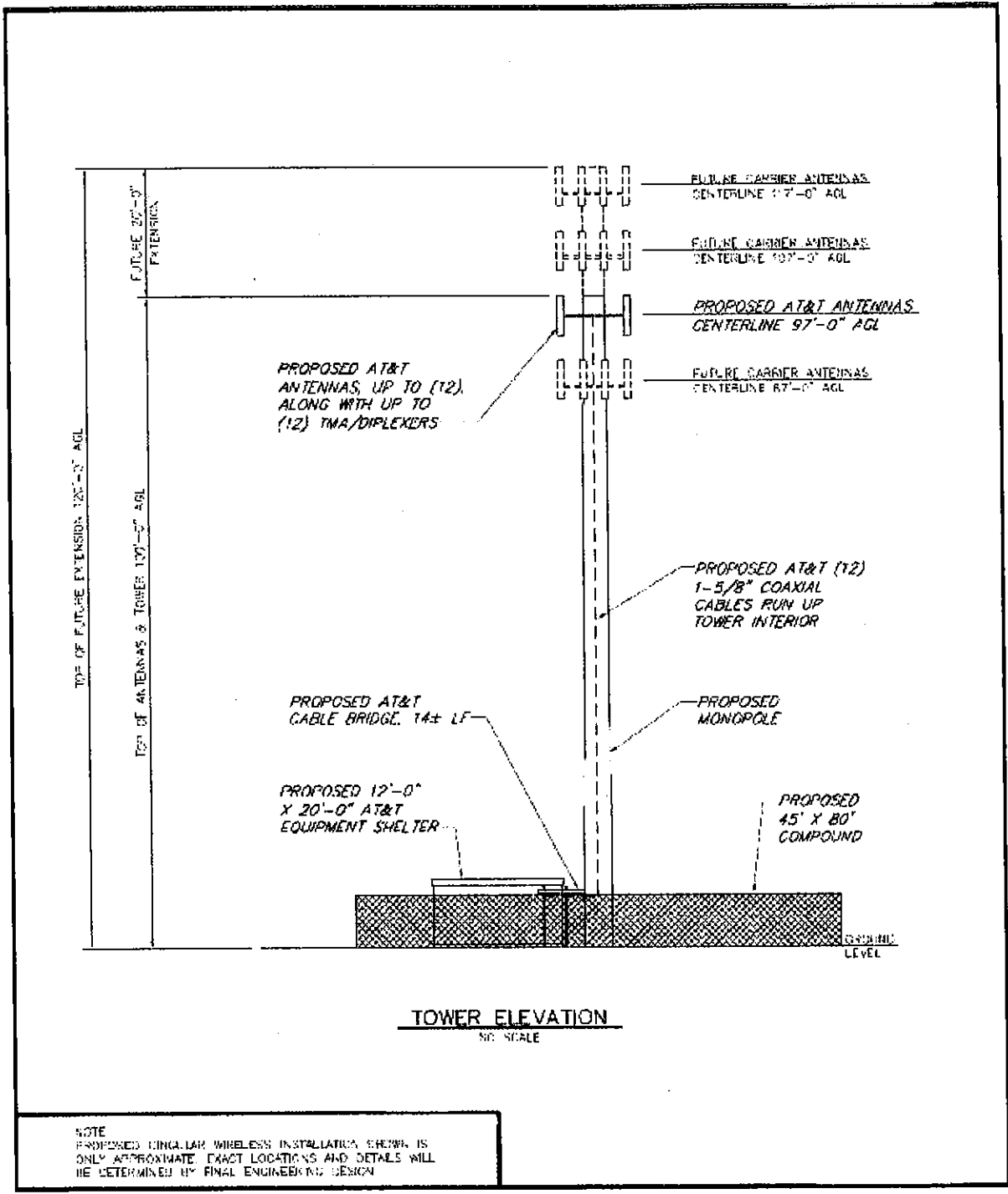
Photo 5:

View of the edge of the filled area on the property.





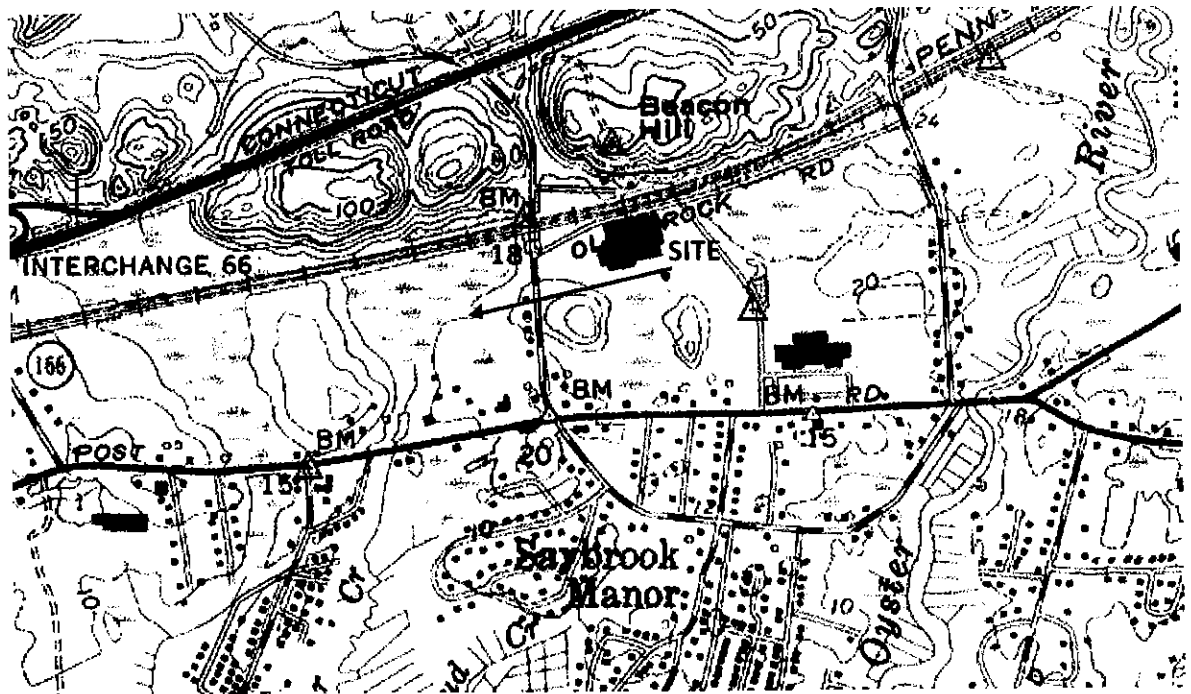
Site Name: Old Saybrook #2597  
 Client Name: AT&T Mobility



NOTE  
 PROPOSED CIRCULAR WIRELESS INSTALLATION SHOWN IS ONLY APPROXIMATE. EXACT LOCATIONS AND DETAILS WILL BE DETERMINED BY FINAL ENGINEERING DESIGN.



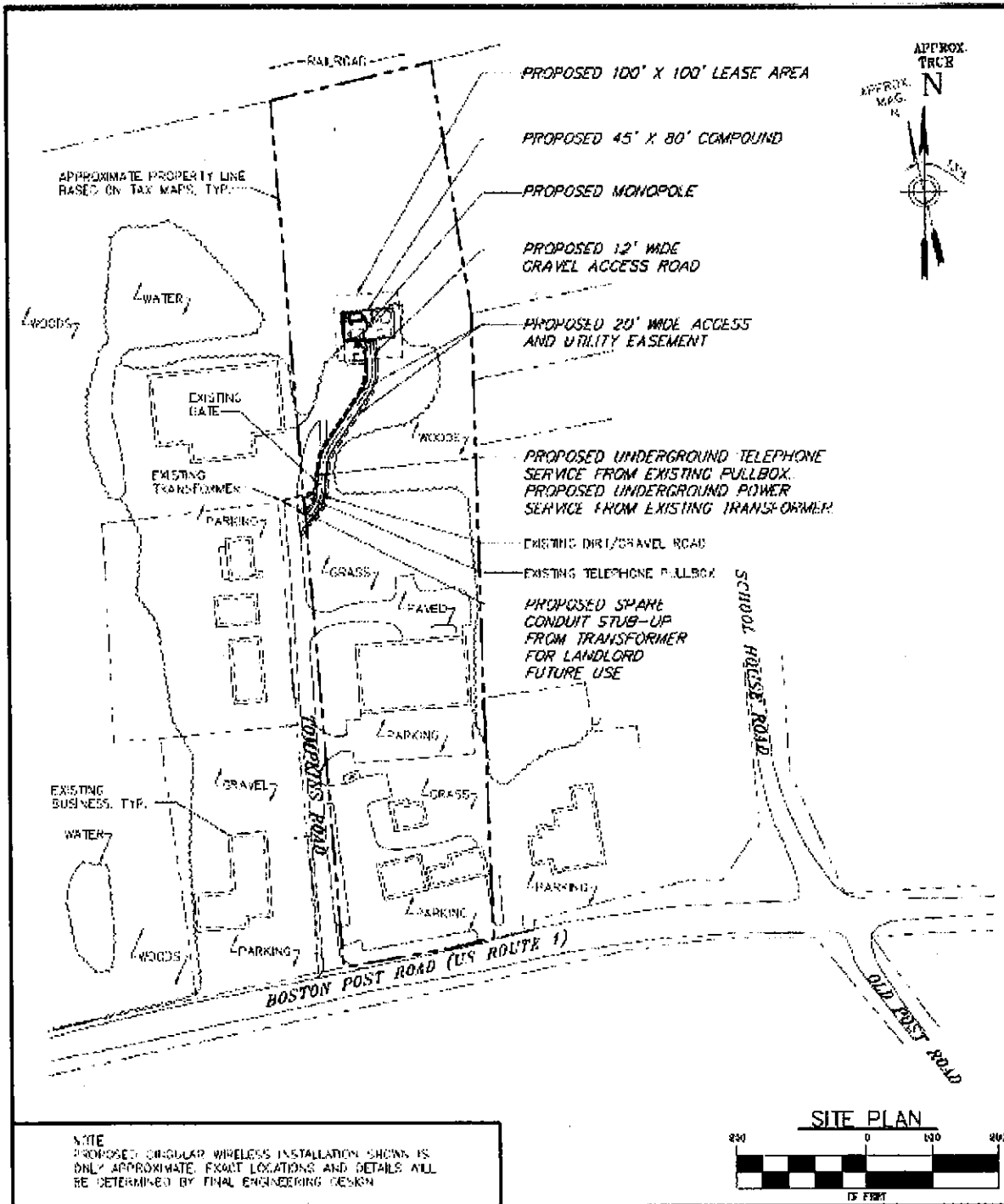
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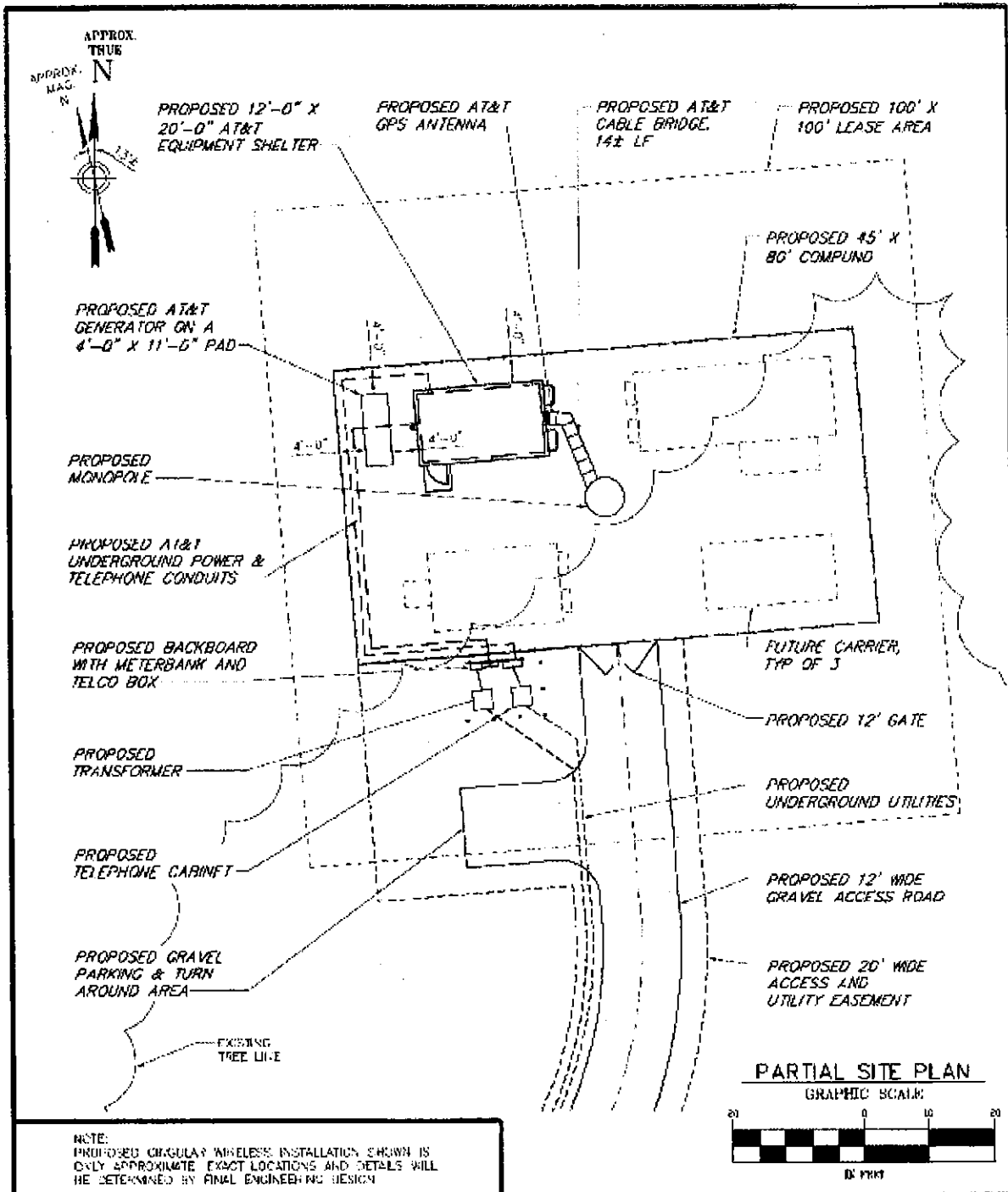


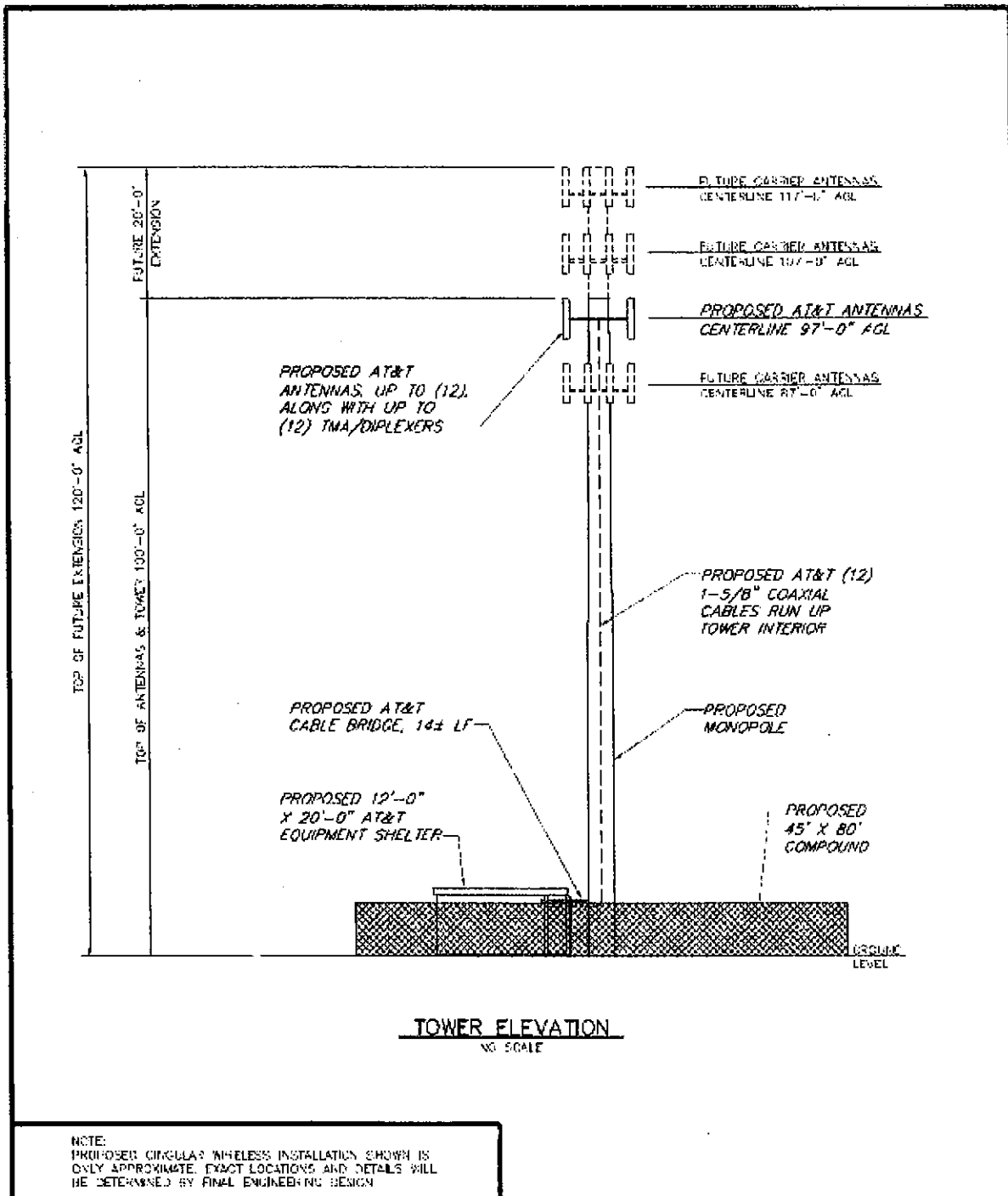
Essex, CT USGS 7.5 Minute Topographic Map



Aerial Photograph of the Subject Site and Surrounding Area









Protected Lands and Habitat Data  
Rare, Threatened, and Endangered Species Regulatory Review

# THE OTTERY GROUP

November 9, 2009

Wildlife Division  
Bureau of Natural Resources  
Department of Environmental Protection  
79 Elm Street, 6<sup>th</sup> floor  
Hartford, CT 06106-5127

Re: Request for a project review of a proposed AT&T Mobility telecommunications facility in Old Saybrook, Connecticut.

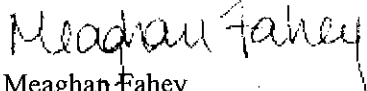
To Whom It May Concern:

The Ottery Group, Inc. is performing a preliminary environmental assessment under the National Environmental Policy Act (NEPA) on behalf of AT&T prior to the construction of a telecommunications facility. As a licensee of the Federal Communications Commission (FCC), AT&T is required to consider the effects of proposed actions on criteria identified in the FCC regulations implementing NEPA (47 CFR 1.1307). The specific natural resource criteria addressed in these regulations include designated wilderness areas and wildlife preserves; areas that may sustain rare, threatened, or endangered species; and, designated critical habitats.

The proposed site is located approximately 1,600 feet from the edge of a blob on the NDDDB map. The proposed site is also surrounded by wetlands. The Town of Old Saybrook is listed on the USFWS for having habitats for the piping plover, a federally-listed threatened species. The Ottery Group requests a screening for federal and state listings of rare, threatened, or endangered species; critical habitats; and, wildlife preserves and wilderness areas for the proposed site locations. Attached is a copy of the NDDDB Review Request Form along with an NDDDB Map showing the site location and USFWS Tower Site Evaluation Form.

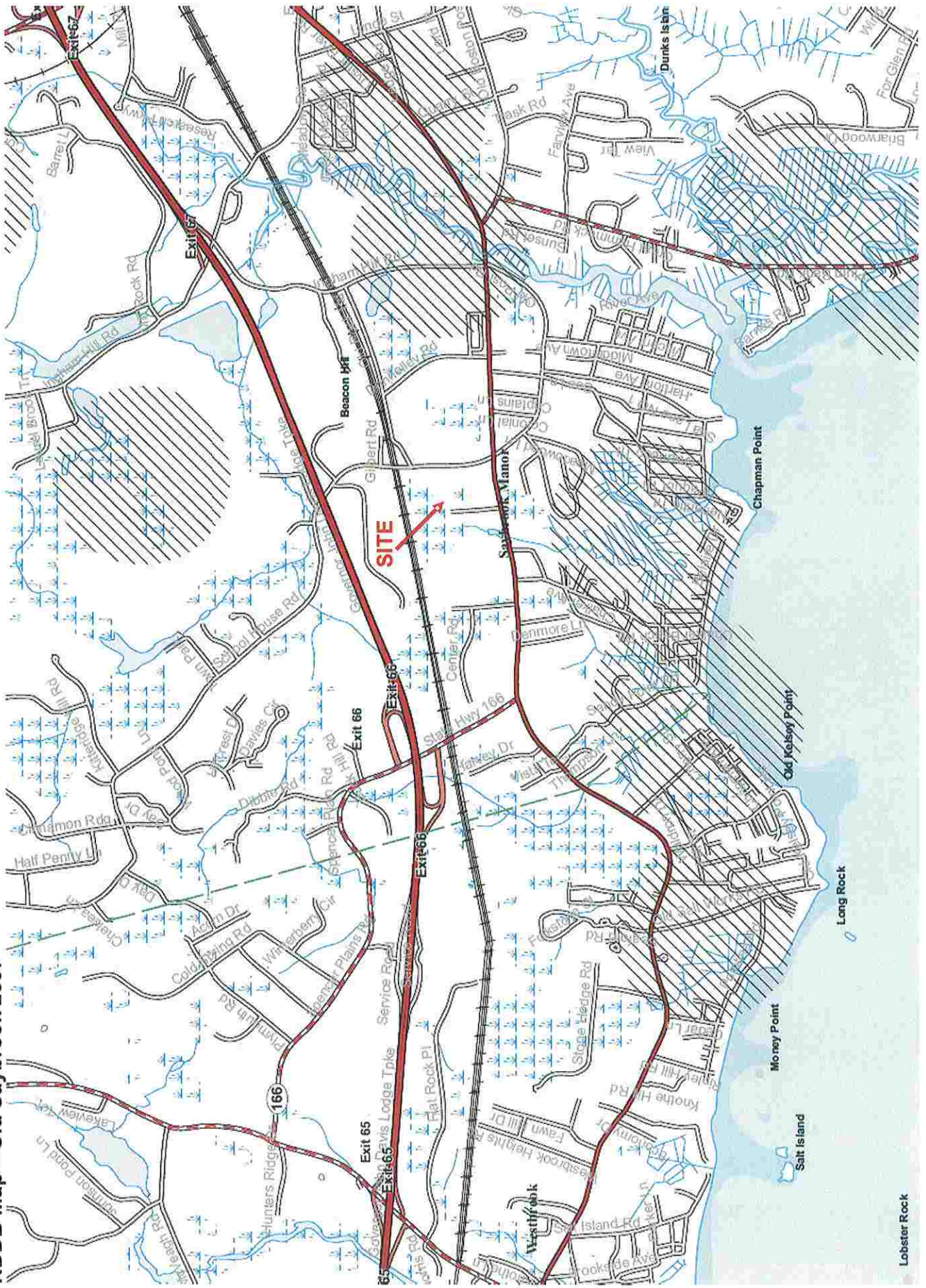
If you have any questions or require additional information, please contact me at: 301-562-1975 or email me at [meaghan.fahey@otterygroup.com](mailto:meaghan.fahey@otterygroup.com). Thank you for your time and consideration.

Sincerely,  
THE OTTERY GROUP, INC.

  
Meaghan Fahey  
Environmental Scientist

Enclosures

**NDDB Map – Old Saybrook 2597**





## Connecticut Natural Diversity Data Base Review Request Form

Please complete this form *only* if you have conducted a review which determined that your activity is located in an area of concern.

Name: **The Ottery Group**

Affiliation:

Mailing Address: **3420 Morningwood Drive, Suite 100**

City/Town: **Olney**

State: **MD**

Zip Code: **20832**

Business Phone: **301-562-1975**

ext.

Fax: **301-562-1976**

Contact Person: **Meaghan Fahey**

Title: **Environmental Scientist**

Project or Site Name: **Old Saybrook Telecommunications Site**

*Project Location*

Town: **East Haddam**

USGS Quad: **Hamburg**

Brief Description of Proposed Activities:

**The undertaking consists of the construction of a telecommunications facility on a commercial property located at 1363 Boston Port Road in Old Saybrook, CT. The project has a 100x100-foot impact area.**

Have you conducted a "State and Federal Listed Species and Natural Communities Map" review?

Yes     No    Date of Map: **June 2009**

Has a field survey been previously conducted to determine the presence of any endangered, threatened or special concern species?     Yes     No

If yes, provide the following information and submit a copy of the field survey with this form.

Biologists Name:

Address:

If the project will require a permit, list type of permit, agency and date or proposed date of application:

*(See reverse side - you must sign the certification on the reverse side of this form)*



The Connecticut Natural Diversity Data Base (CT NDDDB) information will be used for:

- permit application
- environmental assessment (give reasons for assessment):

**FCC NEPA requirements (36 CFR 1.1307)**

- other (specify):

"I certify that the information supplied on this form is complete and accurate, and that any material supplied by the CT NDDDB will not be published without prior permission."

**November 9, 2009**

Signature

Date

All requests must include a USGS topographic map with the project boundary clearly delineated.

Return completed form to:

WILDLIFE DIVISION  
BUREAU OF NATURAL RESOURCES  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
79 ELM ST, 6TH FLOOR  
HARTFORD, CT 06106-5127

\* You must submit a copy of this completed form with your registration or permit application.

# THE OTTERY GROUP

November 12, 2009

New England Ecological Services Field Office  
U.S. Fish and Wildlife Service  
70 Commercial Street, Suite 300  
Concord, NH 03301-5087

Re: Request for a project review of a proposed AT&T Mobility telecommunications facility  
in Old Saybrook, Connecticut

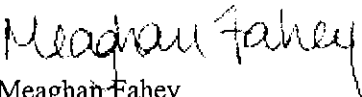
To Whom It May Concern:

The Ottery Group, Inc. is performing a preliminary environmental assessment under the National Environmental Policy Act (NEPA) on behalf of AT&T prior to the construction of a telecommunications facility. As a licensee of the Federal Communications Commission (FCC), AT&T is required to consider the effects of proposed actions on criteria identified in the FCC regulations implementing NEPA (47 CFR 1.1307). The specific natural resource criteria addressed in these regulations include designated wilderness areas and wildlife preserves; areas that may sustain rare, threatened, or endangered species; and, designated critical habitats.

According to the Federally Listed Endangered and Threatened Species in Connecticut list, Old Saybrook has habitats for the piping plover. The Ottery Group requests a screening for federal and state listings of rare, threatened, or endangered species; critical habitats; and, wildlife preserves and wilderness areas for the proposed site location. A Tower Site Evaluation Form is attached, with supporting documentation incorporated as necessary.

If you have any questions or require additional information, please contact me at: 301-562-1975 or email me at [meaghan.fahey@otterygroup.com](mailto:meaghan.fahey@otterygroup.com). Thank you for your time and consideration.

Sincerely,  
THE OTTERY GROUP, INC.



Meaghan Fahey  
Environmental Scientist

Enclosures



# United States Department of the Interior



## FISH AND WILDLIFE SERVICE

New England Field Office  
70 Commercial Street, Suite 300  
Concord, NH 03301-5087  
<http://www.fws.gov/newengland>

January 4, 2010

### To Whom It May Concern:

This project was reviewed for the presence of federally-listed or proposed, threatened or endangered species or critical habitat per instructions provided on the U.S. Fish and Wildlife Service's New England Field Office website:

(<http://www.fws.gov/newengland/EndangeredSpec-Consultation.htm>)

Based on the information currently available, no federally-listed or proposed, threatened or endangered species or critical habitat under the jurisdiction of the U.S. Fish and Wildlife Service (Service) are known to occur in the project area(s). Preparation of a Biological Assessment or further consultation with us under Section 7 of the Endangered Species Act is not required.

This concludes the review of listed species and critical habitat in the project location(s) and environs referenced above. No further Endangered Species Act coordination of this type is necessary for a period of one year from the date of this letter, unless additional information on listed or proposed species becomes available.

Thank you for your cooperation. Please contact Mr. Anthony Tur at 603-223-2541 if we can be of further assistance.

Sincerely yours,

Thomas R. Chapman  
Supervisor  
New England Field Office

## SHPO Consultation



**Contents Checklist**

General Information

Applicant Information

Consultant Information

    Consultant Information Attachment

Site Information

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Tribal/NHO Involvement

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Local Government Involvement

Other Consulting Parties

    Consulting Party Letters Attachment

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Historic Properties

    Historic Properties Attachment

Designation of SHPO/THPO

Certification

**FCC Wireless Telecommunications Bureau  
New Tower ("NT") Submission Packet – FCC Form 620**

<b>General Information</b>	
1) (Select only one) (NE) <b>NE</b> -New <b>UA</b> -Update of Application <b>WD</b> -Withdrawal of Application	
2) File Number (If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file):	

<b>Applicant Information</b>	
3) FCC Registration Number (FRN): <b>N/A</b>	
4) Name: <b>AT&amp;T Mobility</b>	

<b>Contact Name</b>			
5) First Name: <b>Judy</b>	6) MI: <b>A.</b>	7) Last Name: <b>Owens</b>	8) Suffix:
9) Title: <b>Senior Analyst</b>			

<b>Contact Information</b>			
10) P.O. Box:	And/ Or	11) Street Address: <b>500 Enterprise Drive, 3<sup>rd</sup> Floor</b>	
12) City: <b>Rocky Hill</b>	13) State: <b>CT</b>	14) Zip Code: <b>06067</b>	
15) Telephone Number: <b>(860) 513-7788</b>	16) Fax Number: <b>(860) 513-7190</b>		
17) Email Address: <b>JO9485@att.com</b>			

<b>Consultant Information</b>	
18) FCC Registration Number (FRN): <b>N/A</b>	
19) Name: <b>The Ottery Group, Inc.</b>	

<b>Principal Investigator</b>			
20) First Name: <b>Stacy</b>	21) MI: <b>P.</b>	22) Last Name: <b>Montgomery</b>	23) Suffix:
24) Title: <b>Architectural Historian</b>			

<b>Principal Investigator Contact Information</b>			
25) Street Address: <b>3420 Morningwood Drive</b>			
26) City: <b>Olney</b>	27) State: <b>Maryland</b>	28) Zip Code: <b>20832</b>	
29) Telephone Number: <b>(301) 562-1975</b>	30) Fax Number: <b>(301) 562-1976</b>		
31) Email Address: <b>stacy.patterson@otterygroup.com</b>			

<b>Professional Qualification</b>	
32) Does the Principle Investigator satisfy the Secretary of the Interior's Qualification Standards?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

<p>33) Areas of Professional Qualification:</p> <ul style="list-style-type: none"> <li>• <input type="checkbox"/> Archaeologist</li> <li>• <input checked="" type="checkbox"/> Architectural Historian</li> <li>• <input type="checkbox"/> Historian</li> <li>• <input type="checkbox"/> Architect</li> <li>• <input type="checkbox"/> Other (Specify) _____</li> </ul>
---

**Additional Staff**

34) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	---

If "Yes", complete the following:

35) First Name: <b>Christopher</b>	36) MI: <b>I.</b>	37) Last Name: <b>Sperling</b>	38) Suffix:
------------------------------------	-------------------	--------------------------------	-------------

39) Title: <b>Archeologist/Historian</b>
--

<p>40) Areas of Professional Qualification:</p> <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Archaeologist</li> <li>• <input type="checkbox"/> Architectural Historian</li> <li>• <input checked="" type="checkbox"/> Historian</li> <li>• <input type="checkbox"/> Architect</li> <li>• <input type="checkbox"/> Other (Specify) _____</li> </ul>
--

Please refer to the Consultant Information Attachment for more information.

**Consultant Information Attachment**

**STACY P. MONTGOMERY**

Architectural Historian

**EDUCATION**

Florida International University, Bachelor of Arts in History, 2004

University of Maryland, Masters in Historic Preservation, 2007

**EXPERIENCE**

Mrs. Montgomery is a 2007 graduate of the Historic Preservation graduate program at the University of Maryland. Mrs. Montgomery has completed several architectural assessments and surveys throughout the Mid-Atlantic region. She has experience photographing and mapping historic resources, the identification of character-defining architectural features, landscape assessments, archival research at several state historic preservation offices, development of historic contexts, and the preparation and submittal of Section 106 reports to SHPOs.

**EMPLOYMENT SUMMARY**

2007 – Present Architectural Historian, The Ottery Group

Duties include conducting architectural surveys and field investigations, completion of evaluations and Determination of Eligibility forms for historic properties, performing archival research, and the preparation of National Register nominations.

2007 Intern, Montgomery County Historic Preservation Office, Silver Spring, MD.

Worked with the staff and commission for the purpose of developing an Education and Outreach Plan for the immediate implementation. Served as the primary researcher and author of the plan, *Education and Outreach Plan for Historic Preservation in Montgomery County (2007)*, during her time there.

**CHRISTOPHER I. SPERLING**

Archeologist/Historian

**EDUCATION**

George Mason University, Master of Arts, American History, 2005

George Mason University, Bachelor of Arts, Anthropology, 1996

**EXPERIENCE**

Mr. Sperling has thirteen years archeological experience including Phase I, II, and III terrestrial excavation, underwater remote sensing, underwater mapping, historical research, and historical and prehistoric artifact analysis. Mr. Sperling meets the Secretary of the Interior's Professional Qualification Standards (Archeology and History), under 36 CFR 61.

**EMPLOYMENT SUMMARY**

2004 – Present Archeologist/Historian, The Ottery Group

Mr. Sperling serves as a Field Director for archaeological projects. Duties include the oversight of all archaeological and historical research, fieldwork, laboratory, and report preparation. He prepares historic contexts for use in archaeological and architectural history reports, and performs spatial analyses of archeological assemblages. He has conducted extensive historical research for a variety of projects as well as Phase II evaluations and Phase III data recovery projects. For telecommunications projects, Mr. Sperling has supervised numerous Phase I-A assessments and Phase I surveys throughout the Mid-Atlantic states.

-----  
COMPLETE CURRICULUM VITAE FOR PROJECT STAFF ARE ON FILE AT THE STATE HISTORIC PRESERVATION OFFICE. THE OTTERY GROUP IS LISTED ON THE STATE LIST OF PRESERVATION CONSULTANTS.



NT Submission Packet - FCC Form 620  
Project Name: Old Saybrook

<b>Site Information</b>		
1) Site Name: <b>Old Saybrook</b>		
2) Site Address: <b>1363 Boston Post Road</b>		
3) City: <b>Old Saybrook</b>	4) State: <b>Connecticut</b>	5) Zip Code: <b>06475</b>
6) County/Borough/Parish: <b>Middlesex County</b>		
7) Nearest Crossroads: <b>Tompkins Road</b>		
8) <b>NAD 83</b> Latitude/Longitude coordinates (to tenth of a second): <b>N 41° 17' 23.2"; W 72° 24' 21.4"</b>		

**Tower Information**

9) Tower Height above ground level (include top-mounted attachments such as lightning rods): <b>100 feet, 30.48 meters</b>
10) Tower Type: Guyed lattice tower/Self-supporting lattice/Monopole/Other(Describe): <b>monopole</b>

**Project Status**

11) Current Project Status: <ul style="list-style-type: none"><li>• <input checked="" type="checkbox"/> Construction has not yet commenced</li><li>• <input type="checkbox"/> Construction has commenced, but is not completed<ul style="list-style-type: none"><li>➢ Construction commenced on ___/___/___</li></ul></li><li>• <input type="checkbox"/> Construction has been completed<ul style="list-style-type: none"><li>➢ Construction commenced on ___/___/___</li><li>➢ Construction completed on ___/___/___</li></ul></li></ul>
---

Please Refer to the Site Information Attachments (Maps Attachment, Photo Attachment, and Lease Exhibits if available) for more information.

**Determination of Effect**

12) Direct Effects: <ul style="list-style-type: none"><li>• <input type="checkbox"/> No Historic Properties in Area of Potential Effects (APE)</li><li>• <input checked="" type="checkbox"/> No Effect on Historic Properties in APE</li><li>• <input type="checkbox"/> No Adverse Effect on Historic Properties in APE</li><li>• <input type="checkbox"/> Adverse Effect on one or more Historic Properties in APE</li></ul>
13) Visual Effects: <ul style="list-style-type: none"><li>• <input type="checkbox"/> No Historic Properties in APE</li><li>• <input type="checkbox"/> No Effect on Historic Properties in APE</li><li>• <input checked="" type="checkbox"/> No Adverse Effect on Historic Properties in APE</li><li>• <input type="checkbox"/> Adverse Effect on one or more Historic Properties in APE</li></ul>

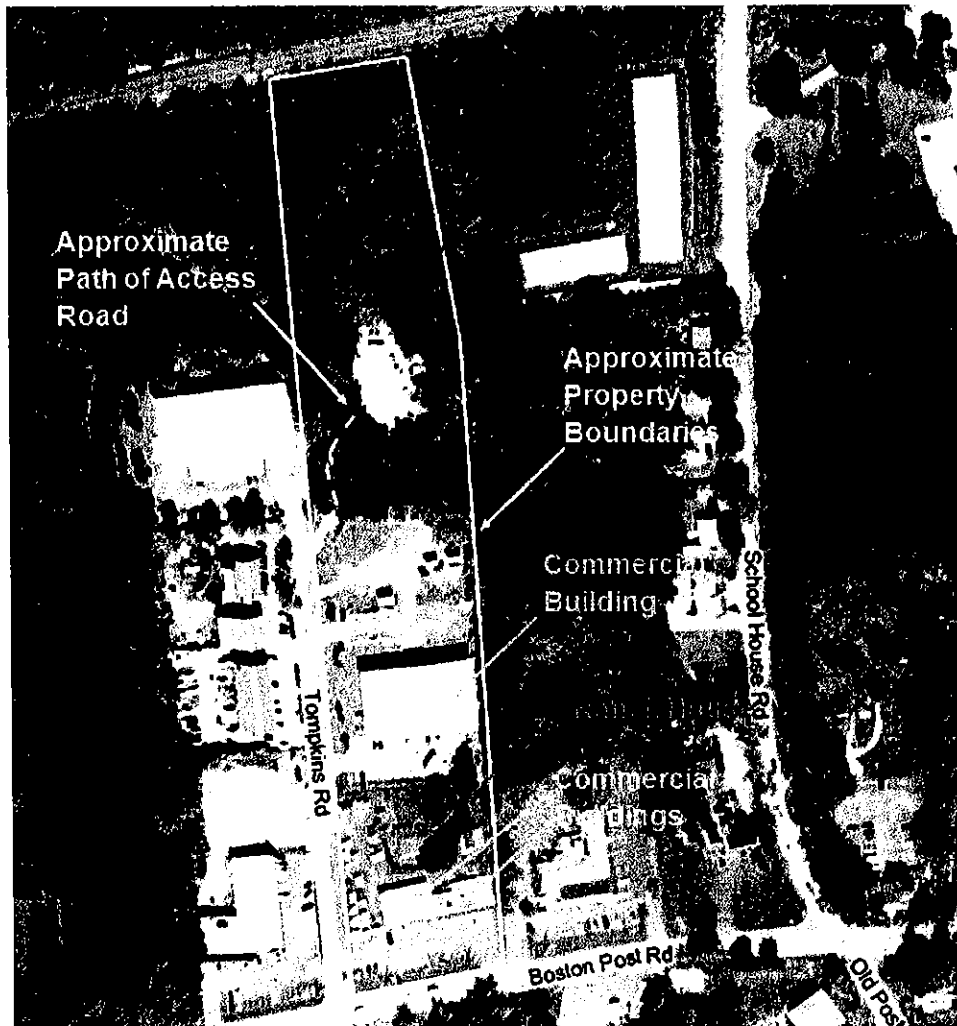
Please refer to the Determination of Effects Attachment for more information.

Maps Attachment

Site Description

The undertaking consists of the construction of a telecommunications facility. The proposed facility will consist of a 100-foot monopole and associated equipment contained within a 45 x 80-foot fenced compound. The monopole is designed with the intention of adding 20 feet to the facility at a later date to accommodate future carriers. A gated, 12-foot gravel access road leads to the facility from the north end of Tompkins Road. Utility connections will be run underground from an existing transformer at the north end of Tompkins Road. No other construction-related activities are anticipated.

The subject property is located on the north side of Boston Post Road, between Tompkins Road and School House Road. The tract extends north from Boston Post Road to railroad tracks and contains four buildings. There are two commercial buildings that front on Boston Post Road, a ranch house is located behind the commercial buildings. There is a third commercial building north of the other buildings. The project area is located northwest of downtown Old Saybrook. The area surrounding the subject property is moderate density residential and commercial. Topographically, the area surrounding the subject property is marked by low hills.



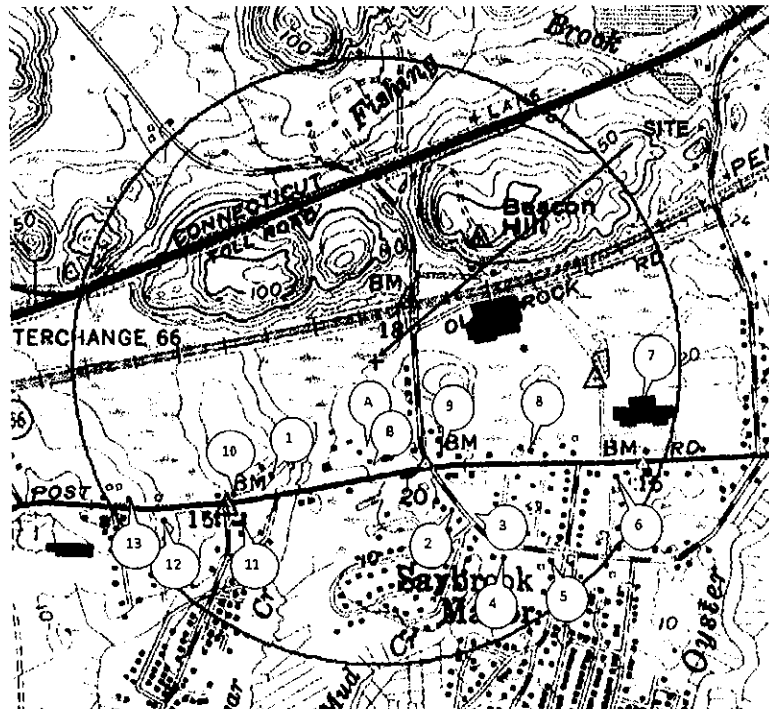
Aerial Photograph of the Project Area

Maps Attachment



Aerial Photograph

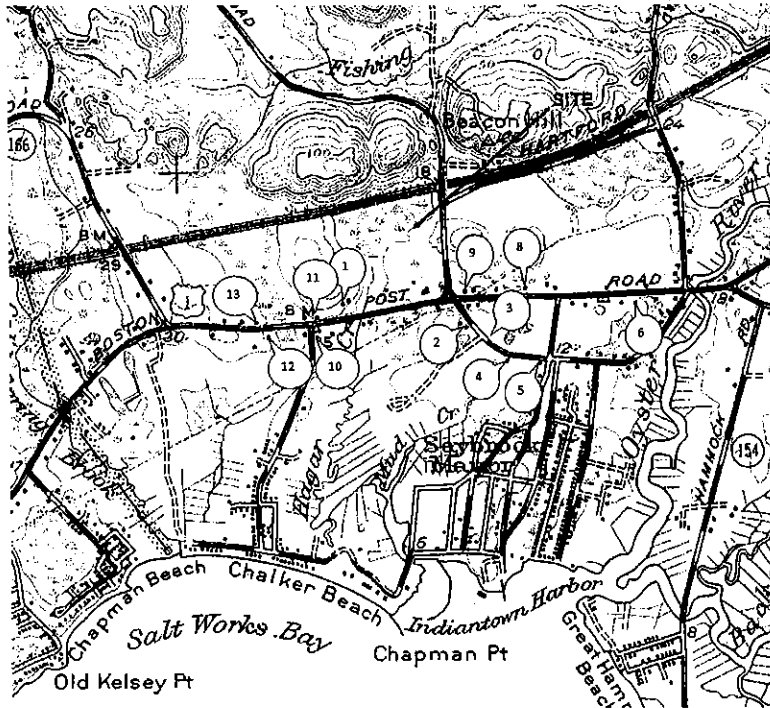
Depicting the Location of the Planned Undertaking, Identified Resources, and the 0.5-mile APE



Essex Quad, CT USGS 7.5 Minute Topographic Map

Depicting the Location of the Planned Undertaking, Identified Resources, and the 0.5-mile APE

Maps Attachment



Essex Quad, CT, 1944 Historic USGS 7.5 Minute Topographic Map  
Depicting the Location of the Planned Undertaking

Key-

- 1- Elisha Bushnell House (32-12, NR#78002850)
- 2- House, 170 Old Post Road (32-21)
- 3- House, 165 Old Post Road (32-22)
- 4- House, 134 Old Post Road (32-23)
- 5- House, 116 Old Post Road (32-24)
- 6- House, 1250 Boston Post Road (32-6)
- 7- Old Saybrook Senior High School, 1111 Boston Post Road (32-7)\*
- 8- House, 1315 Boston Post Road (32-10)
- 9- House, 1295 Boston Post Road (32-9)
- 10- House, 1469 Boston Post Road (32-14)
- 11- House, North side of the intersection of Boston Post Road and Chalker Beach Road (32-13)
- 12- House, 1560 Boston Post Road (32-15)
- 13- House, 1565 Boston Post Road (32-16)

\*Not on 1944 Topographical map.



Photo Attachment

Photo 1:

View of ground cover at the proposed site location.



Photo 2:

View facing north from the subject site, toward a wooded area.



Photo 3:

View facing south from the subject site, toward an open lot and a wooded area.



Photo Attachment

Photo 4:

View facing east from the subject site, toward a wooded area.



Photo 5:

View facing west from the subject site, toward a wooded area.



Photo 6:

View of the general setting of the proposed facility, at the back of a commercial lot.



Photo Attachment

Photo 7:

View of the commercial buildings on the subject property which front on Boston Post Road.

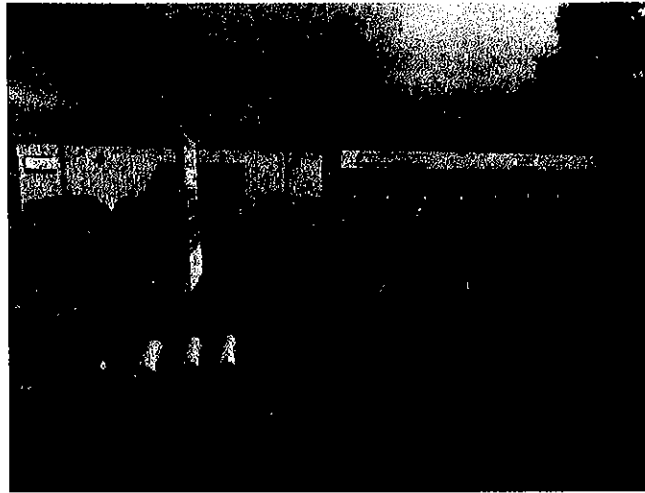
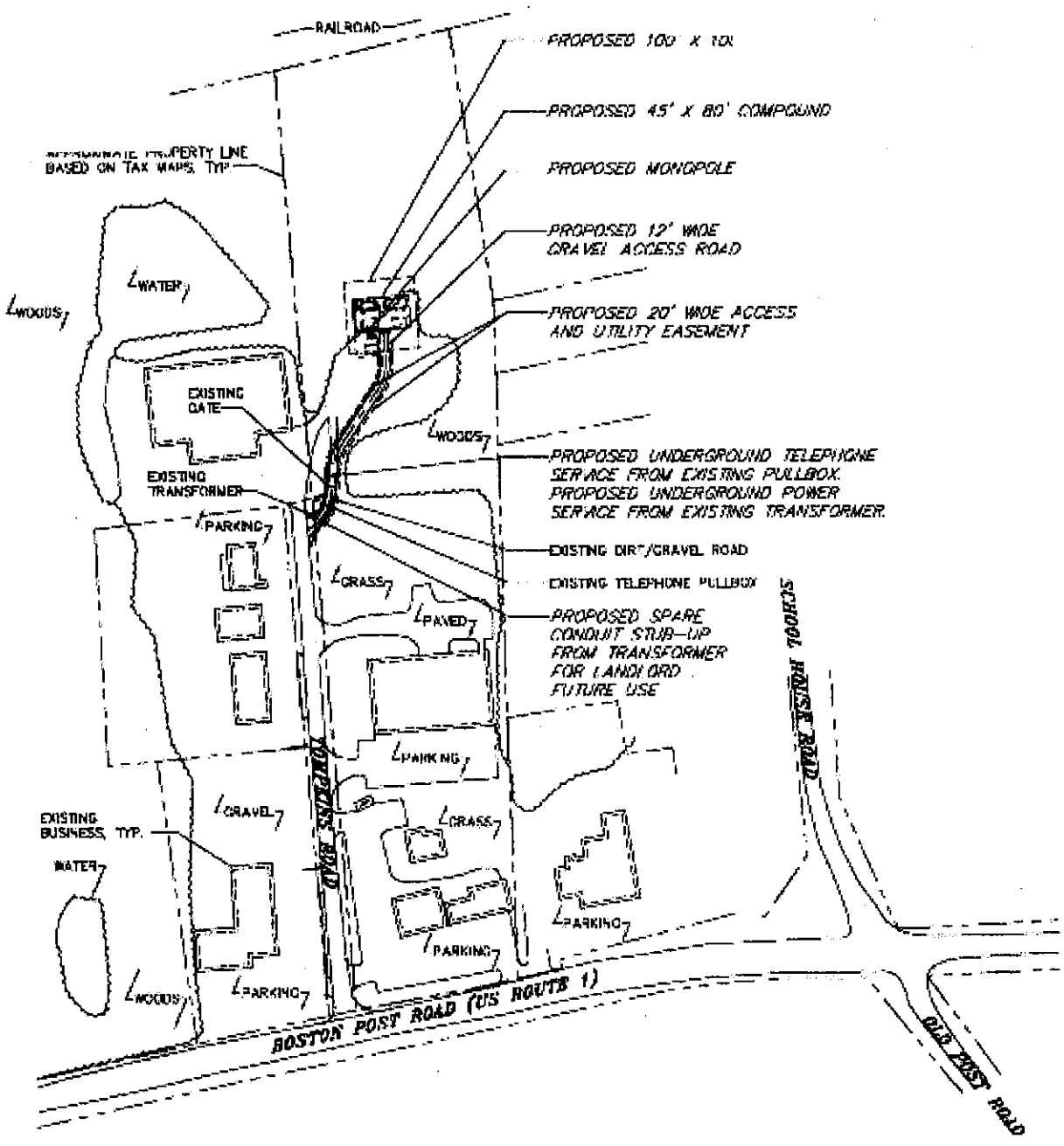


Photo 8:

View of the gate at the end of the access road off Tompkins Road.



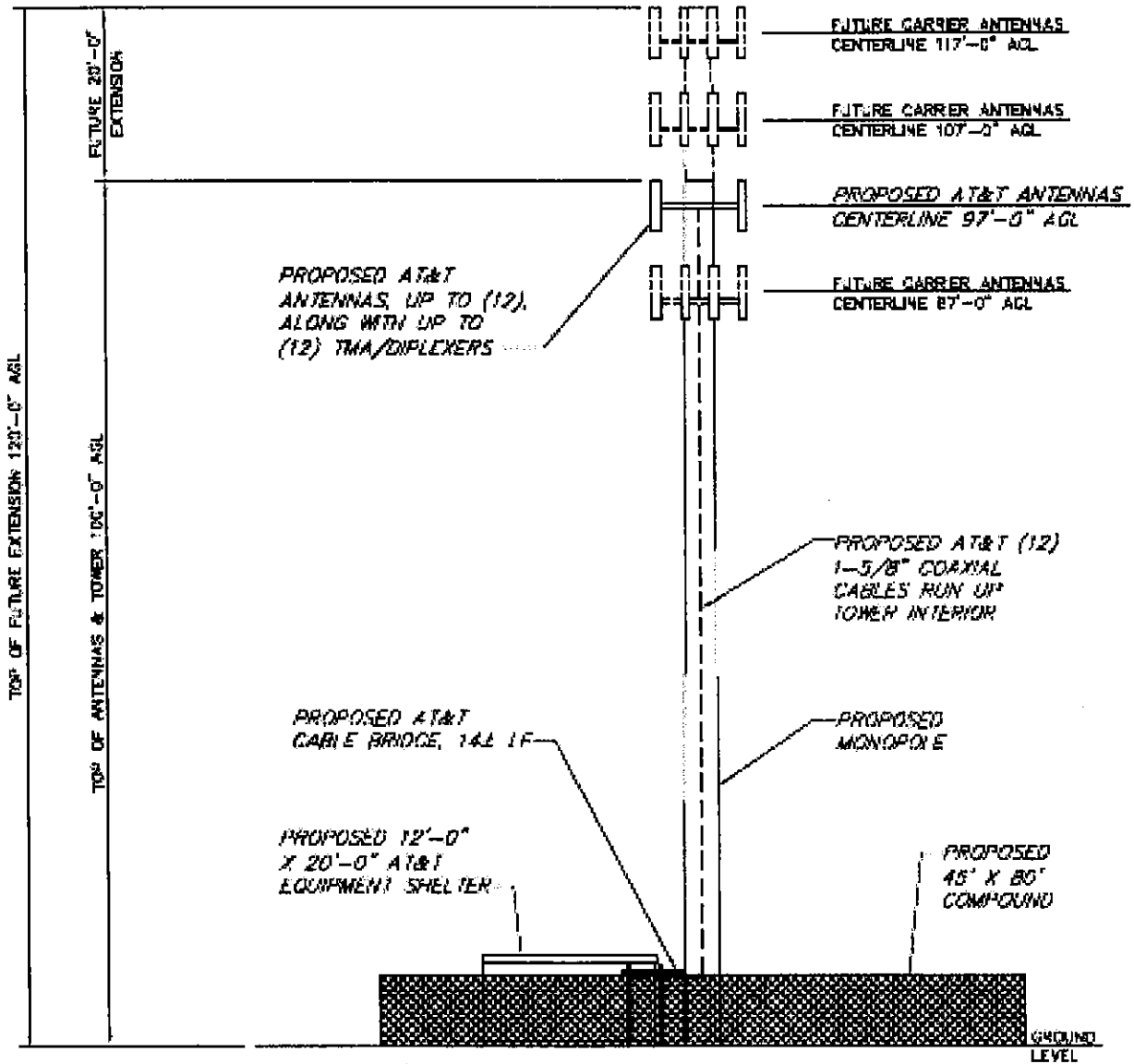
Lease Exhibit



Site Plan



Lease Exhibit



Tower Elevation

## Determination of Effects Attachment

### Area of Potential Effects for Direct Effects

The APE for direct effects consists of the area directly impacted by the undertaking by the construction of the telecommunications facility. The APE for direct effects is confined to the area of ground disturbance (the area leased by the tower builder, including access easements) with respect to the potential impact to archeological resources, and to the subject property with respect to above-ground resources.

### Area of Potential Effects for Visual Effects

The Nationwide Programmatic Agreement governing new tower construction indicates that, unless otherwise established through consultation with the SHPO/THPO, the presumed APE for visual effects relative to the construction of new facilities is a) 0.5-mile radius for towers 200 feet or less in overall height, b) 0.75-mile radius for towers greater than 200 but no more than 400 feet in overall height; or, c) 1.5-mile radius for towers greater than 400 feet in overall height.

At the time of the site inspection, the 0.5-mile APE was determined to be appropriate. No adjustments are recommended to the APE as defined under the Nationwide Programmatic Agreement, and 0.5-mile radius was considered appropriate for establishing visual impacts of the planned undertaking based on an overall structure height of 100 feet above ground surface (as well as the potential extension to a total overall height of 120 feet above ground surface).

**NT Submission Packet - FCC Form 620  
Project Name: Old Saybrook**

<b>Tribal/NHO Involvement</b>	
1) Have Indian Tribes or Native Hawaiian Organizations (NHO) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	( ) Yes (X) No
2) TCNS Notification Number: <b>57329</b>	Date of TCNS Notification: <b>10/26/2009</b>
3) Name of Tribes/NHOs contacted through TCNS Notification Number: <b>Mashantucket Pequot Tribe, Narragansett Indian Tribe, Stockbridge-Munsee Band of Mohican Indians</b>	Number of Tribes/NHOs: <b>3</b>
4) Name of Tribes/NHOs contacted through an alternate system: <b>Mohegan Tribal Council</b>	Number of Tribes/NHOs: <b>1</b>

**Tribe/NHO Contacted Through TCNS**

1) Tribe/NHO FRN: <b>N/A</b>
2) Tribe/NHO Name: <b>Mashantucket Pequot Tribe</b>

**Contact Name**

3) First Name: <b>Kathleen</b>	4) MI:	5) Last Name: <b>Knowles</b>	6) Suffix:
7) Title: <b>THPO</b>			

**Dates and Response**

8) Date Contacted <b>10/26/2009</b>	Date Replied(if applicable) ___/___/___
<ul style="list-style-type: none"> <li>• (X) No Reply</li> <li>• ( ) Replied/No Interest</li> <li>• ( ) Replied/Have Interest</li> <li>• ( ) Replied/Other _____</li> </ul>	

**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Tribe/NHO Contacted Through TCNS**

1) Tribe/NHO FRN: <b>N/A</b>
2) Tribe/NHO Name: <b>Narragansett Indian Tribe</b>

**Contact Name**

3) First Name: <b>Sequahna</b>	4) MI:	5) Last Name: <b>Mars</b>	6) Suffix:
7) Title: <b>Cell Tower Coordinator</b>			

**Dates and Response**

8) Date Contacted <b>10/26/2009</b>	Date Replied(if applicable) ___/___/___
<ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Reply</li> <li>• <input type="checkbox"/> Replied/No Interest</li> <li>• <input type="checkbox"/> Replied/Have Interest</li> <li>• <input type="checkbox"/> Replied/Other _____</li> </ul>	

**Tribe/NHO Contacted Through TCNS**

1) Tribe/NHO FRN: <b>N/A</b>
2) Tribe/NHO Name: <b>Stockbridge-Munsee Band of Mohican Indians</b>

**Contact Name**

3) First Name: <b>Sherry</b>	4) MI:	5) Last Name: <b>White</b>	6) Suffix:
7) Title: <b>THPO</b>			

**Dates and Response**

8) Date Contacted <b>10/26/2009</b>	Date Replied(if applicable) ___/___/___
<ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Reply</li> <li>• <input type="checkbox"/> Replied/No Interest</li> <li>• <input type="checkbox"/> Replied/Have Interest</li> <li>• <input type="checkbox"/> Replied/Other _____</li> </ul>	

NT Submission Packet - FCC Form 620  
Project Name: Old Saybrook

**Other Tribes/NHOs Contacted**

**Tribe/NHO Information**

1) Tribe/NHO FRN: **N/A**

2) Tribe/NHO Name: **Mohegan Tribal Council**

**Contact Name**

3) First Name: **Bruce**

4) MI:

5) Last Name: **Bozsum**

6) Suffix:

7) Title: **Chairperson**

**Contact Information**

8) P.O. Box:

And  
/Or

9) Street Address: **5 Crow Hill Road**

10) City: **Uncasville**

11) State: **CT**

12) Zip Code: **06382**

13) Telephone Number:

14) Fax Number:

15) Email Address:

16) Preferred means of communication:

- E-mail
- Letter
- Both

**Date and Response**

17) Date Contacted **11/13/09**

Date Replied(if applicable) \_\_\_/\_\_\_/\_\_\_

- No Reply
- Replied/No Interest
- Replied/Have Interest
- Replied/Other \_\_\_\_\_

Please refer to the Consulting Party Letters Attachment for more information.



# THE OTTERY GROUP

November 13, 2009

Bruce Bozsum, Chairperson  
Mohegan Tribal Council  
5 Crow Hill Road  
Uncasville, CT 06382

Re: Invitation to participate as a consulting party to the Section 106 review of the proposed AT&T Mobility "Old Saybrook Telecommunications Facility" – 1363 Boston Post Road, Old Saybrook, CT 06475

Mr. Bozsum:

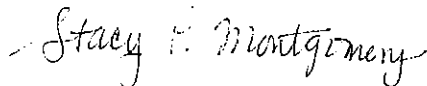
Prior to the construction of a telecommunications facility by AT&T Mobility at 1363 Boston Post Road, Old Saybrook, CT, The Ottery Group has submitted documentation to the Connecticut Commission on Culture and Tourism, Historic Preservation and Museum Division (SHPO) regarding the effect of the proposed undertaking on historic properties. As tower construction is regulated by the FCC, AT&T Mobility is required to consider the effects of planned undertakings on cultural resources for compliance with the National Environmental Policy Act (NEPA) as well as Section 106 of the National Historic Preservation Act. Pursuant to Section 106 requirements, this notification is being made to invite potentially interested parties that may desire to participate in the consultation process.

The proposed undertaking consists of the construction of a telecommunications facility at the above-referenced location. The proposed facility will consist of a 100-foot monopole and associated equipment all contained within a 45x80-foot fenced compound.

If you have any questions, concerns, or comments regarding the proposed undertaking, please contact our office within 30 days of receipt of this notification. The project review staff at the Connecticut Commission on Culture and Tourism will have all documentation regarding this undertaking on file; however, I will be glad to furnish you with an electronic copy if requested. I look forward to your comments regarding the effects of the proposed undertaking.

If you have any questions or require more information please feel free to contact me by phone (301.562.1975) or email ([stacy.montgomery@otterygroup.com](mailto:stacy.montgomery@otterygroup.com)). I appreciate your assistance with this project.

Sincerely,  
THE OTTERY GROUP, INC.



Stacy P. Montgomery  
Architectural Historian

1810 AUGUST DRIVE • SILVER SPRING, MARYLAND 20902 • 301.562.1975 (MAIN) • 301.562.1976 (FAX)  
[www.otterygroup.com](http://www.otterygroup.com)

NT Submission Packet - FCC Form 620  
Project Name: Old Saybrook

**Local Government Involvement**

**Local Government Agency**

- 1) FCC Registration Number (FRN): **N/A**  
2) Name: **Old Saybrook Architectural Review Board**

**Contact Name**

- |                             |                  |                             |            |
|-----------------------------|------------------|-----------------------------|------------|
| 3) First Name: <b>David</b> | 4) MI: <b>H.</b> | 5) Last Name: <b>Wright</b> | 6) Suffix: |
| 7) Title: <b>Chairman</b>   |                  |                             |            |

**Contact Information**

- |  |                      |   |  |
|--|----------------------|---|--|
| 8) P.O. Box:   | And/Or               | 9) Street Address: <b>302 Main Street</b> |  |
| 10) City: <b>Old Saybrook</b>  | 11) State: <b>CT</b> | 12) Zip Code: <b>06475</b>                |  |
| 13) Telephone Number:  | 14) Fax Number:      |   |  |
| 15) Email Address:   |                      |   |  |
| 16) Preferred means of communication:  |                      |   |  |
| <ul style="list-style-type: none"><li>• <input type="checkbox"/> E-mail</li><li>• <input checked="" type="checkbox"/> Letter</li><li>• <input type="checkbox"/> Both</li></ul> |                      |   |  |

**Date and Response**

- |   |   |
|---|---|
| 17) Date Contacted <b>11/13/2009</b>  | Date Replied(if applicable) ___/___/___ |
| <ul style="list-style-type: none"><li>• <input checked="" type="checkbox"/> No Reply</li><li>• <input type="checkbox"/> Replied/No Interest</li><li>• <input type="checkbox"/> Replied/Have Interest</li><li>• <input type="checkbox"/> Replied/Other _____</li></ul> |   |

**Additional Information**

- 18) Information on other consulting parties' role or interest (optional):  
Please refer to the Consulting Party Letters Attachment for more information.

**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Local Government Agency**

1) FCC Registration Number (FRN): <b>N/A</b>
2) Name: <b>Old Saybrook Historic District Commission</b>

**Contact Name**

3) First Name: <b>Randy</b>	4) MI:	5) Last Name: <b>Bradbury</b>	6) Suffix:
7) Title: <b>Chairman</b>			

**Contact Information**

8) P.O. Box:	And/Or	9) Street Address: <b>302 Main Street</b>
10) City: <b>Old Saybrook</b>	11) State: <b>CT</b>	12) Zip Code: <b>06475</b>
13) Telephone Number:	14) Fax Number:	
15) Email Address:		
16) Preferred means of communication:		
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> E-mail</li> <li>• <input checked="" type="checkbox"/> Letter</li> <li>• <input type="checkbox"/> Both</li> </ul>		

**Date and Response**

17) Date Contacted <b>11/13/2009</b>	Date Replied(if applicable) ___/___/___
<ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Reply</li> <li>• <input type="checkbox"/> Replied/No Interest</li> <li>• <input type="checkbox"/> Replied/Have Interest</li> <li>• <input type="checkbox"/> Replied/Other _____</li> </ul>	

**Additional Information**

18) Information on other consulting parties' role or interest (optional): Please refer to the Consulting Party Letters Attachment for more information.
--

**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Local Government Agency**

1) FCC Registration Number (FRN): <b>N/A</b>
2) Name: <b>Town of Old Saybrook</b>

**Contact Name**

3) First Name: <b>Michael</b>	4) MI: <b>A.</b>	5) Last Name: <b>Pace</b>	6) Suffix:
7) Title: <b>First Selectman</b>			

**Contact Information**

8) P.O. Box:	And/Or	9) Street Address: <b>302 Main Street</b>	
10) City: <b>Old Saybrook</b>	11) State: <b>CT</b>	12) Zip Code: <b>06475</b>	
13) Telephone Number:	14) Fax Number:		
15) Email Address:			
16) Preferred means of communication:			
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> E-mail</li> <li>• <input checked="" type="checkbox"/> Letter</li> <li>• <input type="checkbox"/> Both</li> </ul>			

**Date and Response**

17) Date Contacted <b>11/13/2009</b>	Date Replied(if applicable) ___/___/___
<ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Reply</li> <li>• <input type="checkbox"/> Replied/No Interest</li> <li>• <input type="checkbox"/> Replied/Have Interest</li> <li>• <input type="checkbox"/> Replied/Other _____</li> </ul>	

**Additional Information**

18) Information on other consulting parties' role or interest (optional): Please refer to the Consulting Party Letters Attachment for more information.
--

**Other Consulting Parties**

**Other Consulting Parties Contacted**

1) Has any other agency been contacted and invited to become a consulting party?	(X) Yes ( ) No
--	----------------

**Consulting Party**

2) FCC Registration Number (FRN): **N/A**

3) Name: **Old Saybrook Historical Society**

**Contact Information**

4) P.O. Box: <b>4</b>	And /Or	5) Street Address: <b>350 Main Street</b>
6) City: <b>Old Saybrook</b>	7) State: <b>CT</b>	8) Zip Code: <b>06475</b>
9) Telephone Number:	10) Fax Number:	
11) Email Address:		
12) Preferred means of communication:		
<ul style="list-style-type: none"> <li>• ( ) E-mail</li> <li>• (X) Letter</li> <li>• ( ) Both</li> </ul>		

**Date and Response**

13) Date Contacted <b>11/13/2009</b>	Date Replied(if applicable) ___/___/___
<ul style="list-style-type: none"> <li>• ( ) No Reply</li> <li>• ( ) Replied/No Interest</li> <li>• ( ) Replied/Have Interest</li> <li>• ( ) Replied/Other _____</li> </ul>	

**Additional Information**

14) Information on other consulting parties' role or interest (optional):  
 Please refer to the Consulting Party Letters Attachment and the Public Notice Attachment for more information.



Public Notice Attachment

The following public notice was placed in the Shoreline Times on November 7<sup>th</sup>, 2009. To date, no responses have been received.

Public Notice

AT&T Mobility intends to construct a telecommunications facility at 1363 Boston Post Road in Old Saybrook, CT. AT&T seeks comment from interested persons on the impact of the facility on historic properties. All questions and comments about the planned telecommunications facility, including the environmental impact and historic preservation reviews that AT&T is conducting pursuant to the rules of the Federal Communications Commission (47 CFR Section 1.1307), should be directed to Judy Owens, AT&T Mobility, 500 Enterprise Drive, Rocky Hill, CT 06067 or [Judy.A.Owens@att.com](mailto:Judy.A.Owens@att.com) by November 20, 2009.



**Historic Properties Attachment**

**Historic Properties**

**Properties Identified**

1) Have any historic properties been identified within the APEs for direct and visual effect?	<input checked="" type="checkbox"/> Yes ( ) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes <input checked="" type="checkbox"/> No

**Historic Properties Summary**

Historic Property #	Property	NR Status	Effects Determination
1	Elisha Bushnell House (32-12, NR#78002850)	Listed	No Adverse Effect
2	House, 170 Old Post Road (32-21)	Not Evaluated	N/A
3	House, 165 Old Post Road (32-22)	Not Evaluated	N/A
4	House, 134 Old Post Road (32-23)	Not Evaluated	N/A
5	House, 116 Old Post Road (32-24)	Not Evaluated	N/A
6	House, 1250 Boston Post Road (32-6)	Not Evaluated	N/A
7	School, 1111 Boston Post Road (32-7)	Not Evaluated	N/A
8	House, 1315 Boston Post Road (32-10)	Not Evaluated	N/A
9	House, 1295 Boston Post Road (32-9)	Not Evaluated	N/A
10	House, 1469 Boston Post Road (32-14)	Not Evaluated	N/A
11	House, North side of the intersection of Boston Post Road and Chalker Beach Road (32-13)	Not Evaluated	N/A
12	House, 1560 Boston Post Road (32-15)	Not Evaluated	N/A
13	House, 1565 Boston Post Road (32-16)	Not Evaluated	N/A

Please refer to the Historic Property Attachment (if applicable) for more information.



**Historic Properties Attachment**

A review of the National Register Information System (NRIS) and a file review of the Connecticut State Historic Resource Inventory were conducted to identify inventoried properties with the APEs for Visual and Direct Effects. The results of this review are discussed below.

Historic Properties Identified for Direct Effects

Inventoried Properties within the APE for Direct Effects

Map Key #	Property	Address/Location	NR Status	Distance
	None Identified			

Properties Identified within the APE for Direct Effects

Map Key #	Property	Address/Location	NR Status	Distance
A	Ranch House on Subject Property	1363 Boston Post Road Old Saybrook, CT	Not Evaluated	0.16 miles
B	Commercial Building on Subject Property	1363 Boston Post Road Old Saybrook, CT	Not Evaluated	0.13 miles

There are four structures on the subject property, two of which are over 45 years of age. According to tax records, the ranch house on the subject property was constructed in 1945, but was modernized in 1972. A commercial building fronting on Boston Post Road was constructed in 1950 and was modernized in 1982. Neither of these structures retains their integrity of design, materials, workmanship, and setting. No archeological resources were identified on the subject property. As a result there will be no effect to resources within the APE for Direct Effects.

Historic Properties Identified for Visual Effects

Properties within the APE for Visual Effects

Map Key #	Property	Address/Location	NR Status	Distance
1	Elisha Bushnell House (32-12, NR#78002850)	1445 Boston Post Road Old Saybrook, CT	Listed	0.27 miles
2	House (32-21)	170 Old Post Road Old Saybrook, CT	Not Evaluated	0.28 miles
3	House (32-22)	165 Old Post Road Old Saybrook, CT	Not Evaluated	0.31 miles
4	House (32-23)	134 Old Post Road Old Saybrook, CT	Not Evaluated	0.39 miles
5	House (32-24)	116 Old Post Road Old Saybrook, CT	Not Evaluated	0.45 miles
6	House (32-6)	1250 Boston Post Road Old Saybrook, CT	Not Evaluated	0.46 miles
7	Old Saybrook Senior High School (32-7)	1111 Boston Post Road Old Saybrook, CT	Not Evaluated	0.43 miles
8	House (32-10)	1315 Boston Post Road Old Saybrook, CT	Not Evaluated	0.17 miles

**Historic Properties Attachment**

9	House (32-9)	1295 Boston Post Road Old Saybrook, CT	Not Evaluated	0.21 miles
10	House (32-14)	1469 Boston Post Road Old Saybrook, CT	Not Evaluated	0.3 miles
11	House (32-13)	North side of the intersection of Boston Post Road and Chalker Beach Road, Old Saybrook, CT	Not Evaluated	0.31 miles
12	House (32-15)	1560 Boston Post Road Old Saybrook, CT	Not Evaluated	0.4 miles
13	House (32-16)	1565 Boston Post Road Old Saybrook, CT	Not Evaluated	0.41 miles

There is one resource within the APE for Visual Effects that is listed on the National Register of Historic Places. The **Elisha Bushnell House (NR #78002850)** is a fine example of a Colonial period weatherboard home built in the mid-seventeenth century. The Elisha Bushnell House is listed on the National Register under Criterion C. Based on the overall height of the proposed facility, the intervening tree cover should limit the visibility of the facility from the Elisha Bushnell House. As a result, there will be no adverse effect to the Elisha Bushnell House.

Twelve resources have not been evaluated for National Register eligibility. The **House at 170 Old Post Road (32-21)** is a two-story Dutch Colonial constructed in 1740. The **House at 165 Old Post Road (32-22)** is a one-and-a-half Colonial constructed in 1730. The **House at 134 Old Post Road (32-23)** is a Colonial with a Saltbox roof constructed in 1665. The **House at 116 Old Post Road (32-24)** is a Colonial Cape Cod constructed in 1790. The **House at 1250 Boston Post Road (32-6)** is a two-story Colonial constructed in 1815. This house has a number of hyphens and additions. **Old Saybrook Senior High School (32-7)** at 1111 Boston Post Road was constructed in 1968 and has since been remodeled. The **House at 1315 Boston Post Road (32-10)** is a two-story Colonial constructed in 1710. This house has several modern additions. The **House at 1295 Boston Post Road (32-9)** is an L-shaped Victorian constructed in 1850. The **House at 1469 Boston Post Road (32-14)** is a gambrel-roof Colonial constructed in 1773. The **House on the north side of the intersection of Boston Post Road and Chalker Beach Road (32-13)** is a Cape Cod Colonial constructed in 1750. This house has been modified and is now a part of a larger motel. The **House at 1560 Boston Post Road (32-15)** is a Cape Cod Colonial constructed in 1735. The **House at 1565 Boston Post Road (32-16)** is a two-story Colonial constructed in 1830.

Based on the overall height of the proposed facility, the intervening tree cover and distance from the site will limit or eliminate the visibility from these properties. Since these sites have not been evaluated for National Register eligibility, they are not considered historic under the NPA. As a result, there will be no effect to the House at 170 Old Post Road (32-21), the House at 165 Old Post Road (32-22), the House at 134 Old Post Road (32-23), the House at 116 Old Post Road (32-24), the House at 1250 Boston Post Road (32-6), the School at 1111 Boston Post Road (32-7), the House at 1315 Boston Post Road (32-10), the House at 1295 Boston Post Road (32-9), the House at 1469 Boston Post Road (32-14), the House on the north side of the intersection of Boston Post Road and Chalker Beach Road (32-13), the House at 1560 Boston Post Road (32-15), and the House at 1565 Boston Post Road (32-16).

**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Historic Property 1**

1) Property Name: <b>Elisha Bushnell House</b>
2) SHPO Site Number: <b>32-12, NR#78002850</b>

**Property Address**

3) Street Address: <b>1445 Boston Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>National Register Information System</b>	<input checked="" type="checkbox"/> Yes   ( ) No
9) Is this property eligible for listing on the National Register?  Source: <b>National Register Information System</b>	<input checked="" type="checkbox"/> Yes   ( ) No
10) Is this property a National Historic Landmark?	( ) Yes <input checked="" type="checkbox"/> No

11) Direct Effects:

- No Effect on this Historic Property in APE
- ( ) No Adverse Effect on this Historic Property in APE
- ( ) Adverse Effect on this Historic Property in APE

12) Visual Effects:

- ( ) No Effect on this Historic Property in APE
- No Adverse Effect on this Historic Property in APE
- ( ) Adverse Effect on this Historic Property in APE



View of the Elisha Bushnell House (32-12, NR#78002850), Map Key 1.



Line-of-sight from the resource, toward the proposed facility. The facility may be visible from limited vantage points on the property.



**NT Submission Packet - FCC Form 620**  
**Project Name: Old Saybrook**

**Historic Property 2**

1) Property Name: <b>House, 170 Old Post Road</b>
2) SHPO Site Number: <b>32-21</b>

**Property Address**

3) Street Address: <b>170 Old Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	( ) Yes (X) No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	( ) Yes (X) No
10) Is this property a National Historic Landmark?	( ) Yes (X) No

11) Direct Effects:	
<ul style="list-style-type: none"> <li>• (X) No Effect on this Historic Property in APE</li> <li>• ( ) No Adverse Effect on this Historic Property in APE</li> <li>• ( ) Adverse Effect on this Historic Property in APE</li> </ul>	
12) Visual Effects:	
<ul style="list-style-type: none"> <li>• (X) No Effect on this Historic Property in APE</li> <li>• ( ) No Adverse Effect on this Historic Property in APE</li> <li>• ( ) Adverse Effect on this Historic Property in APE</li> </ul>	



View of the House at 170 Old Post Road (32-21), Map Key 2.



Line-of-sight from the resource, toward the proposed facility. The facility may be visible from limited vantage points on the property.

**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Historic Property 3**

1) Property Name: <b>House, 165 Old Post Road</b>
2) SHPO Site Number: <b>32-22</b>

**Property Address**

3) Street Address: <b>165 Old Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10) Is this property a National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

11) Direct Effects: <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>
12) Visual Effects: <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>



View of the House at 165 Old Post Road (32-22), Map Key 3.



Line-of-sight from the resource, toward the proposed facility. The facility may be visible from limited vantage points on the property.

**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Historic Property 4**

1) Property Name: <b>House, 134 Old Post Road</b>
2) SHPO Site Number: <b>32-23</b>

**Property Address**

3) Street Address: <b>134 Old Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10) Is this property a National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

11) Direct Effects: <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>
12) Visual Effects: <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>



View of the House at 134 Old Post Road (32-23), Map Key 4.



Line-of-sight from the resource, toward the proposed facility. The facility may be visible from limited vantage points on the property.

**NT Submission Packet - FCC Form 620  
Project Name: Old Saybrook**

**Historic Property 5**

1) Property Name: <b>House, 116 Old Post Road</b>
2) SHPO Site Number: <b>32-24</b>

**Property Address**

3) Street Address: <b>116 Old Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	( <input type="checkbox"/> ) Yes ( <input checked="" type="checkbox"/> ) No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	( <input type="checkbox"/> ) Yes ( <input checked="" type="checkbox"/> ) No
10) Is this property a National Historic Landmark?	( <input type="checkbox"/> ) Yes ( <input checked="" type="checkbox"/> ) No

11) Direct Effects: <ul style="list-style-type: none"> <li>• (<input checked="" type="checkbox"/>) No Effect on this Historic Property in APE</li> <li>• (<input type="checkbox"/>) No Adverse Effect on this Historic Property in APE</li> <li>• (<input type="checkbox"/>) Adverse Effect on this Historic Property in APE</li> </ul>
12) Visual Effects: <ul style="list-style-type: none"> <li>• (<input checked="" type="checkbox"/>) No Effect on this Historic Property in APE</li> <li>• (<input type="checkbox"/>) No Adverse Effect on this Historic Property in APE</li> <li>• (<input type="checkbox"/>) Adverse Effect on this Historic Property in APE</li> </ul>



View of the House at 116 Old Post Road (32-24), Map Key 5.



Line-of-sight from the resource, toward the proposed facility. The facility may be visible from limited vantage points on the property.

**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Historic Property 6**

1) Property Name: <b>House, 1250 Boston Post Road</b>
2) SHPO Site Number: <b>32-6</b>

**Property Address**

3) Street Address: <b>1250 Boston Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10) Is this property a National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

11) Direct Effects: <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>
12) Visual Effects: <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>



View of the House at 1250 Boston Post Road (32-6), Map Key 6.



Line-of-sight from the resource, toward the proposed facility. The facility will not be visible from this resource.



**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Historic Property 7**

1) Property Name: <b>Old Saybrook Senior High School</b>
2) SHPO Site Number: <b>32-7</b>

**Property Address**

3) Street Address: <b>1111 Boston Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	( ) Yes (X) No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	( ) Yes (X) No
10) Is this property a National Historic Landmark?	( ) Yes (X) No

<p>11) Direct Effects:</p> <ul style="list-style-type: none"> <li>• (X) No Effect on this Historic Property in APE</li> <li>• ( ) No Adverse Effect on this Historic Property in APE</li> <li>• ( ) Adverse Effect on this Historic Property in APE</li> </ul>
<p>12) Visual Effects:</p> <ul style="list-style-type: none"> <li>• (X) No Effect on this Historic Property in APE</li> <li>• ( ) No Adverse Effect on this Historic Property in APE</li> <li>• ( ) Adverse Effect on this Historic Property in APE</li> </ul>



View of the Old Saybrook Senior High School (32-7), Map Key 7.



Line-of-sight from the resource, toward the proposed facility. The facility will not be visible from this resource.

**NT Submission Packet - FCC Form 620**  
**Project Name: Old Saybrook**

**Historic Property 8**

1) Property Name: <b>House, 1315 Boston Post Road</b>
2) SHPO Site Number: <b>32-10</b>

**Property Address**

3) Street Address: <b>1315 Boston Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10) Is this property a National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

11) Direct Effects:

- No Effect on this Historic Property in APE
- No Adverse Effect on this Historic Property in APE
- Adverse Effect on this Historic Property in APE

12) Visual Effects:

- No Effect on this Historic Property in APE
- No Adverse Effect on this Historic Property in APE
- Adverse Effect on this Historic Property in APE



View of the House at 1315 Boston Post Road (32-10), Map Key 8.



Line-of-sight from the resource, toward the proposed facility. The facility may be visible from limited vantage points on the property.

**NT Submission Packet - FCC Form 620**  
**Project Name: Old Saybrook**

**Historic Property 9**

1) Property Name: <b>House, 1295 Boston Post Road</b>
2) SHPO Site Number: <b>32-9</b>

**Property Address**

3) Street Address: <b>1295 Boston Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10) Is this property a National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

11) Direct Effects: <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>
12) Visual Effects: <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>



View of the House at 1295 Boston Post Road (32-9), Map Key 9.



Line-of-sight from the resource, toward the proposed facility. The facility will be visible from this resource.

**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Historic Property 10**

1) Property Name: <b>House, 1469 Boston Post Road</b>
2) SHPO Site Number: <b>32-14</b>

**Property Address**

3) Street Address: <b>1469 Boston Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10) Is this property a National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

11) Direct Effects:	
<ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>	
12) Visual Effects:	
<ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>	



View of the House at 1469 Boston Post Road (32-14), Map Key 10.



Line-of-sight from the resource, toward the proposed facility. The facility may be visible from limited vantage points on the property.

**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Historic Property 11**

1) Property Name: <b>House, North side of the intersection of Boston Post Road and Chalker Beach Road</b>
2) SHPO Site Number: <b>32-13</b>

**Property Address**

3) Street Address: <b>North side of the intersection of Boston Post Road and Chalker Beach Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	( ) Yes (X) No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	( ) Yes (X) No
10) Is this property a National Historic Landmark?	( ) Yes (X) No

11) Direct Effects:	
<ul style="list-style-type: none"> <li>• (X) No Effect on this Historic Property in APE</li> <li>• ( ) No Adverse Effect on this Historic Property in APE</li> <li>• ( ) Adverse Effect on this Historic Property in APE</li> </ul>	
12) Visual Effects:	
<ul style="list-style-type: none"> <li>• (X) No Effect on this Historic Property in APE</li> <li>• ( ) No Adverse Effect on this Historic Property in APE</li> <li>• ( ) Adverse Effect on this Historic Property in APE</li> </ul>	



View of the House on the north side of the intersection of Boston Post Road and Chalker Beach Road (32-13), Map Key 11.



Line-of-sight from the resource, toward the proposed facility. The facility may be visible from limited vantage points on the property.



**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Historic Property 12**

1) Property Name: <b>House, 1560 Boston Post Road</b>
2) SHPO Site Number: <b>32-15</b>

**Property Address**

3) Street Address: <b>1560 Boston Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10) Is this property a National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

11) Direct Effects: <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>
12) Visual Effects: <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>



View of the House at 1560 Boston Post Road (32-15), Map Key 12.



Line-of-sight from the resource, toward the proposed facility. The facility may be visible from limited vantage points on the property.

**NT Submission Packet - FCC Form 620**

**Project Name: Old Saybrook**

**Historic Property 13**

1) Property Name: <b>House, 1565 Boston Post Road</b>
2) SHPO Site Number: <b>32-16</b>

**Property Address**

3) Street Address: <b>1565 Boston Post Road</b>		
4) City: <b>Old Saybrook</b>	5) State: <b>CT</b>	6) Zip Code: <b>06475</b>
7) County/Borough/Parish: <b>Middlesex County</b>		

**Status and Eligibility**

8) Is this property listed on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9) Is this property eligible for listing on the National Register?  Source: <b>Connecticut SHRI</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10) Is this property a National Historic Landmark?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

11) Direct Effects:	
<ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>	
12) Visual Effects:	
<ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> No Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> No Adverse Effect on this Historic Property in APE</li> <li>• <input type="checkbox"/> Adverse Effect on this Historic Property in APE</li> </ul>	



View of the House at 1565 Boston Post Road (32-16), Map Key 13.



Line-of-sight from the resource, toward the proposed facility. The facility may be visible from limited vantage points on the property.

NT Submission Packet - FCC Form 620

Project Name: Old Saybrook

**Designation of SHPO/THPO**

- 1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower.

**SHPO/THPO**

Name: **Susan Chandler, Connecticut Commission on Culture & Tourism**

- 2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of the National Historic Preservation Agency and any state and provincial Historic Preservation Agency.

SHPO/THPO Name: \_\_\_\_\_

SHPO/THPO Name: \_\_\_\_\_

SHPO/THPO Name: \_\_\_\_\_

**Certification**

I certify that all representations on this FCC Form 620 Submission Packet and the accompanying attachments are true, correct and complete.			
<b>Party Authorized to Sign</b>			
First Name: <b>Stacy</b>	MI: <b>P.</b>	Last Name: <b>Montgomery</b>	Suffix:
Signature: <i>Stacy H. Montgomery</i>		Date: <b>11/13/09</b>	
<b>FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.</b>			
<b>WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503)</b>			

## Archeological Assessment

# THE OTTERY GROUP

Archeological Assessment for the Proposed  
Old Saybrook Telecommunications Facility,  
1363 Boston Post Road  
Old Saybrook, Middlesex County, Connecticut

October 30, 2009

Prepared By:  
Karl Franz

Lyle C. Torp, RPA (Principal Investigator)

The Ottery Group has prepared this technical memorandum detailing the results of an archeological assessment conducted at the site of the proposed Old Saybrook Telecommunications Facility. The site location occupies an undeveloped tract in the Town of Old Saybrook, Middlesex County, Connecticut. The Ottery Group conducted the archeological assessment on behalf of AT&T Mobility.

The archeological assessment was prepared as supplemental documentation to the FCC Form 620 packet and is intended solely to provide sufficient information in a summary format to assist consultation efforts under the Nationwide Programmatic Agreement which dictates the manner in which Section 106 of the NHPA is implemented for FCC licensed undertakings. The objective of the assessment is to provide recommendations on whether archeological resources may be present in the project area in order to assist consulting parties in determining whether an identification (Phase I) or evaluation (Phase II) is warranted. The assessment is intended to facilitate the ability of consulting parties to make informed decisions about the potential of the planned undertaking to result in direct affects to archeological resources. Limited archival research was conducted to identify previously recorded archeological resources within or in the immediate vicinity of the impact area. Field investigation was conducted to determine site conditions, the degree of ground disturbance, and the presence of cultural material. Fieldwork consisted of a surface inspection of exposed ground surfaces and the excavation of non-systematic shovel test pits (STPs) within the project area.

The location of the project area is illustrated in Attachment 1. The Area of Potential Effect (APE) for direct effects to archeological resources includes the areas of ground disturbance associated with construction activities. The proposed undertaking consists of a 100-foot by 100-foot lease area encompassing a 45-foot by 80-foot fenced compound enclosing a 100-foot tall monopole and the necessary equipment pads, equipment cabinets, and utilities (Attachment 2). A proposed 20-foot wide access and utility easement will connect the project area to Tompkins Road.

## *Environmental Setting*

The proposed facility location is situated in the Long Island Sound watershed (US EPA 2009). The closest water source is Hagar Creek, approximately 400 feet southwest of the project area. Hagar Creek drains into Long Island Sound approximately 4,700 feet south of the project area. The elevation within the project area is approximately 55 feet above mean sea level (AMSL).

The project area is located in an undeveloped tract in a light industrial area within a primarily residential neighborhood. The NRCS (2009) maps Merrimac-Urban land complex soils, 0-8% slopes (234B) for the project area. These somewhat excessively-drained soils are comprised primarily of sandy and gravelly



glaciofluvial deposits derived from granite and/or schist and/or gneiss. Photographs of the project area are included as Attachment 3.

### *Archeological Potential*

An archeological predictive model uses environmental factors from the locations of previously identified archeological sites to extrapolate the likely locations of sites that have yet to be found. The results of the model evaluate archeological potential, the likelihood of archeological sites to be present in a given location. Potential is identified in a scale of high, medium, and low. Modern or historical disturbance to an area can lessen the potential of encountering intact archeological sites. Based on generally accepted predictive models, the most likely location for prehistoric habitation sites is on relatively level, well-drained soils within 150 meters (492 feet) of fresh water, particularly at stream confluences and headwaters.

Historic period archeological sites are more accurately defined through cultural rather than environmental variables. Means of transportation are keys to the presence of domestic and industrial sites. These sites are usually situated within 100 meters (328 feet) of an historic roadway or navigable waterway. Historic maps are effective in documenting changes in the development of towns since the mid nineteenth century.

The absence of previously recorded archeological sites in the project vicinity does not necessarily increase or diminish the probability of encountering archeological sites in the APE, unless a previously identified archeological site is known to exist within or immediately adjacent to the APE. The absence or low quantity of previously identified archeological sites is typically a result of the lack of systematic professional survey and is not considered a reason to discount the likelihood for archeological sites to be present within the project APE.

### *Documentary Research*

Background research for the project area was conducted at the Dodd Research Center at the University of Connecticut (UConn) at Storrs and the Office of State Archeology (OSA) in Storrs. These repositories contained information regarding previously identified archeological sites and prior archeological surveys. The Dodd Center also contains inventories of historic structures. An online review was conducted on the UConn Library Map and Geographic Information Center (MAGIC) website in order to chart the historic development of the project area vicinity.

No archeological sites have been recorded within one mile of the project area. No cultural resources investigations have been conducted within one mile of the project area.

One National Register of Historic Places (NRHP)-listed property, the Elisha Bushnell House, occurs within one half mile of the project area. The house, or portions thereof, date to the 1670s. One architectural survey has been conducted of historic properties in Old Saybrook (CRERPA 1979). Thirty-four inventoried properties fall within one mile of the project area (Table 1).

**Table 1: Inventoried Historic Resources within a One-Mile Radius of the Project Area**

Address	Architectural Style	Date of Construction
Not listed	Not listed	Not listed
Not listed	Not listed	Not listed
1160 Boston Post Road	Colonial Saltbox	1815-1820
1200 Boston Post Road	Colonial Saltbox	1790
1210 Boston Post Road	Cape Cod	1816
1250 Boston Post Road	Colonial Saltbox	1815
1111 Boston Post Road	Contemporary	1968
1115 Boston Post Road	Colonial Saltbox	1840
1295 Boston Post Road	Victorian	1850
1315 Boston Post Road	Colonial Saltbox	1710
Not listed	Colonial Saltbox	1855
1445 Boston Post Road*	Colonial Saltbox	1678
Boston Post Road and Chalker Beach Road	Cape Cod	1750
1469 Boston Post Road	Gambrel Colonial	1773
1560 Boston Post Road	Cape Cod	1735
1565 Boston Post Road	Colonial Saltbox	1830
1657 Boston Post Road	Colonial Saltbox	1730
1712 Boston Post Road	Colonial Saltbox	1811
Sandy Point Road	Contemporary	1978
Boston Post Road and CT 166	Contemporary	1970s
170 Old Post Road	Dutch Colonial Gambrel	1740
165 Old Post Road	Colonial Saltbox	1730
134 Old Post Road	Saltbox	1665
116 Old Post Road	Colonial Cape	1790
96 Old Post Road	Federal	1811
93 Old Post Road	Colonial Saltbox	1800
94 Old Post Road	Colonial Saltbox	1835-1840
71 Old Post Road	Cape Cod	1800
61 Old Post Road	Victorian	Late 1800s
68 Old Post Road	Cape Cod	Late 1800s
66 Old Post Road	Victorian	1838
Not listed	Not listed	Not listed
138 Schoolhouse Road	Not listed	Not listed
Not listed	Smallpox Cemetery	1793

\*National Register Listed Property

An online review of the UConn MAGIC website was conducted in order to chart the historic development of the project area vicinity. The project area appears on the 1797 Amos Doolittle statewide map based on the location of Boston Post Road (US 1) (Attachment 4). By 1797 (Doolittle), the present-day alignment of Boston Post Road (US 1) had been established. No residential, commercial, or industrial development is shown in the vicinity of the project area. In the nineteenth century, county maps show more local detail including individual landowners. The 1859 H.F. Walling county map depicts many of the roads close to the project area such as Boston Post Road (US 1), Schoolhouse Road, and Old Post Road (Attachment 5). A railroad is depicted at the current location of the Penn central railroad line. Several landowners are depicted along Boston Post Road, but none are in the immediate vicinity of the project area. Tompkins Road, which currently services the project area does not appear on the map. All of the structures indicated on the map appear to be residences, except for a school indicated on Schoolhouse Road, north of the railroad line. The 1893 USGS quadrangle map indicates little additional infrastructure development between the mid- and late-nineteenth century (Attachment 6). Increasing residential development occurs primarily along Boston Post

Road. In general, the pattern of development suggests that the project area vicinity was a location of increasing population growth from the mid-nineteenth through twentieth centuries with access to water, rail, and major roadways.

#### *Results of Archeological Assessment*

A visual inspection of the general area was conducted to determine if cultural materials or archeological features were exposed on ground surfaces. The proposed tower location is situated within an area of scrub growth at the edge of a wetland. The proposed access road location and the southern half of the lease area is composed of imported graded fill. Halfway across the lease area, a ledge of soil drops approximately three feet to the natural ground surface.

The proposed access road was subjected to visual survey only due to the fill present at ground surface. One STP was excavated within the footprint of the lease area, within the natural soils. The STP measured approximately 35-centimeters (cm) in diameter. Soils were screened through ¼-inch hardware mesh to recover artifacts present in the soil horizons; the STPs were backfilled after recordation. Soils within the STP consisted of a 22cm thick 2.5Y 3/2 very dark grayish brown sandy clay loam above a 2.5Y 5/6 mottled with 5/3 light olive brown coarse sand substrate. The soils were consistent with those found in tidal wetlands. No artifacts were recovered and no subsurface features identified.

#### *Recommendation*

The location of the proposed telecommunications facility is considered to possess a moderate potential for prehistoric habitation sites due primarily to the nearby presence of water. However the project area is located at the edge of an active wetland. Although this environment would have afforded prehistoric peoples access to a variety of resources, frequency of flooding or water stagnation would have likely discouraged habitation. Although the project area is located in relative proximity to a roadway that has been in use for more than 300 years, the unfilled part of the project area is low-lying and easily flooded. Cartographic research indicates a lack of development in the immediate project area vicinity throughout the nineteenth and twentieth centuries. No prehistoric or historic artifacts were recovered from the STP excavated within the proposed facility footprint; no artifacts or other indication of past activity was observed along the proposed access road route. Based on the results of this investigation, the project area is considered unlikely to contain significant archeological resources and no additional archeological investigation is recommended.

- Attachments:** Attachment 1: Location of the Project Area on the USGS Essex, CT Quadrangle  
Attachment 2: Location of Archeological Testing  
Attachment 3: Site Photographs  
Attachment 4: Approximate Location of the Project Area on the 1797 A. Doolittle *A Correct Map of Connecticut from Actual Survey*  
Attachment 5: Approximate Location of the Project Area on the 1854 H.F. Walling *Map of Middlesex County, Connecticut*  
Attachment 6: Approximate Location of the Project Area on the 1893 USGS Saybrook, CT Quadrangle

## References Cited or Consulted

Connecticut River Estuary Regional Planning Agency

1979 171 Properties Townwide, Town of Old Saybrook. On file, Dodd Research Center, Storrs, Connecticut.

Doolittle, Amos

1797 A Correct Map of Connecticut from Actual Survey. Hudson and Goodwin, Hartford, Connecticut. Available at the Map and Geographic Information Center (MAGIC), Historical Scanned Map Collection. University of Connecticut. <http://magic.lib.uconn.edu/>.

Natural Resources Conservation Service (NRCS)

2008 National Cooperative Soil Survey (NCSS) Web Soil Survey. United States Department of Agriculture. Washington D.C. <http://websoilsurvey.nrcs.usda.gov/app/>.

United States Environmental Protection Agency (US EPA)

2009 <http://cfpub.epa.gov/surf/locate/index.cfm> Website, (October 27, 2009).

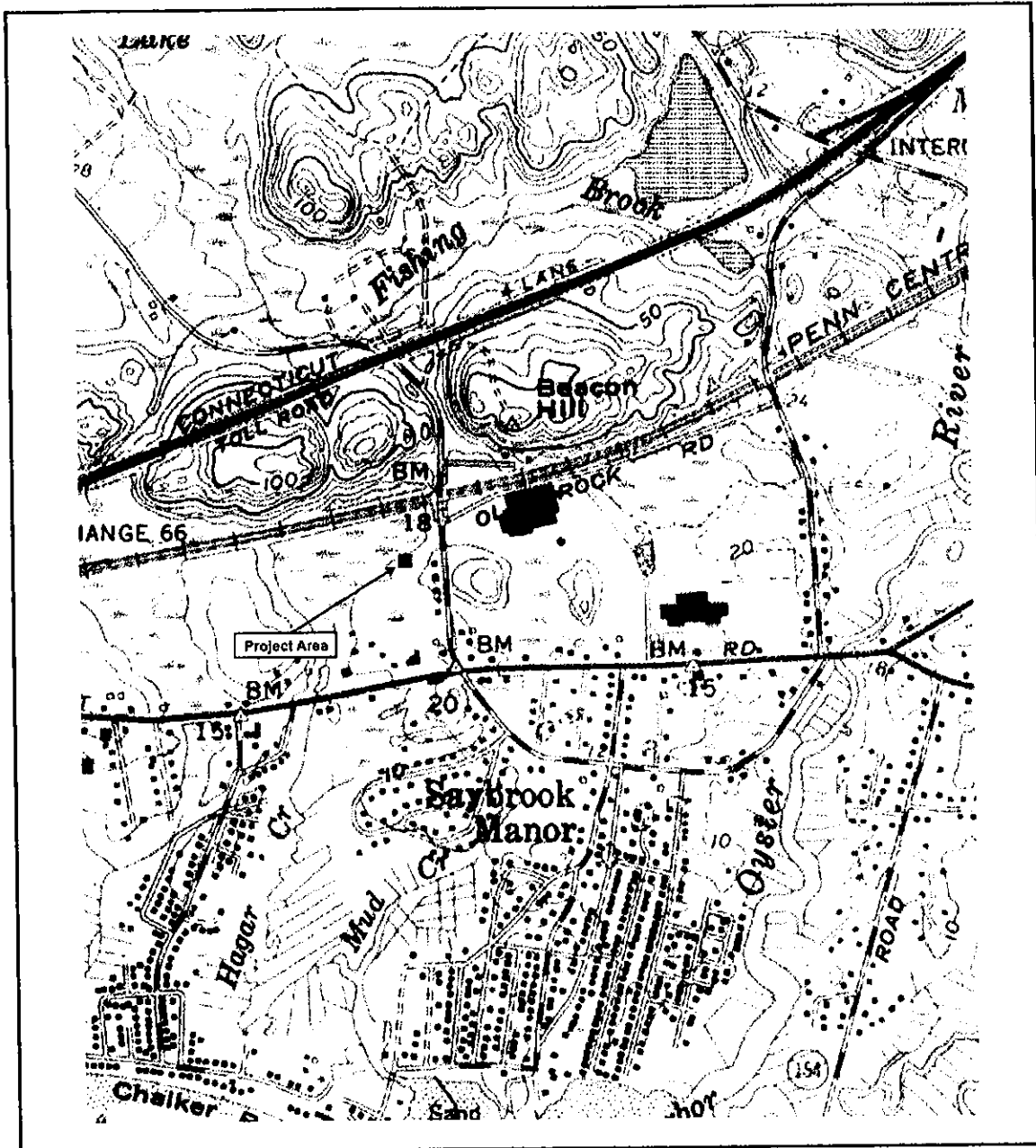
United States Geological Survey

1893 Saybrook, CT Quadrangle. Available at <http://maptech.com/>.

1958 Essex, CT Quadrangle. Photorevised 1970. Photo Inspected 1977.

Walling, Henry Francis

1854 Map of Middlesex County, Connecticut. H & C.T. Smith, New York City, NY. Available at the Map and Geographic Information Center (MAGIC), Historical Scanned Map Collection. University of Connecticut. <http://magic.lib.uconn.edu/>.

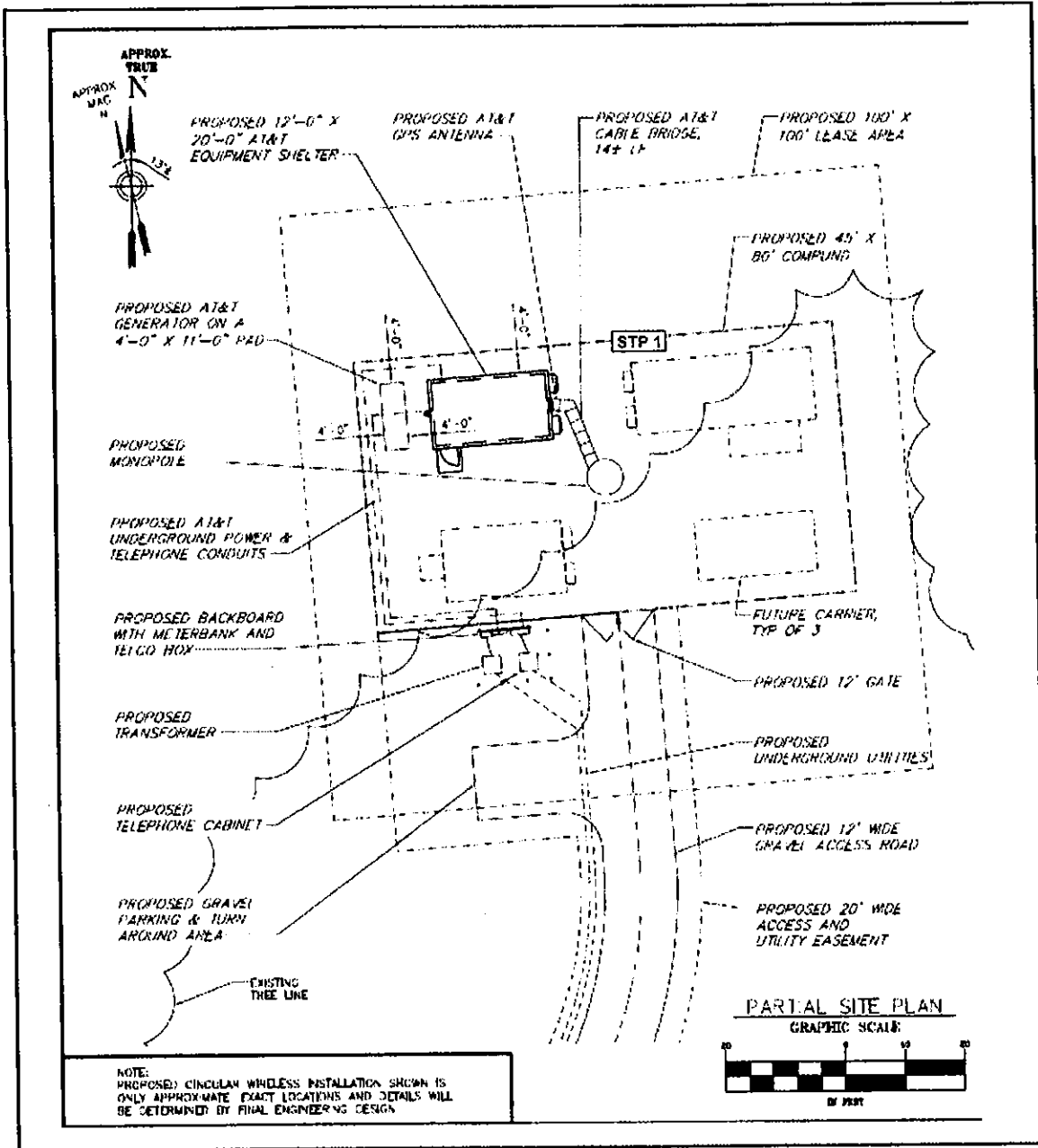



**THE OTTERY GROUP**  
 3420 Morningwood Drive  
 Olney, MD 20832  
 phone (301) 562-1975  
 fax (301) 562-1976

**Attachment 1:**  
**Location of the Project Area on the USGS**  
**7.5 Minute Essex, CT Quadrangle**



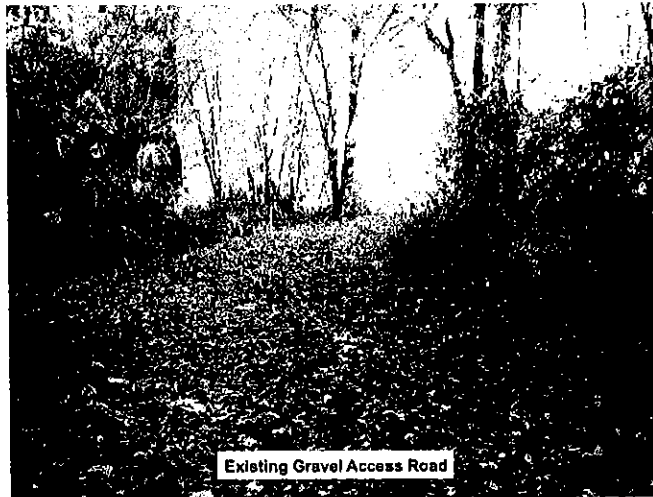




<p><b>THE OTTERY GROUP</b>          3420 Morningwood Drive          Olney, MD 20832          phone (301) 562-1975          fax (301) 562-1976</p>	<p><b>Attachment 2:</b>  <b>Location of Archeological Testing</b></p>	
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Proposed Tower Location



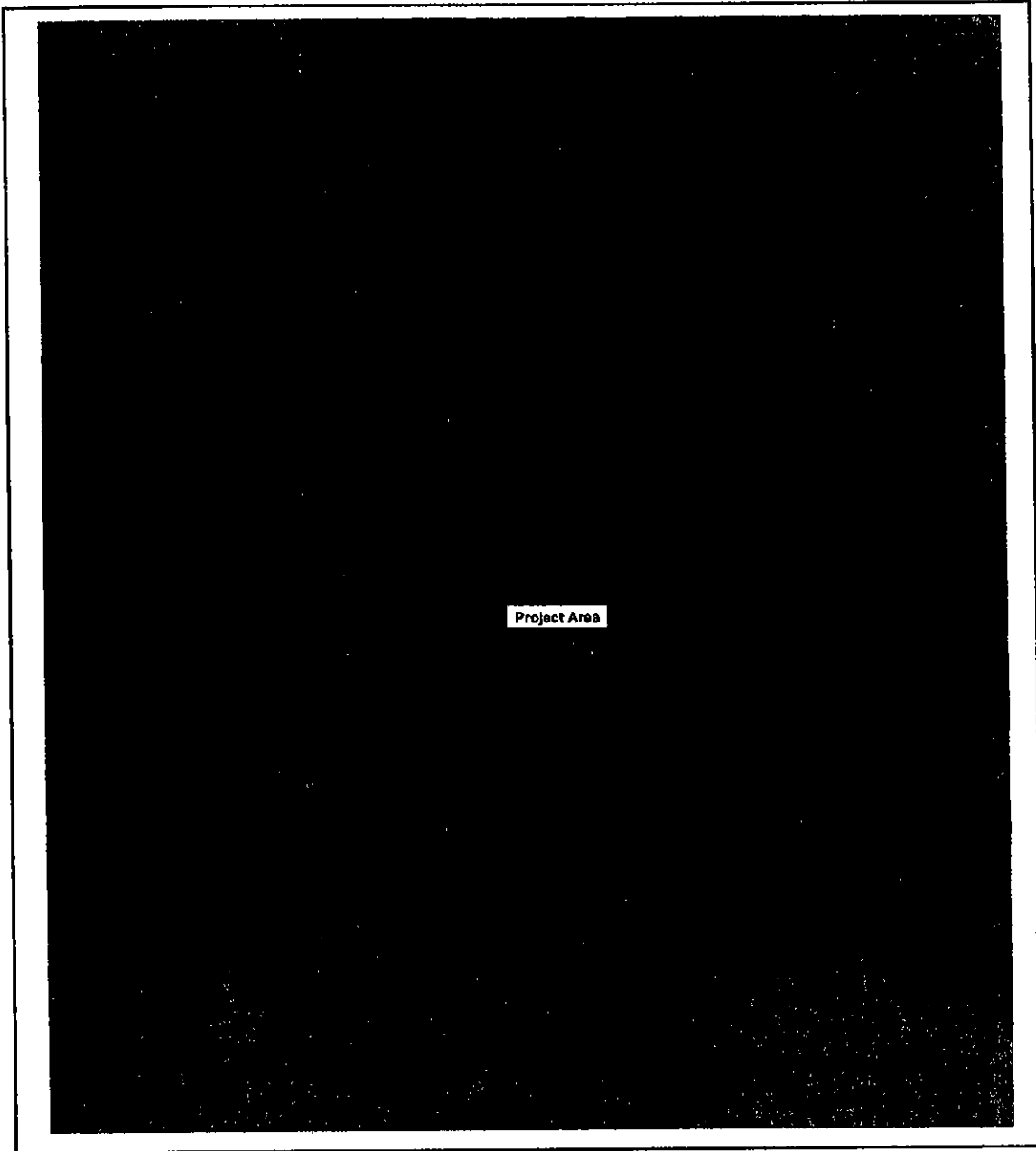
Existing Gravel Access Road


**THE  
OTTERY GROUP**

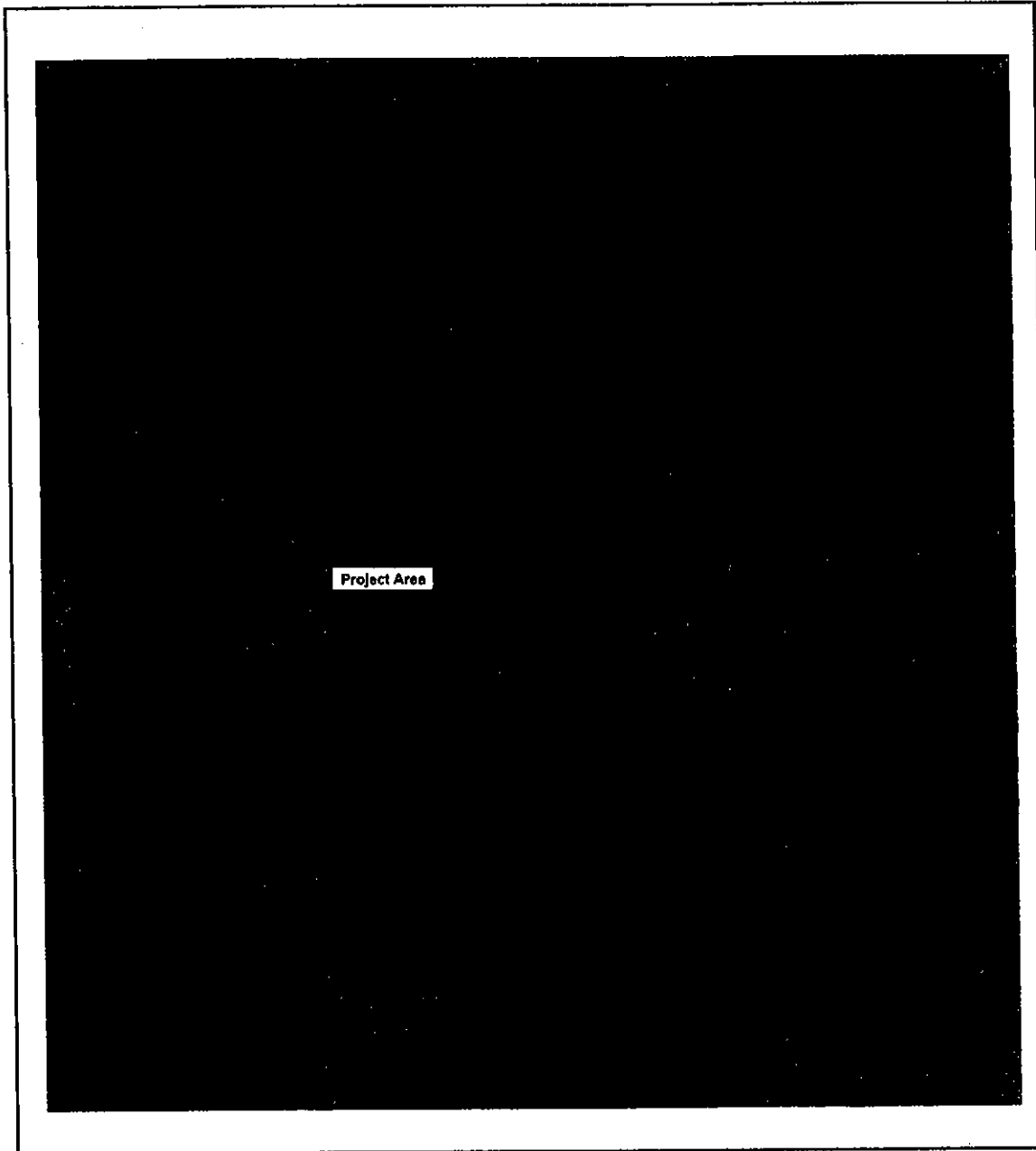
3420 Morningwood Drive  
Olney, MD 20832  
phone (301) 562-1975  
fax (301) 562-1976


### Attachment 3:

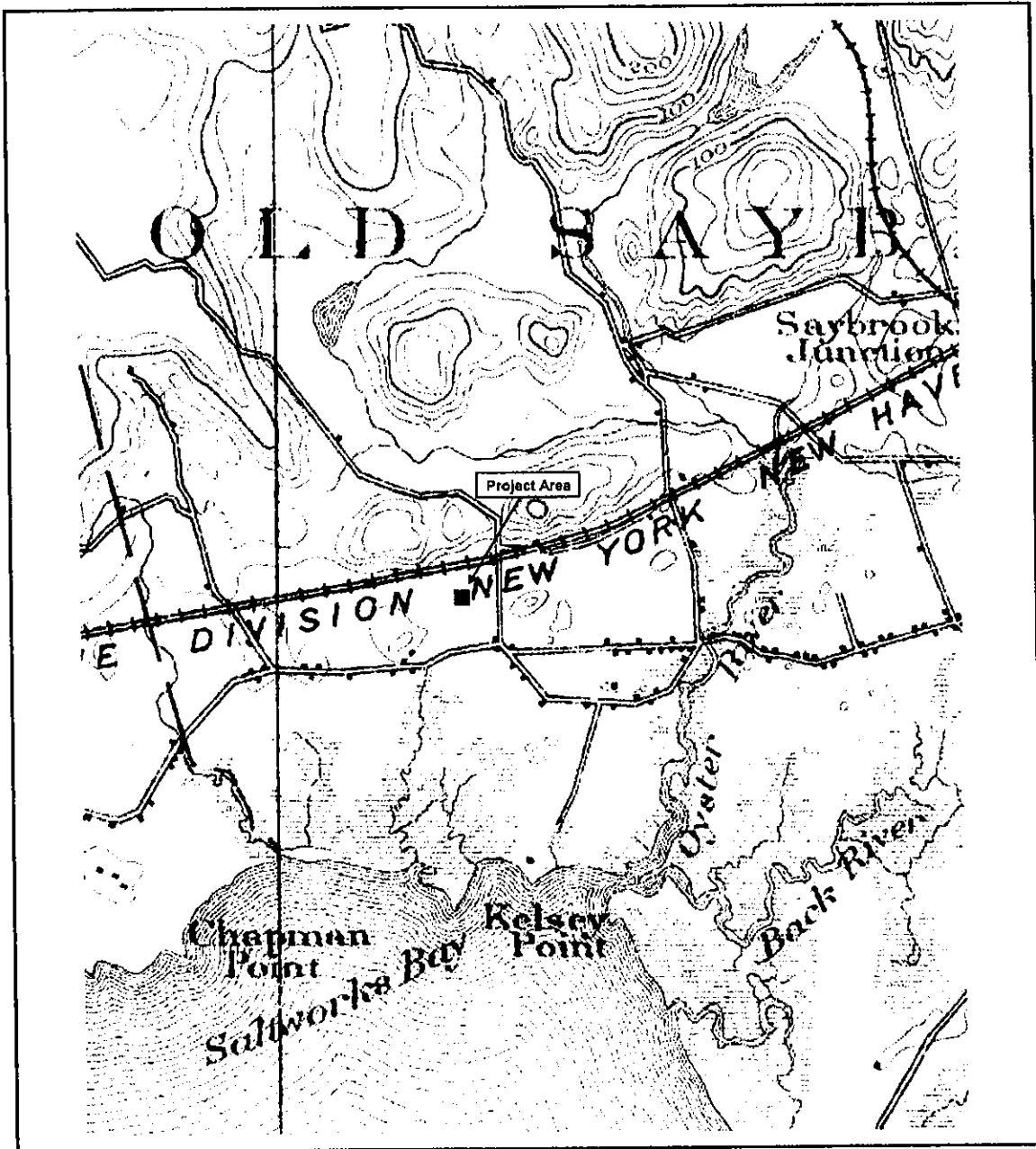
### Site Photos



<p><b>THE OTTERY GROUP</b> 3420 Morningwood Drive Olney, MD 20832 phone (301) 562-1975 fax (301) 562-1976</p>	<p><b>Attachment 4:</b> Approximate Location of the Project Area on the 1797 Doolittle <i>A Correct Map of Connecticut from Actual Survey</i></p>	
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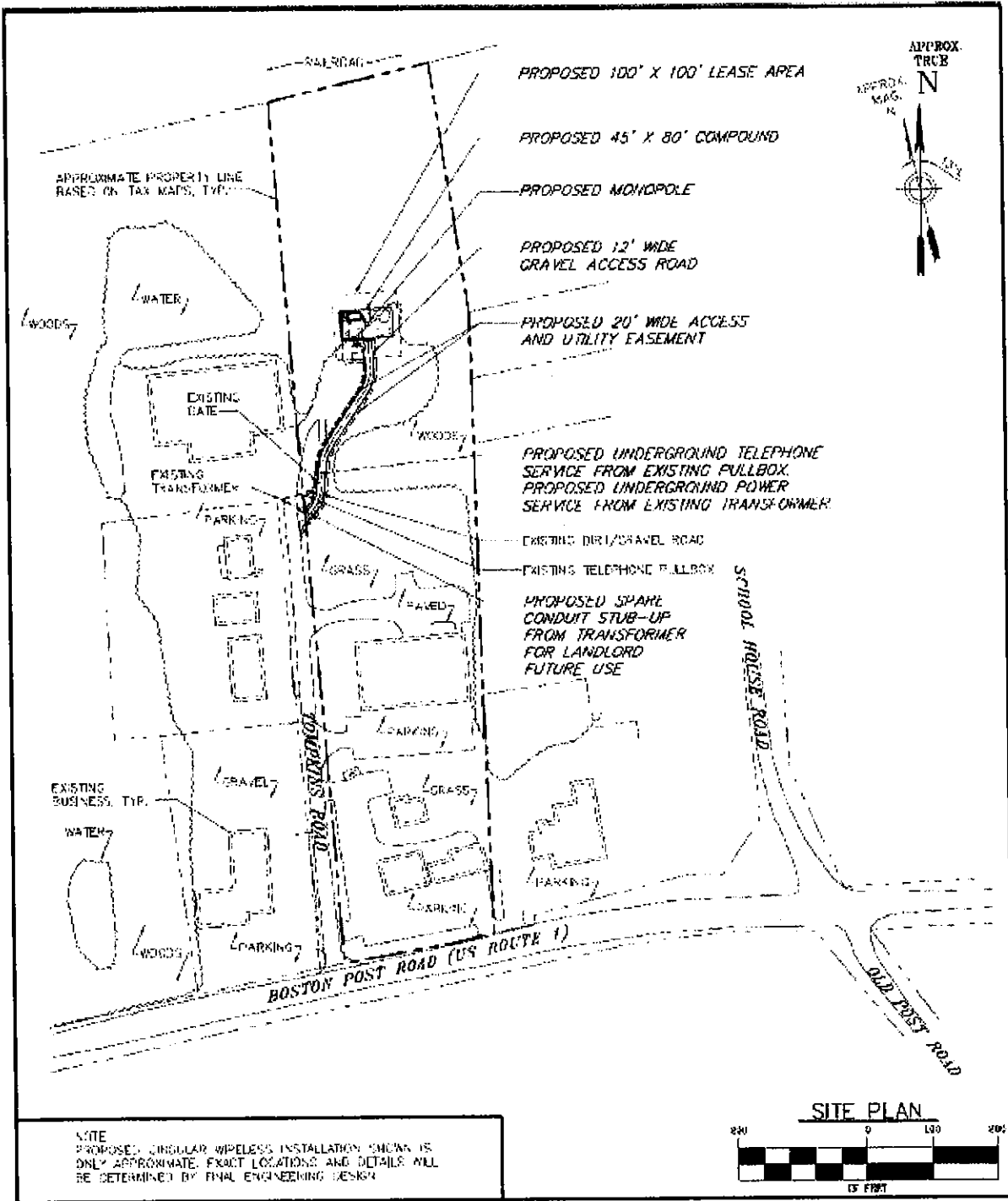


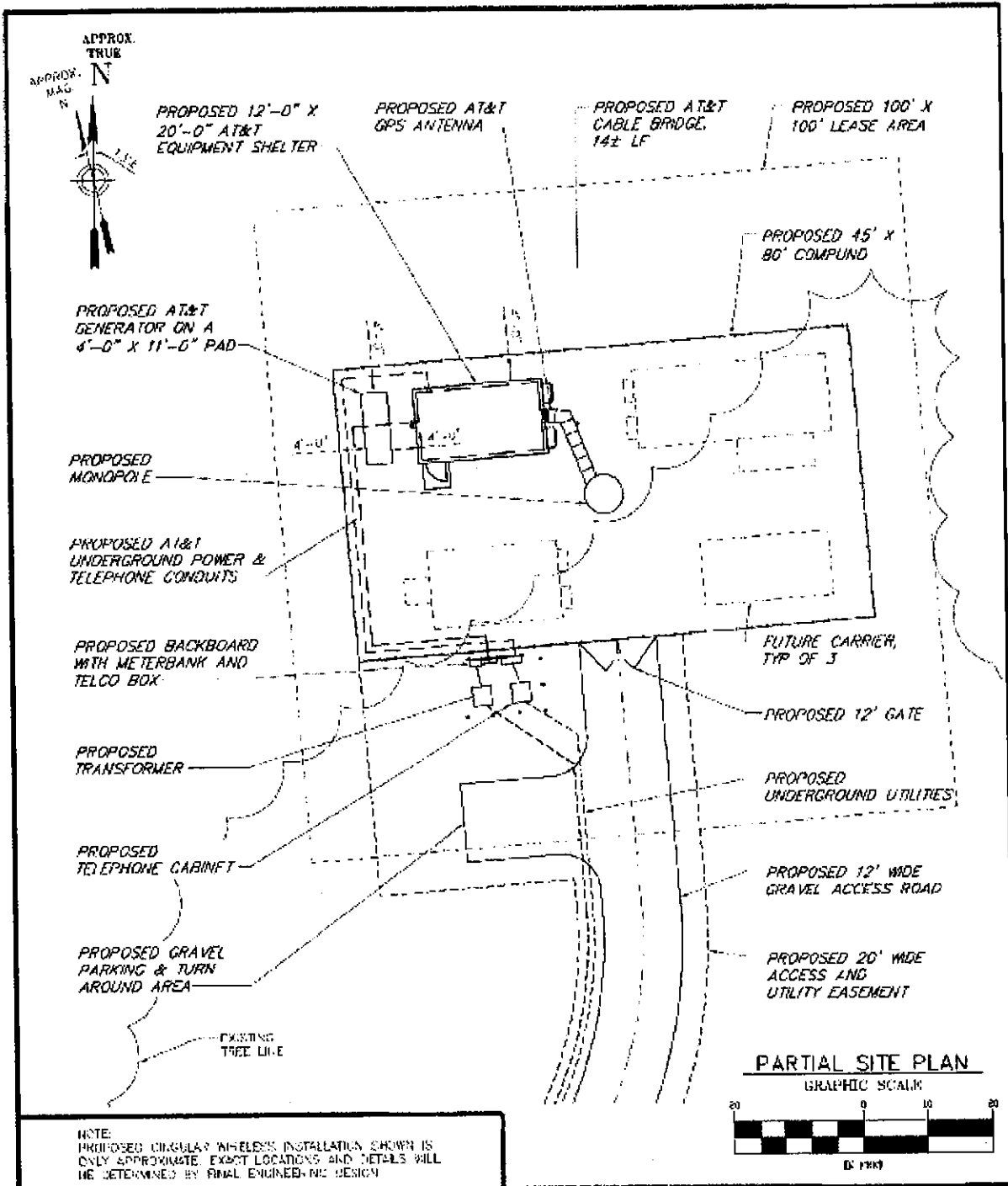
<p><b>THE OTTERY GROUP</b> 3420 Morningwood Drive Olney, MD 20832 phone (301) 562-1975 fax (301) 562-1976</p>	<p><b>Attachment 5:</b> Approximate Location of the Project Area on the 1859 H.F. Walling <i>Map of Middlesex County, Connecticut</i></p>	
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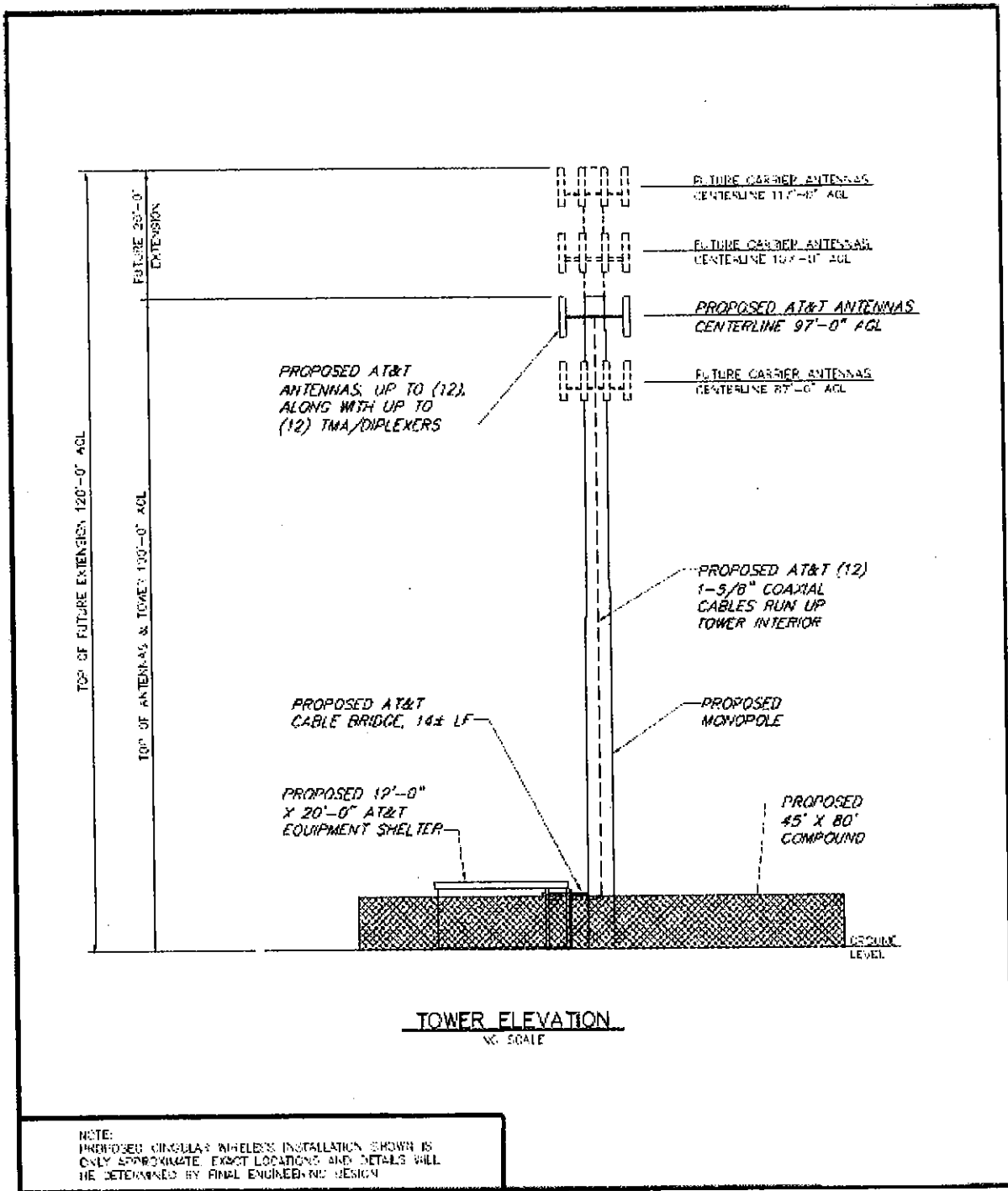


<p><b>THE OTTERY GROUP</b>          3420 Morningwood Drive          Olney, MD 20832          phone (301) 562-1975          fax (301) 562-1976</p>	<p><b>Attachment 6:</b>          Approximate Location of the Project Area on the 1893          USGS Saybrook, CT Quadrangle</p>	
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## Tribal Consultation

# THE OTTERY GROUP

November 13, 2009

Kathleen Knowles  
Tribal Historic Preservation Officer  
Mashantucket Pequot Tribe  
Mashantucket Pequot Museum and Research Center  
110 Pequot Trail  
Mashantucket, CT 06338-3180

Re: Information Requested Through TCNS

Dear Ms. Knowles:

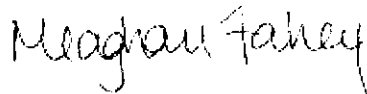
On behalf of AT&T Mobility, The Ottery Group is providing additional documentation for proposed telecommunications sites that you have requested additional information through the FCC's Tower Construction Notification System (TCNS). The proposed sites are listed below:

<u>SITE NAME</u>	<u>LOCATION</u>	<u>TCNS ID</u>
Old Saybrook	Old Saybrook, CT	57329
East Haddam-Route 434	East Haddam, CT	56022
Colebrook-Colebrook Road	Colebrook, CT	53773
Southbury-Roxbury	Roxbury, CT	51787

The attached Archeological Assessments provide an overview of the planned tower construction as well as an assessment of archeological potential. The attachments to these reports contain a site location map and site plans (as available) as requested in your TCNS responses. It is my understanding that electronic copies of these reports will also be uploaded to TCNS by the regulatory staff at AT&T Mobility.

If you have any questions or need any additional information, please do not hesitate to contact me by phone or email ([meaghan.fahey@otterygroup.com](mailto:meaghan.fahey@otterygroup.com)). Thank you for your interest and assistance in this matter.

Sincerely,  
**THE OTTERY GROUP, INC.**



Meaghan Fahey  
Environmental Scientist





11/19/09

Ms. Meghan Galley,  
Environmental Scientist  
The Ottery Group, Inc.  
5420 Morningwood Dr.  
Olney, Maryland 20842

Re: ARCHITECTURAL ASSESSMENTS FOR  
OLDSAYBROOK - OLDSAYBROOK, CT - TCNS 577329  
EAST HADDAMERDUELL 434 - EAST HADDAM, CT - TCNS 56622  
COLLEBROOK-COLEBROOK ROAD - COLLEBROOK, CT - TCNS 57777  
SOUTHURRY-RONBURY - RONBURY, CT - TCNS 5178

Dear Ms. Galley,

I have reviewed the Architectural Assessments listed above, submitted by The Ottery Group, Inc.

The research design and test strategy meets acceptable professional standards, and I agree with the recommendations and conclusions.

Please keep me informed of any further developments with respect to this project.

Sincerely,

Kathleen Knowles  
Ethical Historic Preservation Officer  
Mashantucket Pequot Tribe

THE MASHANTUCKET PEQUOT TRIBE  
COURTESY CENTER

1000 GARDEN STREET  
MASHANTUCKET, CONNECTICUT  
06250-3000  
TEL: 860/339-2000  
WWW.MPTC.COM

# THE OTTERY GROUP

November 30, 2009

Sequahna Mars  
Cell Tower Coordinator  
Narragansett Indian Tribal Historic Preservation Office  
Post Office Box 268  
Charlestown, RI 02813

Re: Information Requested Through TCNS

Dear Ms. Mars:

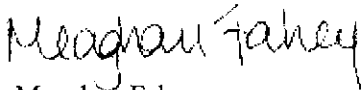
On behalf of AT&T Mobility, The Ottery Group is providing additional documentation for proposed telecommunications sites that you have requested additional information through the FCC's Tower Construction Notification System (TCNS). The proposed sites are listed below:

<u>SITE NAME</u>	<u>LOCATION</u>	<u>TCNS ID</u>
Newtown	Newtown, CT	41652
East Haddam-Route 434	East Haddam, CT	56022
Willington	Willington, CT	57328
Old Saybrook	Old Saybrook, CT	57329

The attached Archeological Assessments provide an overview of the planned tower construction as well as an assessment of archeological potential. The attachments to these reports contain a site location map and site plans (as available) to assist in preparing your TCNS responses. The required fee for each site is attached to the individual Archeological Assessments

If you have any questions or need any additional information, please do not hesitate to contact me by phone or email ([meaghan.fahey@otterygroup.com](mailto:meaghan.fahey@otterygroup.com)). Thank you for your interest and assistance in this matter.

Sincerely,  
**THE OTTERY GROUP, INC.**

  
Meaghan Fahey  
Environmental Scientist

-----Original Message-----

From: [towernotifyinfo@fcc.gov](mailto:towernotifyinfo@fcc.gov) [mailto:[towernotifyinfo@fcc.gov](mailto:towernotifyinfo@fcc.gov)]

Sent: Monday, October 26, 2009 2:45 PM

To: ATTMobility NEPA

Subject: Proposed Tower Structure Info - Email ID #2329992

Dear Kim Russell,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 10/26/2009

Notification ID: 57329

Tower Owner Individual or Entity Name: AT&T Mobility, LLC

Consultant Name: Kim Russell

Street Address: 5601 LEGACY DRIVE

MS A-3

City: PLANO

State: TEXAS

Zip Code: 75024

Phone: 469-229-7002

Email: [ATTMobilityNEPA@att.com](mailto:ATTMobilityNEPA@att.com)

Structure Type: POLE - Any type of Pole

Latitude: 41 deg 17 min 23.2 sec N

Longitude: 72 deg 24 min 21.4 sec W

Location Description: 1363 Boston Post Rd

City: Pld Saybrook

State: CONNECTICUT

County: MIDDLESEX

Ground Elevation: 3.4 meters

Support Structure: 36.6 meters above ground level

Overall Structure: 36.6 meters above ground level

Overall Height AMSL: 40 meters above mean sea level

-----Original Message-----

From: [towernotifyinfo@fcc.gov](mailto:towernotifyinfo@fcc.gov) [mailto:[towernotifyinfo@fcc.gov](mailto:towernotifyinfo@fcc.gov)]  
Sent: Wednesday, October 28, 2009 10:46 AM  
To: ATTMobility NEPA  
Cc: [tcns.fccarchive@fcc.gov](mailto:tcns.fccarchive@fcc.gov); [KKnowles@mptn-nsn.gov](mailto:KKnowles@mptn-nsn.gov)  
Subject: Reply to Proposed Tower Structure (Notification ID: 57329) -  
Email ID #2332911

Dear Kim Russell,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from THPO Kathleen Knowles of the Mashantucket Pequot Tribe in reference to Notification ID #57329:

Dear Ms Russell,  
Regarding Notification ID # 57329, please send requested attachments, and will this project result in ground disturbance?  
Kathleen Knowles,  
Tribal Historic Preservation Officer  
Mashantucket Pequot Tribe

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 10/26/2009  
Notification ID: 57329  
Tower Owner Individual or Entity Name: AT&T Mobility, LLC  
Consultant Name: Kim Kim  
Street Address: 5601 LEGACY DRIVE  
MS A-3  
City: PLANO  
State: TEXAS  
Zip Code: 75024  
Phone: 469-229-7002  
Email: [ATTMobilityNEPA@att.com](mailto:ATTMobilityNEPA@att.com)

Structure Type: POLE - Any type of Pole  
Latitude: 41 deg 17 min 23.2 sec N  
Longitude: 72 deg 24 min 21.4 sec W  
Location Description: 1363 Boston Post Rd  
City: Pld Saybrook  
State: CONNECTICUT  
County: MIDDLESEX  
Ground Elevation: 3.4 meters  
Support Structure: 36.6 meters above ground level  
Overall Structure: 36.6 meters above ground level  
Overall Height AMSL: 40.0 meters above mean sea level

-----Original Message-----

From: [towernotifyinfo@fcc.gov](mailto:towernotifyinfo@fcc.gov) [mailto:[towernotifyinfo@fcc.gov](mailto:towernotifyinfo@fcc.gov)]

Sent: Friday, October 30, 2009 2:01 AM

To: ATTMobility NEPA

Cc: [kim.pristello@fcc.gov](mailto:kim.pristello@fcc.gov); [diane.dupert@fcc.gov](mailto:diane.dupert@fcc.gov)

Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #2331732

Dear Sir or Madam:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the information you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter).

Persons who have received the information that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribes"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribes and in making further contacts, the City and State of the Seat of Government for each Tribe and NHO, as well as the designated contact person, is included in the listing below. We note that Tribes may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribes and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribe or NHO. (NPA, Section IV.F.4).

The information you provided was forwarded to the following Tribes and NHOs who have set their geographic preferences on TCNS. If the information you provided relates to a proposed antenna structure in the State of Alaska, the following list also includes Tribes located in the State of Alaska that have not specified their geographic preferences. For these Tribes and NHOs, if the Tribe or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribe or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event such a Tribe or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribe or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Declaratory Ruling released on October 6, 2005 (FCC 05-176).

1. THPO Kathleen Knowles - Mashantucket Pequot Tribe - Mashantucket, CT - electronic mail

Details: For every tower construction this Tribe requires a site location map, site plans for every project that will result in ground disturbance, and a detailed description of the proposed site. If the proposed tower construction is on an already existing building, the Tribe would like to be informed of that as well.

2. Cell Tower Coordinator Sequahna Mars - Narragansett Indian Tribe - Wyoming, RI - electronic mail and regular mail

3. THPO and NAGPRA Representative Giiwegiizhigookway Martin - Lac Vieux Desert Band of Lake Superior Chippewa Indians - Watersmeet, MI - electronic mail

The information you provided was also forwarded to the additional Tribes and NHOs listed below. These Tribes and NHOs have NOT set their geographic preferences on TCNS, and therefore they are currently receiving tower notifications for the entire United States. For these Tribes and NHOs, you are required to use reasonable and good faith efforts to determine if the Tribe or NHO may attach religious and cultural significance to historic properties that may be affected by its proposed undertaking. Such efforts may include, but are not limited to, seeking information from the relevant SHPO or THPO, Indian Tribes, state agencies, the U.S. Bureau of Indian Affairs, or, where applicable, any federal agency with land holdings within the state (NPA, Section IV.B). If after such reasonable and good faith efforts, you determine that a Tribe or NHO may attach religious and cultural significance to historic properties in the area and the Tribe or NHO does not respond to TCNS notification within a reasonable time, you should make a reasonable effort to follow up, and must seek guidance from the Commission in the event of continued non-response or in the event of a procedural or substantive disagreement. If you determine that the Tribe or NHO is unlikely to attach religious and cultural significance to historic properties within the area, you do not need to take further action unless the Tribe or NHO indicates an interest in the proposed construction or other evidence of potential interest comes to your attention.

None

The information you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA.

4. SHPO John W Shannahan - Connecticut Historical Commission - Hartford, CT - electronic mail



5. SHPO Cara Metz - Massachusetts Historical Commission - Boston, MA - electronic mail

6. Deputy SHPO Brona Simon - Massachusetts Historical Commission - Boston, MA - electronic mail

7. SHPO Frederick C Williamson - Rhode Island Historic Preservation & Heritage Comm - Providence, RI - regular mail

8. Deputy SHPO Edward F Sanderson - Rhode Island Historic Preservation & Heritage Comm - Providence, RI - electronic mail

9. SHPO Karen J Senich - Connecticut Commission on Culture and Tourism - Hartford, CT - electronic mail

If you are proposing to construct a facility in the State of Alaska, you should contact Commission staff for guidance regarding your obligations in the event that Tribes do not respond to this notification within a reasonable time.

Please be advised that the FCC cannot guarantee that the contact(s) listed above opened and reviewed an electronic or regular mail notification. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 10/26/2009  
Notification ID: 57329  
Tower Owner Individual or Entity Name: AT&T Mobility, LLC  
Consultant Name: Kim Russell  
Street Address: 5601 LEGACY DRIVE  
MS A-3

City: PLANO  
State: TEXAS  
Zip Code: 75024  
Phone: 469-229-7002  
Email: [ATTMobilityNEPA@att.com](mailto:ATTMobilityNEPA@att.com)

Structure Type: POLE - Any type of Pole  
Latitude: 41 deg 17 min 23.2 sec N  
Longitude: 72 deg 24 min 21.4 sec W  
Location Description: 1363 Boston Post Rd  
City: Pld Saybrook  
State: CONNECTICUT  
County: MIDDLESEX  
Ground Elevation: 3.4 meters  
Support Structure: 36.6 meters above ground level  
Overall Structure: 36.6 meters above ground level  
Overall Height AMSL: 40.0 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic mail form located on the FCC's website at:

<http://wireless.fcc.gov/outreach/notification/contact-fcc.html>.

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8 a.m. to 7:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,  
Federal Communications Commission

-----Original Message-----

From: [towernotifyinfo@fcc.gov](mailto:towernotifyinfo@fcc.gov) [mailto:[towernotifyinfo@fcc.gov](mailto:towernotifyinfo@fcc.gov)]  
Sent: Tuesday, November 03, 2009 10:20 AM  
To: ATTMobility NEPA  
Cc: [tcns.fccarchive@fcc.gov](mailto:tcns.fccarchive@fcc.gov); [gmartin@lvdtribal.com](mailto:gmartin@lvdtribal.com)  
Subject: Reply to Proposed Tower Structure (Notification ID: 57329) -  
Email ID #2338251

Dear Kim Russell,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from THPO and NAGPRA Representative Giiwegiizhigookway Martin of the Lac Vieux Desert Band of Lake Superior Chippewa Indians in reference to Notification ID #57329:

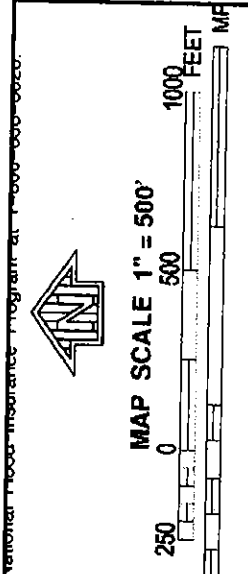
We have no interest in this site. However, if the Applicant discovers archaeological remains or resources during construction, the Applicant should immediately stop construction and notify the appropriate Federal Agency and the Tribe.

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 10/26/2009  
Notification ID: 57329  
Tower Owner Individual or Entity Name: AT&T Mobility, LLC  
Consultant Name: Kim Russell  
Street Address: 5601 LEGACY DRIVE  
MS A-3  
City: PLANO  
State: TEXAS  
Zip Code: 75024  
Phone: 469-229-7002  
Email: [ATTMobilityNEPA@att.com](mailto:ATTMobilityNEPA@att.com)

Structure Type: POLE - Any type of Pole  
Latitude: 41 deg 17 min 23.2 sec N  
Longitude: 72 deg 24 min 21.4 sec W  
Location Description: 1363 Boston Post Rd  
City: Pld Saybrook  
State: CONNECTICUT  
County: MIDDLESEX  
Ground Elevation: 3.4 meters  
Support Structure: 36.6 meters above ground level  
Overall Structure: 36.6 meters above ground level  
Overall Height AMSL: 40.0 meters above mean sea level

## Flood Zone Data



NATIONAL FLOOD INSURANCE PROGRAM  
 NFIP

PANEL 0342G

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**MIDDLESEX COUNTY,**  
**CONNECTICUT**  
**(ALL JURISDICTIONS)**

**PANEL 342 OF 450**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
 CONTAINS:  
 COMMUNITY NUMBER 0342  
 PANEL SUFFIX G  
 OLD SAYBROOK TOWN OF 0342 G

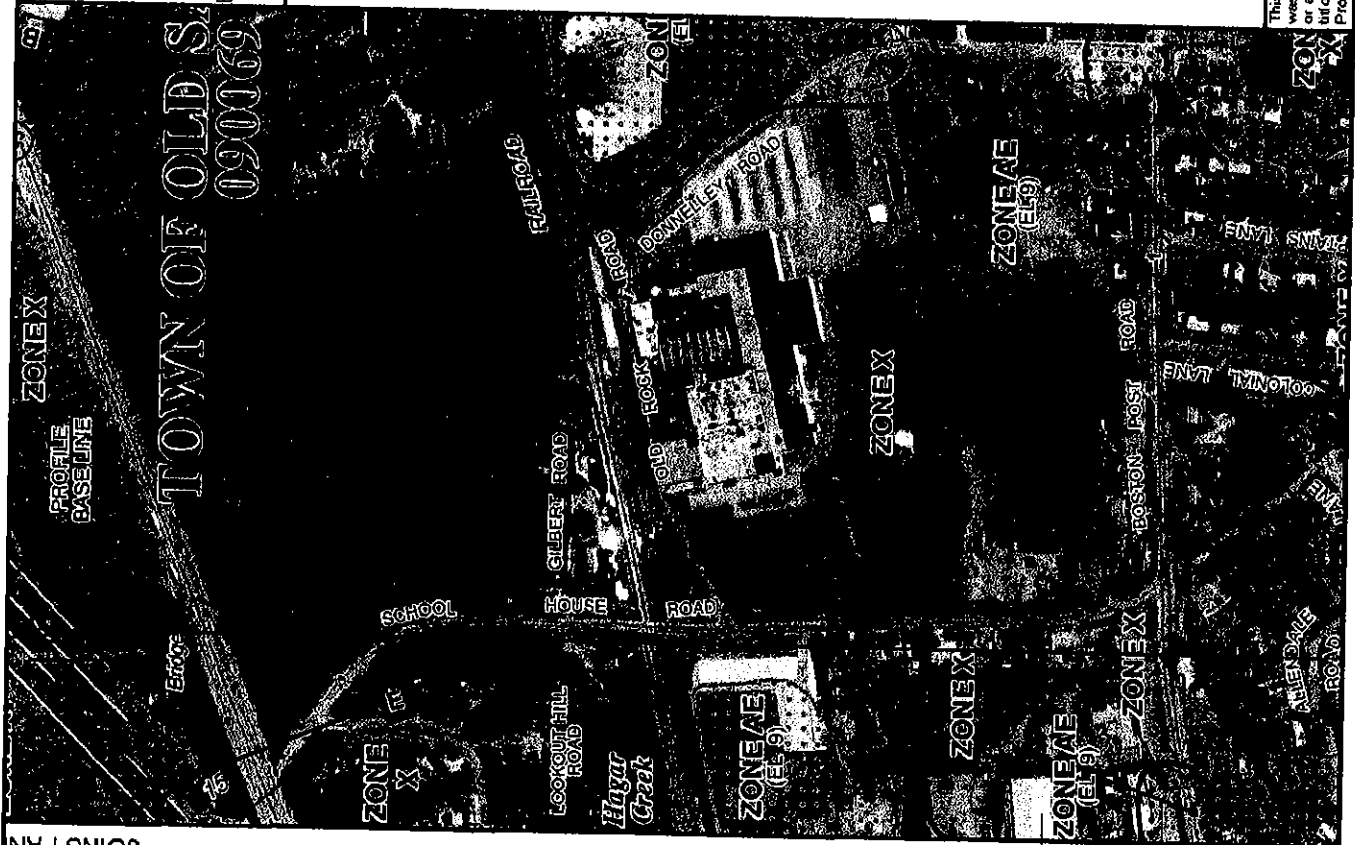
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER**  
 09007C0342G  
**EFFECTIVE DATE**  
 AUGUST 28, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.nac.fema.gov](http://www.nac.fema.gov)



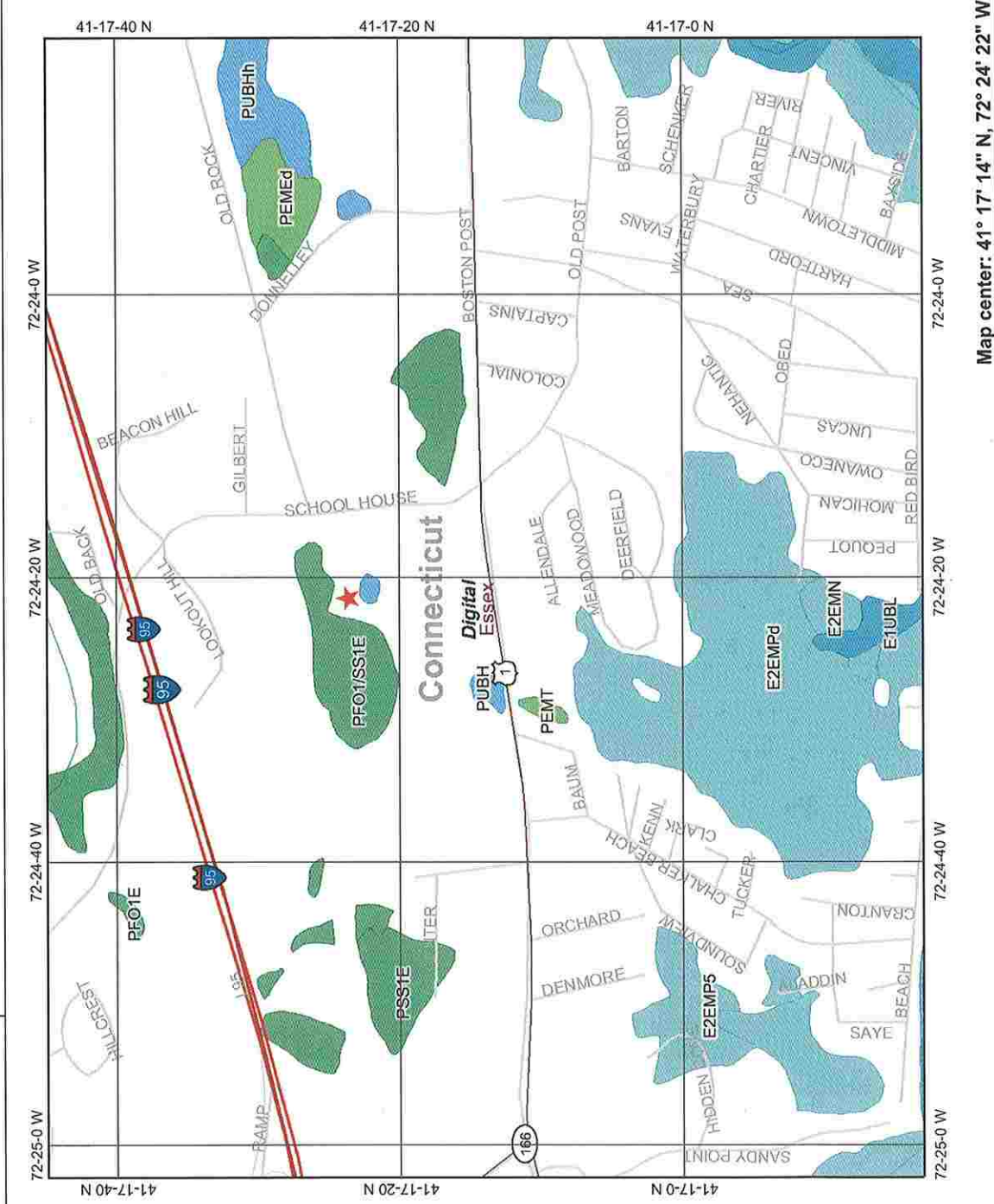
JOINS PAN

45,740,000m N

**Natural Features/Wetlands Data**



# NWI Map - Old Saybrook #2597



Map center: 41° 17' 14" N, 72° 24' 22" W



### Legend

- Ohio\_wet\_scan
  - 0
  - 1
- Out of range
- Interstate
- Major Roads
- Other Road
- Interstate
- State highway
- US highway
- Roads
- Cities
- USGS Quad Index 24K
- Lower 48 Wetland Polygons
  - Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine
- Lower 48 Available Wetland Data
  - Non-Digital
  - Digital
  - No Data
  - Scan
- NHD Streams
- Counties 100K
- States 100K
- South America
- North America



Scale: 1:13,378

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



July 16, 2010

**VIA FEDERAL EXPRESS**

First Selectman Michael A. Pace  
Town of Old Saybrook  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475  
Phone: (860) 395-3123

Re: AT&T  
Proposed Wireless Telecommunications Tower Facility  
1363 Boston Post Road  
Old Saybrook, Connecticut

---

Dear First Selectman Pace:

We are writing to you on behalf of our client New Cingular Wireless PCS, LLC ("AT&T") with respect to the above captioned matter involving a proposed wireless telecommunications tower facility to be located at 1363 Boston Post Road in the Town of Old Saybrook. As you may know, jurisdiction over such facilities rests exclusively with the State of Connecticut Siting Council pursuant to Section 16-50i and x of the Connecticut General Statutes.

Section 16-50i(e) of the Connecticut General Statutes does nevertheless require that AT&T consult with a municipality prior to such an application being filed with the Siting Council. The purpose of such local consultation is to give the municipality in which a facility has been proposed an opportunity to provide the applicant with any recommendations or preferences it may have prior to the applicant's filing of an application. As set forth in the statute, any such recommendations must be issued by the municipality within sixty days of its receipt of technical information concerning the proposed facility from the applicant.

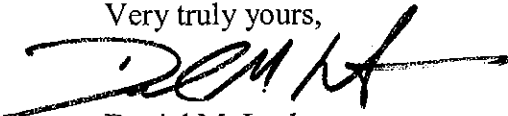
The purpose of this letter is to formally notify you of the proposed Facility and commence the sixty day consultation period that is required prior to AT&T's filing of any application with the Siting Council. Enclosed is a "Technical Report" for your review and consideration which includes information about the need for the proposed tower facility, a summary of the site selection process and the environmental effects of a tower that has been proposed. The enclosed Technical Report also includes information provided by AT&T regarding its lack of service in this area of the State and how the proposed facility would integrate into its network. We trust that this information will prove helpful to you and others in Old Saybrook in formulating any recommendations you may have about the proposal.

We would appreciate the opportunity to meet with you to review the Technical Report and will follow this letter with a call to schedule such a meeting to discuss the proposed facility at your convenience. Additionally, should Old Saybrook elect to conduct a public meeting about the

proposal during the consultation period, we would ask that you let us know at your earliest convenience so that we may have representatives available to discuss the project.

Thank you for your consideration of this letter and its enclosures. We look forward to meeting with you.

Very truly yours,



Daniel M. Laub

Enclosure  
cc w/ enclosures:

Christine Nelson, AICP  
Michelle Briggs, AT&T  
David Vivian, SAI Communications  
Christopher B. Fisher, Esq.

October 27, 2010

**VIA FEDEX**

First Selectman Michael A. Pace  
Town of Old Saybrook  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475  
Phone: (860) 395-3123

Re: AT&T Siting Council Application  
Proposed Wireless Telecommunications Tower Facility  
1363 Boston Post Road  
Old Saybrook, Connecticut

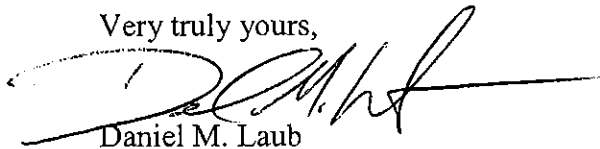
Dear First Selectman Pace:

We are writing to you on behalf of our client New Cingular Wireless PCS, LLC ("AT&T") with respect to the above captioned matter involving a proposed wireless telecommunications tower facility ("Facility") to be located at 1363 Boston Post Road in the Town of Old Saybrook. To provide an update since we last spoke, AT&T will soon be filing an application with the Siting Council for the proposed Facility. Copies of the application will be forwarded to you as well as other municipal officials in the Town of Old Saybrook for your reference.

As per your request, included with this letter please find a letter from Michele Briggs, Manager Real Estate and Construction for AT&T in Connecticut, offering space on the proposed telecommunications facility for municipal antennas and ground space for any associated equipment.

Thank you for your continued consideration in this matter. Please contact me with any questions.

Very truly yours,



Daniel M. Laub

Enclosure

cc w/ enclosure:  
Michelle Briggs, AT&T  
David Vivian, SAI Communications  
Christopher B. Fisher, Esq.



October 26, 2010

First Selectman Michael A. Pace  
Town of Old Saybrook  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475  
Phone: (860) 395-3123

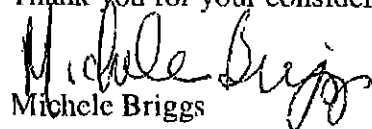
Re: AT&T  
Proposed Wireless Telecommunications Tower Facility  
1363 Boston Post Road  
Old Saybrook, Connecticut

Dear First Selectman Pace:

I am writing as a follow up to your conversation with our counsel Daniel Laub at Cuddy & Feder LLP with respect to the above referenced matter. Please accept this letter as AT&T's commitment to allow the Town of Old Saybrook's public safety and emergency services agencies to install antennas on the tower proposed at 1363 Boston Post Road in Old Saybrook along with associated equipment at grade. As we move forward, please let us know who we may coordinate with in order to accommodate the particular equipment specifications.

Please note that a sublease agreement with AT&T would be required and be subject to AT&T's standard terms and conditions at that time with the exception of rent. It would be our expectation that 2 or 3 whip antennas could be installed somewhere at approximately 50' or perhaps 60' level. While antennas could be located at the top of the tower, the State Historic Preservation Officer has indicated a potential concern for tower heights over 100' and would therefore have to be consulted prior to any such installation. The antennas and associated equipment could be placed within a 10' by 10' area in the facility compound rent free.

Thank you for your consideration and please let me know how I may be of any further assistance.

  
Michele Briggs

cc: David Vivian, SAI



# THE OTTERY GROUP

November 13, 2009

Susan Chandler  
Historical Architect  
Connecticut Commission on Culture & Tourism  
Historic Preservation and Museum Division  
One Constitution Plaza, 2nd Floor  
Hartford, Connecticut 06103

Re: Section 106 review for the proposed AT&T Mobility "Old Saybrook #2597 Telecommunications Facility" – 1363 Boston Post Road, Old Saybrook, CT 06475

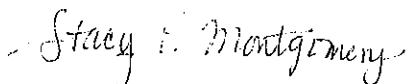
Ms. Chandler:

At the request of AT&T Mobility, The Ottery Group, Inc. is hereby initiating consultation with your office prior to the construction of a telecommunications facility in Old Saybrook, CT. As a licensee of the Federal Communications Commission (FCC), AT&T is required to consider the effects of the proposed undertaking on historic properties under FCC requirements (47 CFR 1.1307) and Section 106 of the National Historic Preservation Act (36 CFR 800) as implemented by the Programmatic Agreements governing project review for telecommunications projects.

The following attachment regarding the proposed undertaking is provided in order to initiate consultation pursuant to 36 CFR 800.3. The report includes an identification of historic properties that are listed in or have been determined eligible for the National Register of Historic Places (NRHP) and an assessment of the effects of the planned undertaking.

I look forward to your comments regarding the effects of the proposed undertaking. If you have any questions or require more information please feel free to contact me by phone or email (stacy.patterson@otterygroup.com). I appreciate your assistance with this project.

Sincerely,  
THE OTTERY GROUP, INC.



Stacy P. Montgomery  
Architectural Historian

Attachment – FCC Form 620

# THE OTTERY GROUP

November 13, 2009

David H. Wright, Chairman  
Old Saybrook Architectural Review Board  
302 Main Street  
Old Saybrook, CT 06475

Re: Invitation to participate as a consulting party to the Section 106 review of the proposed AT&T Mobility "Old Saybrook Telecommunications Facility" – 1363 Boston Post Road, Old Saybrook, CT 06475

Mr. Wright:

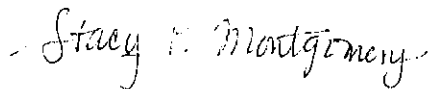
Prior to the construction of a telecommunications facility by AT&T Mobility at 1363 Boston Post Road, Old Saybrook, CT, The Ottery Group has submitted documentation to the Connecticut Commission on Culture and Tourism, Historic Preservation and Museum Division (SHPO) regarding the effect of the proposed undertaking on historic properties. As tower construction is regulated by the FCC, AT&T Mobility is required to consider the effects of planned undertakings on cultural resources for compliance with the National Environmental Policy Act (NEPA) as well as Section 106 of the National Historic Preservation Act. Pursuant to Section 106 requirements, this notification is being made to invite potentially interested parties that may desire to participate in the consultation process.

The proposed undertaking consists of the construction of a telecommunications facility at the above-referenced location. The proposed facility will consist of a 100-foot monopole and associated equipment all contained within a 45x80-foot fenced compound.

If you have any questions, concerns, or comments regarding the proposed undertaking, please contact our office within 30 days of receipt of this notification. The project review staff at the Connecticut Commission on Culture and Tourism will have all documentation regarding this undertaking on file; however, I will be glad to furnish you with an electronic copy if requested. I look forward to your comments regarding the effects of the proposed undertaking.

If you have any questions or require more information please feel free to contact me by phone (301.562.1975) or email ([stacy.montgomery@otterygroup.com](mailto:stacy.montgomery@otterygroup.com)). I appreciate your assistance with this project.

Sincerely,  
THE OTTERY GROUP, INC.



Stacy P. Montgomery  
Architectural Historian

1810 AUGUST DRIVE • SILVER SPRING, MARYLAND 20902 • 301.562.1975 (MAIN) • 301.562.1976 (FAX)  
[www.otterygroup.com](http://www.otterygroup.com)

# THE OTTERY GROUP

November 13, 2009

Randy Bradbury, Chairman  
Old Saybrook Historic District Commission  
302 Main Street  
Old Saybrook, CT 06475

Re: Invitation to participate as a consulting party to the Section 106 review of the proposed AT&T Mobility "Old Saybrook Telecommunications Facility" – 1363 Boston Post Road, Old Saybrook, CT 06475

Mr. Bradbury:

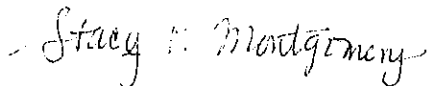
Prior to the construction of a telecommunications facility by AT&T Mobility at 1363 Boston Post Road, Old Saybrook, CT, The Ottery Group has submitted documentation to the Connecticut Commission on Culture and Tourism, Historic Preservation and Museum Division (SHPO) regarding the effect of the proposed undertaking on historic properties. As tower construction is regulated by the FCC, AT&T Mobility is required to consider the effects of planned undertakings on cultural resources for compliance with the National Environmental Policy Act (NEPA) as well as Section 106 of the National Historic Preservation Act. Pursuant to Section 106 requirements, this notification is being made to invite potentially interested parties that may desire to participate in the consultation process.

The proposed undertaking consists of the construction of a telecommunications facility at the above-referenced location. The proposed facility will consist of a 100-foot monopole and associated equipment all contained within a 45x80-foot fenced compound.

If you have any questions, concerns, or comments regarding the proposed undertaking, please contact our office within 30 days of receipt of this notification. The project review staff at the Connecticut Commission on Culture and Tourism will have all documentation regarding this undertaking on file; however, I will be glad to furnish you with an electronic copy if requested. I look forward to your comments regarding the effects of the proposed undertaking.

If you have any questions or require more information please feel free to contact me by phone (301.562.1975) or email ([stacy.montgomery@otterygroup.com](mailto:stacy.montgomery@otterygroup.com)). I appreciate your assistance with this project.

Sincerely,  
THE OTTERY GROUP, INC.



Stacy P. Montgomery  
Architectural Historian

1810 AUGUST DRIVE • SILVER SPRING, MARYLAND 20902 • 301.562.1975 (MAIN) • 301.562.1976 (FAX)  
[www.otterygroup.com](http://www.otterygroup.com)

# THE OTTERY GROUP

November 13, 2009

Michael Pace, First Selectman  
Town of Old Saybrook  
302 Main Street  
Old Saybrook, CT 06475

Re: Invitation to participate as a consulting party to the Section 106 review of the proposed AT&T Mobility "Old Saybrook Telecommunications Facility" – 1363 Boston Post Road, Old Saybrook, CT 06475

Mr. Pace:

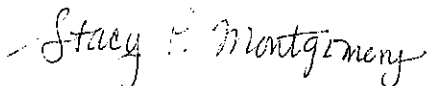
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[www.otterygroup.com](http://www.otterygroup.com)

# THE OTTERY GROUP

November 13, 2009

Old Saybrook Historical Society  
P.O. Box 4  
350 Main Street  
Old Saybrook, CT 06475

Re: Invitation to participate as a consulting party to the Section 106 review of the proposed AT&T Mobility "Old Saybrook Telecommunications Facility" – 1363 Boston Post Road, Old Saybrook, CT 06475

To Whom It May Concern:

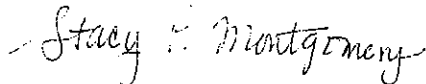
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THE OTTERY GROUP, INC.

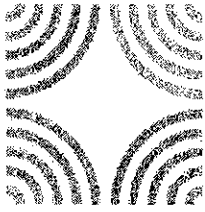


Stacy P. Montgomery  
Architectural Historian

1810 AUGUST DRIVE • SILVER SPRING, MARYLAND 20902 • 301.562.1975 (MAIN) • 301.562.1976 (FAX)  
[www.otterygroup.com](http://www.otterygroup.com)







Connecticut Commission on Culture & Tourism

March 15, 2010

Historic Preservation  
and Museum Division

One Constitution Plaza  
Second Floor  
Hartford, Connecticut  
06103

860.256.2800  
860.256.2763 (T)

Ms. Stacy P. Montgomery  
Ottery Group  
1810 August Drive  
Silver Spring, MD 20902

Subject: Proposed 100' Telecommunications Facility  
1363 Boston Post Road  
Old Saybrook, Connecticut  
AT&T Mobility

Dear Ms. Montgomery:

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 the proposed installation of a 100' tower is partially visible seasonally from certain field areas removed from structures but within the Horace Bushnell House property. However, we believe the undertaking 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 Ottery Group with this evaluation. Please contact Susan Chandler, Historical Architect, should you have additional questions concerning this matter.

Sincerely,

Karen Senich  
Executive Director and  
State Historic Preservation Officer

**CONNECT.**  
www.ct.gov/cct

Acting Director  
Historic Preservation Division



**STATE OF CONNECTICUT**  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Bureau of Natural Resources  
Wildlife Division  
79 Elm Street, Sixth Floor  
Hartford, CT 06106  
Natural Diversity Data Base



November 16, 2009

Ms. Meaghan Fahey  
The Ottery Group  
3420 Morningswood Drive, Suite 100  
Olney, MD, 20832

Re: Construction of a 100' X 100' telecommunications facility located at commercial property  
1363 Boston Post Road in Old Saybrook, CT.

Dear Ms. Fahey:

I have reviewed Natural Diversity Data Base maps and files regarding the area delineated on the map you provided for the construction of a 100' X 100' footprint impact area for the proposed telecommunications facility located at on the commercial property located at 1363 Boston Post Road in Old Saybrook, CT. According to our information there are no extant populations of Federal or State Endangered, Threatened or Special Concern Species that occur on this property.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Environmental Protection's Natural History Survey and cooperating units of DEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available.

Please contact me if you have further questions at (860) 424-3592. Thank you for consulting the Natural Diversity Data Base. Also be advised that this is a preliminary review and not a final determination. A more detailed review may be conducted as part of any subsequent environmental permit applications submitted to DEP for the proposed site.

Sincerely, )

Dawn M. McKay  
Biologist/Environmental Analyst 3  
C/c: NDDDB File #17283

DMM/ldh

# Connecticut Natural Diversity Data Base Endangered and Threatened Species

## Background

Section 26-310 (a) of the Connecticut General Statutes states that each state agency, in consultation with the Department of Environmental Protection (DEP) commissioner, shall conserve endangered and threatened species and their essential habitats, and shall ensure that any activity authorized, funded or performed by such agency does not threaten the continued existence of any endangered or threatened species or result in the destruction or adverse modification of habitat designated as essential to such species.

DEP has developed a set of maps that depict approximate locations of state and federally listed species and significant natural communities (Natural Diversity Data Base or NDDB maps). These maps can be viewed in the DEP File Room at 79 Elm Street in Hartford and on-line at [www.ct.gov/dep/endangeredspecies](http://www.ct.gov/dep/endangeredspecies). These maps can be used to determine if your proposed activity may impact endangered or threatened species. Shaded areas on the maps, commonly referred to as “blobs,” depict locations of endangered or threatened species or significant natural communities. The maps are updated every six months and it is important that the applicant review the most current version.

## Determination of Potential Impact

When consulting the maps, consider the entire area impacted by a project, including any off-site impacts (e.g., water discharges) or other associated disturbances, not just the project’s immediate footprint.

## If the project:

- is outside of any shaded areas; or
- does not overlap a water body that has any shading; or
- is more than ½ mile upstream or downstream from a shaded area,

Then an impact on endangered or threatened species or significant natural communities is not likely.

Indicate in the “site information section” of the permit application, that the maps were reviewed and no impact was identified and list the date of the map (located in the map legend). You do **NOT** need to submit the *CT NDDB Review Request Form* (DEP-APP-007).

## If any part of the project:

- is within a shaded area; or
- overlaps a water body that has any shading ;
- is less than ½ mile upstream or downstream from a shaded area,

Then there is a potential impact on endangered or threatened species or significant natural communities.

In this case a *CT NDDB Review Request Form* (DEP-APP-007) must be completed. The form and a copy of a 1:24,000 USGS quadrangle map clearly showing the project boundaries must be submitted to the NDDB Program at the address specified on the form. A detailed project description must also be provided on the form. If a field survey of the project area has been conducted to identify the presence of endangered, threatened or special concern

species, indicate on the *CT NDDB Request Form*, the biologist(s) who conducted the survey, their address, and submit a copy of the field survey, with the completed *CT NDDB Request Form*.

A more detailed review of projects that are likely to have an impact will be undertaken by the DEP. These reviews typically take four to six weeks. Depending on the nature and scope of the proposed project, you may be required to conduct additional on-site surveys.

Applicants are strongly encouraged to contact DEP for recommendation on survey protocols. Site surveys should be conducted as soon as possible and before finalizing site development plans. Addressing listed species issues early in the project can significantly expedite the review process.

If listed species or significant natural communities will not be impacted based on the scope of the project activities and location, you will be notified in writing that there is “no

impact.” This “no impact” letter should be submitted with the permit application form or forwarded to the DEP Permit Analyst working on your project. If the proposed project is likely to impact listed species or significant natural communities, DEP staff will provide recommendations to you and the Permit Analyst reviewing your project to avoid or minimize impacts to these species and habitats. DEP Permit Analysts reviewing these applications will consider these recommendations during their review and may incorporate appropriate conditions as part of the permit.

Please note that NDDB information is updated periodically (usually every 6 months). If the proposed project has not started within 6 months of an NDDB review, you should contact the NDDB for an update. New data, not available at the time of the initial request, could have a significant impact on the proposed project.

If you have questions on this process, please call the NDDB at 860-424-3011.

**FEDERALLY LISTED ENDANGERED AND THREATENED SPECIES  
IN CONNECTICUT**

COUNTY	SPECIES	FEDERAL STATUS	GENERAL LOCATION/HABITAT	TOWNS
Fairfield	Piping Plover	Threatened	Coastal Beaches	Westport, Bridgeport and Stratford
	Roseate Tern	Endangered	Coastal beaches, Islands and the Atlantic Ocean	Westport and Stratford
	Bog Turtle	Threatened	Wetlands	Ridgefield and Danbury.
Hartford	Dwarf wedgemussel	Endangered	Farmington and Podunk Rivers	South Windsor, East Granby, Simsbury, Avon and Bloomfield.
Litchfield	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Sharon.
	Bog Turtle	Threatened	Wetlands	Sharon and Salisbury.
Middlesex	Roseate Tern	Endangered	Coastal beaches, islands and the Atlantic Ocean	Westbrook and New London.
	Piping Plover	Threatened	Coastal Beaches	Clinton, Westbrook, Old Saybrook.
New Haven	Bog Turtle	Threatened	Wetlands	Southbury
	Piping Plover	Threatened	Coastal Beaches	Milford, Madison and West Haven
	Roseate Tern	Endangered	Coastal beaches, Islands and the Atlantic Ocean	Branford, Guilford and Madison
New London	Piping Plover	Threatened	Coastal Beaches	Old Lyme, Waterford, Groton and Stonington
	Roseate Tern	Endangered	Coastal beaches, Islands and the Atlantic Ocean	East Lyme and Waterford.
	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Waterford
Tolland	None			

-Eastern cougar, gray wolf, seabach amaranth and American burying beetle are considered extirpated in Connecticut.

-There is no federally-designated Critical Habitat in Connecticut.

7/31/2008





## CERTIFICATION OF SERVICE

I hereby certify that on \_\_\_\_\_, 2010 copies of AT&T's Application and Attachments for a Certificate of Environmental Compatibility and Public Need for the Construction, Maintenance and Operation of a Wireless Telecommunications Facility were sent by certified mail, return receipt requested, to the following:

### State and Regional

<p>The Honorable Richard Blumenthal          Attorney General          Office of the Attorney General          55 Elm Street          Hartford, CT 06106</p>	<p>Connecticut Department of Emergency          Management and Homeland Security          Peter J. Boynton, Commissioner          25 Sigourney Street, 6th Floor          Hartford, CT 06106-5042</p>
<p>Department of Environmental Protection          Amey Marrella, Commissioner          79 Elm Street          Third Floor          Hartford, CT 06106</p>	<p>Department of Economic and Community          Development          Joan McDonald, Commissioner          505 Hudson Street          Hartford, CT 06106-71067</p>
<p>Department of Public Health          J. Robert Galvin, Commissioner          410 Capitol Avenue          Hartford, CT 06134-0308</p>	<p>Department of Transportation          Jeffery A. Parker, Commissioner          2800 Berlin Turnpike          Newington, CT 06131-7546</p>
<p>Council on Environmental Quality          Karl J. Wagener, Executive Director          79 Elm Street          Hartford, CT 06106</p>	<p>Department of Agriculture          F. Philip Prelli, Commissioner          165 Capitol Avenue          Hartford, CT 06106</p>
<p>Department of Public Utility Control          Kevin M. DelGobbo, Chair          10 Franklin Square          New Britain, CT 06051</p>	<p>Connecticut River Estuary Regional Planning          Agency          Linda Krause, Executive Director          455 Boston Post Road          P.O. Box 778          Old Saybrook, Connecticut 06475</p>
<p>Office of Policy and Management          Brenda L. Sisco, Acting Secretary          450 Capitol Avenue          Hartford, CT 06106-1308</p>	<p>State Representative          Hon. Marilyn Giuliano          23rd Assembly District          House Republican Office          L.O.B. Room 4200          Hartford, CT 06106</p>
<p>Connecticut Commission on Culture &amp; Tourism          Historic Preservation and Museum Division          One Constitution Plaza, 2nd Floor          Hartford, CT 06103</p>	<p>State Senator          Hon. Eileen Daily          33<sup>th</sup> Senate District          Legislative Office Building          Room 3700          Hartford, CT 06106-1591</p>

## Federal

Federal Aviation Administration  
800 Independence Avenue, SW  
Washington, DC 20591

U.S.Senator Christopher Dodd  
448 Russell Senate Office Building  
Washington, DC 20510

U.S. Senator Joseph Lieberman  
706 Hart Office Building  
Washington, DC 20510

Federal Communications Commission  
445 12<sup>th</sup> Street SW  
Washington, D.C. 20554

U.S. Representative Joseph Courtney  
2nd District  
215 Cannon House Office Building  
Washington, DC 20515

## Town of Old Saybrook

Town of Old Saybrook  
Hon. Michael A. Pace  
First Selectman  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475

Town of Old Saybrook  
Ms. Sarah Becker  
Town Clerk  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475

Town of Old Saybrook  
Planning Commission  
Mr. Robert J. McIntyre, Chairman  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475

Town of Old Saybrook  
Zoning Commission  
Mr. Robert C. Friedmann, Chairman  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475

Town of Old Saybrook  
Zoning Board of Appeals  
Mr. Rexford H. McCall, Chairman  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475

Town of Old Saybrook  
Ms. Christina M. Costa, CZEO  
Zoning Enforcement Officer  
Town Hall  
302 Main St  
Old Saybrook, CT 06475

Town of Old Saybrook  
Inland Wetlands Commission  
Mr. Paul H. Smith, Chairman  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475

Town of Old Saybrook  
Robert Fish, Chairman  
Conservation Commission  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475

Town of Old Saybrook  
Donald Lucas, Building Inspector  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475

Town of Old Saybrook  
Christine Nelson, AICP  
Town Planner / Director  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475

Dated \_\_\_\_\_

\_\_\_\_\_  
Cuddy & Feder LLP  
445 Hamilton Avenue, 14<sup>th</sup> Floor  
White Plains, New York 10601  
Attorneys for AT&T





**The Hartford Courant.**

A TRIBUNE PUBLISHING COMPANY

## Affidavit of Publication

State of Connecticut

Thursday, October 14, 2010

County of Hartford

I, Joy Shroyer, do solemnly swear that I am Financial Operations Assistant of the Hartford Courant, printed and published daily, in the state of Connecticut and that from my own personal knowledge and reference to the files of said publication the advertisement of Public Notice was inserted in the regular edition.

On dates as follows: 10/13/2010  
10/14/2010

In the amount of \$812.84  
CUDDY & FEDER LLP  
087507  
ZONE 1

Financial Operations Assistant  
Joy Shroyer

Subscribed and sworn to before me on October 14, 2010

Notary Public

WILLIAM B. McDONALD  
NOTARY PUBLIC, CONNECTICUT  
MY COMMISSION EXPIRES FEB. 28, 2014

2407048

## NOTICE

Notice is hereby given, pursuant to Section 16-50l(b) of the Connecticut General Statutes and Section 16-50l-1(e) of the Regulations of Connecticut State Agencies of an Application to be filed with the Connecticut Siting Council ("Siting Council") on or after October 18, 2010 by New Cingular Wireless PCS, LLC ("AT&T" or the "Applicant") for a certificate of environmental compatibility and public need for the construction and maintenance of a wireless telecommunications facility in Old Saybrook, Connecticut. The property being considered for the proposed wireless telecommunications facility (the "Facility") is located at 1363 Boston Post Road. The proposed Facility will be located in the northern portion of the parcel and is proposed as a 100-foot self-supporting tower. The tower, antennas and ground equipment will all be within a 45' x 80' fenced equipment compound designed to accommodate unmanned equipment in either single-story equipment buildings or on a concrete pad. Access to the Facility will be over an existing access drive (aka Tompkins Road) and a new 12 foot wide access drive approximately 382 feet in length to the proposed equipment compound.

The location, height and other features of the proposed Facility are subject to review and potential change under provisions of the Connecticut General Statutes Sections 16-50g et. seq.

The Facility is being proposed to allow AT&T to provide service in this area of Town. The Application explains the need, purpose and benefits of the Facility and also describes the environmental impacts of the proposed Facility. The Facility will be available for co-location by other wireless carriers and capable of expansion to 120 feet in height.

A balloon, representative of the proposed height of the monopole, will be flown at the proposed site on the first day of the Siting Council public hearing on the Application, which will take place in Town, or such other date specified by the Siting Council and a time to be determined by the Siting Council, but anticipated to be between the hours of 12pm and 5pm.

Interested parties and residents of the Town of Old Saybrook, Connecticut are invited to review the Application during normal business hours after October 18, 2010 at any of the following offices:

Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

Ms. Sarah Becker, Town Clerk  
Town Hall  
302 Main Street  
Old Saybrook, CT 06475

or the offices of the undersigned. All inquiries should be addressed to the Connecticut Siting Council or to the undersigned.

Christopher B. Fisher, Esq.  
Daniel M. Laub, Esq.  
Cuddy & Feder LLP  
445 Hamilton Ave, 14th Floor  
White Plains, New York 10601  
(914) 761-1300  
Attorneys for the Applicant



October \_\_\_\_, 2010

**VIA CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

XXXXXXXXXX  
XXXXXXXXXX  
XXXXXXXXXX

Re: AT&T  
Proposed Wireless Telecommunications Tower Facility  
1363 Boston Post Road, Old Saybrook Connecticut

Dear Sir or Madam:

We are writing to you on behalf of our client AT&T with respect to the above referenced matter and our client's intent to file an application with the State of Connecticut Siting Council for approval of a proposed wireless communications tower facility (the "Facility") within the Town of Old Saybrook. State law requires that owners of record of property that abuts a parcel on which a facility is proposed be sent notice of an applicant's intent to file an application with the State agency that regulates tower facilities.

The property being considered for the proposed Facility is located at 1363 Boston Post Road owned by the Wilcox Family, LLC. The proposed Facility will be located in the northern portion of the parcel and is proposed as a 100-foot self-supporting tower. The tower, antennas and ground equipment will all be within a 45' x 80' fenced equipment compound designed to accommodate unmanned equipment in either single-story equipment buildings or on a concrete pad. Access to the Facility will first be over an existing access drive from Boston Post Road (aka Tompkins Road) and then over a new 12 foot wide access drive approximately 382 feet in length to the proposed equipment compound.

The location, height and other features of the proposed Facility are subject to review and potential change by the Connecticut Siting Council under the provisions of Connecticut General Statutes §16-50g et seq.

If you have any questions concerning this application, please do not hesitate to contact the Connecticut Siting Council or the undersigned after October 18, 2010, the date on which the application is expected to be on file with the State.

Very truly yours,


Daniel M. Laub, Esq.

DML/ec

**CERTIFICATION OF SERVICE**

I hereby certify that on the 27 day of October 2010, a copy of the foregoing letter was mailed by certified mail, return receipt requested to each of the abutting properties owners on the accompanying list.

10/27/10  
Date



Daniel M. Laub  
Cuddy & Feder LLP  
445 Hamilton Avenue, 14<sup>th</sup> Floor  
White Plains, New York 10601

Attorneys for:  
AT&T

**ADJACENT PROPERTY OWNERS**  
**1363 Boston Post Road, Old Saybrook, Connecticut**

The following information was collected from the Town of Old Saybrook's Tax Assessors' records:

Tax ID: 034-001-0001  
Name: EST Irrevocable Trust  
c/o Stephen R. Cline Trustee  
Address: PO Box 366  
Essex, CT 06426

Tax ID: 033-003-0020  
Name: Connecticut Yankee Realty Co Inc  
c/o Sharon Clark  
Address: PO Box 995  
Essex, CT 06426

Tax ID: 027-023-0001  
Name: YSI VI LLC  
c/o PTA USI #669  
Address: PO Box 320099  
Alexandria, VA 22320

Tax ID: 027-030  
Name: Scott & Darlene Lisle  
Address: 39 Schoolhouse Road  
Old Saybrook, CT 06475

Tax ID: 027-029  
Name: James Bohan Jr.  
Address: 35 Schoolhouse Road  
Old Saybrook, CT 06475

Tax ID: 027-024-0001  
Name: Charles Adelman  
& Kevin Kelly Etal  
Address: P.O. Box 275  
Centerbrook, CT 06409

Tax ID: 027-024  
Name: Manuel Pata & Ronald Rossetti  
Address: 78 Basset Road  
North Haven, CT 06473

Tax ID: 027-019  
Name: Paul Bobinski  
Address: 14 Hopkins Drive  
Niantic, CT 06357

Tax ID: 027-021  
Name: C& J Atlantic LLC  
Address: 1400 Boston Post Road  
Old Saybrook, CT 06475

Tax ID: 026-012  
Name: Vandana & Khiman Pursnani  
Address: PO Box 3115  
Milford, CT 06430

Tax ID: 026-014  
Name: Susan McCormick  
Address: PO Box 556  
Ivoryton, CT 06442-0556

Tax ID: 026-015  
Name: Sandy Point LLC  
Address: 144 Sandy Point Road  
Old Saybrook, CT 06475

Tax ID: 027-023  
Name: Wilcox Family LLC  
Address: 26 Quarry Street  
Old Saybrook, CT 06475



Application Guideline	Location in Application
<b>(A)</b> An Executive Summary on the first page of the application with the address, proposed height, and type of tower being proposed. A map showing the location of the proposed site should accompany the description;	I.B: Executive Summary, pages 1-4  Attachment 3: Description and Design of Proposed Facility
<b>(B)</b> A brief description of the proposed facility, including the proposed locations and heights of each of the various proposed sites of the facility, including all candidates referred to in the application;	I.B: Executive Summary, pages 1-4  V: Facility Design: pages 8-9
<b>(C)</b> A statement of the purpose for which the application is made;	I.A: Purpose and Authority, page 1-2
<b>(D)</b> A statement describing the statutory authority for such application;	I.A: Purpose and Authority, page 1-2
<b>(E)</b> The exact legal name of each person seeking the authorization or relief and the address or principle place of business of each such person. If any applicant is a corporation, trust, or other organized group, it shall also give the state under the laws of which it was created or organized;	I.C: The Applicant, page 3
<b>(F)</b> The name, title, address, and telephone number of the attorney or other person to whom correspondence or communications in regard to the application are to be addressed. Notice, orders, and other papers may be served upon the person so named, and such service shall be deemed to be service upon the applicant;	I.C: The Applicant, page 3
<b>(G)</b> A statement of the need for the proposed facility with as much specific information as is practicable to demonstrate the need including a description of the proposed system and how the proposed facility would eliminate or alleviate any existing deficiency or limitation;	III.A: Statement of Need, pages 5-7  Attachment 1: Statement of Need with Coverage Plots
<b>(H)</b> A statement of the benefits expected from the proposed facility with as much specific information as is practicable;	III.B: Statement of Benefits, pages 5-7
<b>(I)</b> A description of the proposed facility at the proposed prime and alternative sites including: <ol style="list-style-type: none"> <li><b>(1)</b> Height of the tower and its associated antennas including a maximum "not to exceed height" for the facility, which may be higher than the height proposed by the Applicant;</li> <li><b>(2)</b> Access roads and utility services;</li> <li><b>(3)</b> Special design features;</li> <li><b>(4)</b> Type, size, and number of transmitters and receivers, as well as the signal frequency and conservative worst-case and estimated operational level approximation of electro magnetic radiofrequency power density levels (facility using FCC Office of Engineering and Technology Bulletin 65, August 1997) at the base of the tower base, site compound boundary where persons are likely to be exposed to maximum power densities from the facility;</li> <li><b>(5)</b> A map showing any fixed facilities with which the proposed facility would interact;</li> </ol>	I.B. Executive Summary, pages 1-3  V: Facility Design, pages 8-9  Attachment 3: Description and Design of Proposed Facility  VI.C: Power Density, page 11  Attachment 1: Statement of Need with Coverage Plots  Attachment 5: Environmental Assessment

Application Guideline	Location in Application
<p>(6) The coverage signal strength, and integration of the proposed facility with any adjacent fixed facility, to be accompanied by multi-colored propagation maps of red, green and yellow (exact colors may differ depending on computer modeling used, but a legend is required to explain each color used) showing interfaces with any adjacent service areas, including a map scale and north arrows; and</p> <p>(7) For cellular systems, a forecast of when maximum capability would be reached for the proposed facility and for facilities that would be integrated with the proposed facility.</p>	Attachment 1: Statement of Need with Coverage Plots
<p>(J) A description of the named sites, including :</p> <p>(1) The most recent U.S.G.S. topographic quadrangle map (scale 1 inch = 2000 feet) marked to show the site of the facility and any significant changes within a one mile radius of the site;</p> <p>(2) A map (scale not less than 1 inch = 200 feet) of the lot or tract on which the facility is proposed to be located showing the acreage and dimensions of such site, the name and location of adjoining public roads or the nearest public road, and the names of abutting owners and the portions of their lands abutting the site;</p> <p>(3) A site plan (scale not less than 1 inch = 40 feet) showing the proposed facility, fall zones, existing and proposed contour elevations, 100 year flood zones, waterways, and all associated equipment and structures on the site;</p> <p>(4) Where relevant, a terrain profile showing the proposed facility and access road with existing and proposed grades; and</p> <p>(5) The most recent aerial photograph (scale not less than 1 inch = 1000 feet) showing the proposed site, access roads, and all abutting properties.</p>	<p>Attachment 3: Description and Design of Proposed Facility</p> <p>Attachment 4: Visual Analysis Report</p>
<p>(K) A statement explaining mitigation measures for the proposed facility including:</p> <p>(1) Construction techniques designed to specifically minimize adverse effects on natural areas and sensitive areas;</p> <p>(2) Special design features made specifically to avoid or minimize adverse effects on natural areas and sensitive areas;</p> <p>(3) Establishment of vegetation proposed near residential, recreation, and scenic areas; and</p> <p>(4) Methods for preservation of vegetation for wildlife habitat and screening.</p>	<p>Attachment 3: Description and Design of Proposed Facility</p> <p>VI: Environmental Compatibility, pages 9-12</p> <p>Attachment 5: Environmental Assessment Statement</p>
<p>(L) A description of the existing and planned land uses of the named sites and surrounding areas;</p>	VII.D: Planned and Existing Land Uses, pages 13
<p>(M) A description of the scenic, natural, historic, and recreational characteristics of the named sites and surrounding areas including officially designated nearby hiking trails and scenic roads;</p>	<p>VI: Environmental Compatibility, pages 9-12</p> <p>Attachment 3: Environmental Assessment Statement</p>



Application Guideline	Location in Application
(N) Sight line graphs to the named sites from visually impacted areas such as residential developments, recreational areas, and historic sites;	Attachment 4: Visual Analysis Report
(O) A list describing the type and height of all existing and proposed towers and facilities within a four mile radius within the site search area, or within any other area from which use of the proposed towers might be feasible from a location standpoint for purposes of the application;	IV.A: Site Selection, pages 7-8 Attachment 2: Site Search Summary
(P) A description of efforts to share existing towers, or consolidate telecommunications antennas of public and private services onto the proposed facility including efforts to offer tower space, where feasible, at no charge for space for municipal antennas;	IV.A: Site Selection, pages 7-8 IV.B: Tower Sharing, page 8 V: Facility Design, pages 8-9 Attachment 2: Site Search Summary
(Q) A description of the technological alternatives and a statement containing justification for the proposed facility;	III.C: Technological Alternatives, page 6 Attachment 1: Statement of Need with Coverage Plots
(R) A description of rejected sites with a U.S.G.S. topographic quadrangle map (scale 1 inch = 2,000 feet) marked to show the location of rejected sites;	IV.A: Site Selection, pages 7-8 Attachment 2: Site Search Summary
(S) A detailed description and justification for the site(s) selected, including a description of siting criteria and the narrowing process by which other possible sites were considered and eliminated, including, but not limited to, environmental effects, cost differential, coverage lost or gained, potential interference with other facilities, and signal loss due to geographical features compared to the proposed site(s);	IV.A: Site Selection, pages 7-8 Attachment 2: Site Search Summary
(T) A statement describing hazards to human health, if any, with such supporting data and references to regulatory standards;	VI: Environmental Compatibility, pages 9-12
(U) A statement of estimated costs for site acquisition, construction, and equipment for a facility at the various proposed sites of the facility, including all candidates referred to in the application;	IX.A: Overall Estimated Cost, page 14
(V) A schedule showing the proposed program of site acquisition, construction, completion, operation and relocation or removal of existing facilities for the named sites;	IX.B: Overall Scheduling, page 14
(W) A statement indicating that, weather permitting, the applicant will raise a balloon with a diameter of at least three feet, at the sites of the various proposed sites of the facility, including all candidates referred to in the application, on the day of the Council's first hearing session on the application or	VI. A: Visual Assessment, pages 9-10

Application Guideline	Location in Application
<p>at a time otherwise specified by the Council. For the convenience of the public, this event shall be publicly noticed at least 30 days prior to the hearing on the application as scheduled by the Council; and</p>	
<p><b>(X)</b> Such information as any department or agency of the state exercising environmental controls may, by regulation, require including:</p> <ol style="list-style-type: none"> <li>1. A listing of any Federal, State, regional, district, and municipal agencies, including but not limited to the Federal Aviation Administration; Federal Communications Commission; State Historic Preservation Officer; State Department of Environmental Protection; and local conservation, inland wetland, and planning and zoning commissions with which reviews were conducted concerning the facility, including a copy of any agency position or decision with respect to the facility; and</li> <li>2. The most recent conservation, inland wetland, zoning, and plan of development documents of the municipality, including a description of the zoning classification of the site and surrounding areas, and a narrative summary of the consistency of the project with the Town's regulations and plans.</li> </ol>	<p>VI: Environmental Compatibility, pages 9-12</p> <p>Attachment 8: Correspondence with State Agencies</p> <p>Attachment 6: FCC/NEPA Environmental Compliance Report and Correspondence</p> <p>Attachment 7: Correspondence with the Town of Old Saybrook</p> <p>VII: Consistency with the Town of Old Saybrook's Land Use Regulations, pages 12-13</p> <p>Bulk Filing</p>
<p><b>(Y)</b> Description of proposed site clearing for access road and compound including type of vegetation scheduled for removal and quantity of trees greater than six inches diameter at breast height and involvement with wetlands;</p>	<p>V: Facility Design, pages 8-9</p>
<p><b>(Z)</b> Such information as the applicant may consider relevant.</p>	