

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

Connecticut Siting Council

APPLICATION OF CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS

WEST HARTFORD WEST FACILITY

DOCKET NO. _____

JANUARY 18, 2013



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EXECUTIVE SUMMARY

In 1993, Cellco Partnership d/b/a Verizon Wireless (“Cellco” or “Applicant”), established a wireless telecommunications facility on property owned by the American School for the Deaf (“ASD”) at 139 North Main Street in West Hartford, Connecticut (the “Property”). This cell site was approved by the Connecticut Siting Council (“Council”) in Petition No. 307 and is identified as Cellco’s “West Hartford West” cell site. The existing facility consists of six (6) antennas attached to the outside of the cupola of Gallaudet Hall in the easterly portion of the 49.4 acre ASD campus. Equipment associated with the antennas is located inside the Gallaudet Hall building.¹

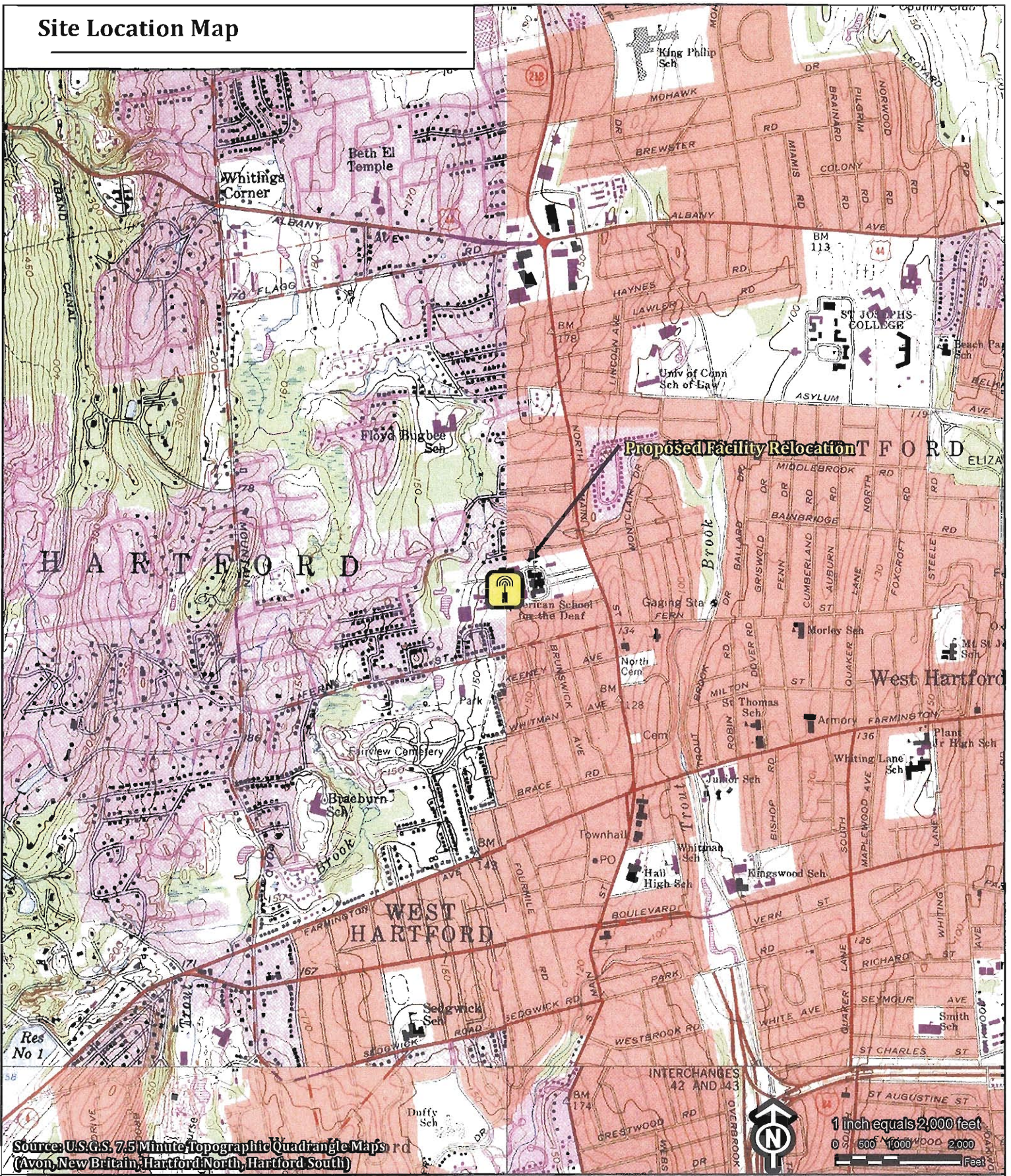
ASD recently received Town of West Hartford approval for significant renovations to its West Hartford campus including the construction of a new, state of the art, education building in the easterly portion of the Property, and the demolition of Gallaudet Hall.² Cellco has therefore, in cooperation with ASD, developed plans to establish a new (relocated) West Hartford West cell site on the ASD campus. The relocated West Hartford West Facility will consist of a new approximately 90-foot tall clock tower structure located in the central portion of the Property, approximately 750 feet west of Gallaudet Hall. The top portion of the clock tower has been designed to replicate the cupola on Gallaudet Hall.

¹ AT&T Wireless also maintains antennas on the cupola at Gallaudet Hall mounted below Cellco’s antennas.

² Construction of the new ASD education building commenced in August, 2012.

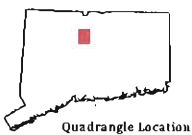
Cellco will install a total of fifteen (15) panel-type antennas, at two levels, inside the top portion of the clock tower structure. Cellco's radio equipment will be located inside a second floor equipment room located in the base of the clock tower. A natural gas (NG) fired back-up generator and HVAC equipment will be located inside the back of the clock tower. The generator and HVAC units will be shared by all carriers using the clock tower. Vehicular access to the clock tower will extend from North Main Street, over existing paved driveways on the ASD campus, to the cell site. Utilities will extend from existing service on the ASD campus.

Site Location Map



Source: U.S.G.S. 7.5 Minute Topographic Quadrangle Maps (Avon, New Britain, Hartford North, Hartford South)

Proposed Verizon Wireless Communications Facility Relocation 139 North Main Street West Hartford, Connecticut



Tuesday, November 13, 2012






Figure 2: Aerial Map



Source: 2010 Bing Aerial Images w/ 1-ft Resolution

Legend

-  Proposed Facility Relocation
-  Subject Parcel
-  CT Parcel

**Proposed Verizon Wireless
Communications Facility Relocation
139 North Main Street
West Hartford, Connecticut**

Tuesday, November 13, 2012



**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE: :
 :
APPLICATION OF CELLCO PARTNERSHIP : **DOCKET NO. ____**
D/B/A VERIZON WIRELESS FOR A :
CERTIFICATE OF ENVIRONMENTAL :
COMPATIBILITY AND PUBLIC NEED TO :
RELOCATE AN EXISTING WIRELESS :
TELECOMMUNICATIONS FACILITY AT :
139 NORTH MAIN STREET, WEST :
HARTFORD , CONNECTICUT : **JANUARY 18, 2013**

**APPLICATION FOR CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED**

I. INTRODUCTION

A. Authority and Purpose

This Application and the accompanying attachments (collectively, the “Application”) is submitted by Cellco Partnership d/b/a Verizon Wireless (“Cellco” or “Applicant”), pursuant to Chapter 277a, Sections 16-50g et seq. of the Connecticut General Statutes (“C.G.S.”), as amended, and Sections 16-50j-1 et seq. of the Regulations of Connecticut State Agencies (“R.C.S.A.”), as amended. The Application requests that the Connecticut Siting Council (“Council”) issue a Certificate of Environmental Compatibility and Public Need (“Certificate”) for the construction, maintenance, and operation of a relocated wireless telecommunications facility at 139 North Main Street in the Town of West Hartford, Connecticut (the “West Hartford West Facility”). Cellco’s existing West Hartford West Facility currently provides reliable wireless telecommunications service to customers traveling along portions of North Main Street

(Route 173) and other local roads in the area, as well as residential and commercial land uses in West Hartford center area.

Cellco established its West Hartford West Facility at the Property in 1993. The facility was approved by the Council in Petition No. 307. The existing facility consists of six (6) antennas attached to the outside of the cupola on Gallaudet Hall on the ASD campus. Equipment associated with Cellco's antennas is located inside the Gallaudet Hall building.³ ASD recently received Town of West Hartford approvals for significant renovations to its West Hartford campus including the construction of a new state of the art education building in the easterly portion of the Property and the demolition of Gallaudet Hall. Since announcing its intention to demolish Gallaudet, ASD has been working with Cellco to explore options to replace and relocate the existing telecommunications facilities.

The solution agreed upon by Cellco and ASD involves the construction of a new approximately 90-foot tall clock tower structure located in the central portion of the approximately 51.5 acre ASD campus. The top portion of the clock tower has been designed to resemble the Gallaudet Hall cupola. Cellco would install a total of fifteen (15) panel-type antennas (six (6) antennas at 64.5 feet above ground level ("AGL") and nine (9) antennas at 54.5 feet AGL.⁴ Equipment associated with Cellco's antennas would be located in one of several equipment rooms built into the base of the clock tower. Similarly, a back-up generator and HVAC equipment will be located in a segregated room in the base of the clock tower. (*See*

³ AT&T Wireless ("AT&T") maintains a similar facility consisting of antennas on the Gallaudet Hall cupola and equipment inside the building.

⁴ The ground elevation at the new clock tower location is approximately 28 feet higher than that at Gallaudet Hall. The antennas in the clock tower will, therefore, maintain a similar antenna centerline height as the antennas on the Gallaudet Hall cupola.

Project Plans and Architectural Drawings included behind Tab 1). Vehicular access to the cell site would extend from North Main Street over existing driveways on the ASD campus. Utilities would also extend from existing service on the ASD campus. The relocated West Hartford West Facility will continue to provide reliable wireless service to an approximately 4.7 square mile area at cellular (850 MHz) frequencies; an approximately 4.68 square mile area at PCS (1900 MHz) frequencies; and 5.41 square mile area at LTE (700 MHz) frequencies.⁵

The clock tower and related facility equipment rooms inside the base of the structure would be designed to accommodate multiple carriers, as well as state or local emergency services antennas and equipment, if a need exists. AT&T has committed to share the new clock tower structure.

Cellco's equipment room would house radio and related equipment, including receiving, transmitting, switching, processing and performance monitoring equipment. A shared natural gas fired back-up generator and shared HVAC equipment would be installed inside the first floor equipment space in the base of the clock tower. The generator will operate only during commercial power loss and periodically for maintenance purposes.

The clock tower structure and Cellco's equipment would be equipped with silent intrusion and systems alarms and will be monitored on a 24-hour basis to receive and respond to incoming alarms or other technical problems. The facility would remain unstaffed, except as required for maintenance. Once the cell site is operational, maintenance personnel will visit the cell site on a monthly basis. More frequent visits may be required if there are problems with the cell site

⁵ Unlike many other Council applications, coverage plots provided in this filing simply show coverage from Cellco's existing cell sites in the West Hartford area, including the relocated West Hartford West facility. The "best case" coverage footprint for the relocated West Hartford West facility is depicted in yellow on the plots provided in Attachment 6.

equipment.

Included in this Application, as Attachment 1, is a factual summary including project plans for the relocated West Hartford West Facility. This summary, along with the other attachments submitted as part of this Application, contain all of the site-specific information required by statute and the regulations of the Council.

B. The Applicant

Cellco is a Delaware Partnership with an administrative office located at 99 East River Drive, East Hartford, CT, 06108. Cellco is licensed by the Federal Communications Commission (“FCC”) to operate a wireless telecommunications system in the State of Connecticut within the meaning of C.G.S. Section 16-50i(a)(6). Cellco has extensive national experience in the development, construction and operation of wireless telecommunications systems and the provision of wireless telecommunications service to the public. Operation of the wireless telecommunications systems and related activities are Cellco’s sole business in the State of Connecticut.

Correspondence and/or communications regarding this Application may be addressed to:

Sandy Carter, Regulatory Manager
Verizon Wireless
99 East River Drive
East Hartford, Connecticut 06108

A copy of all such correspondence or communications should also be sent to:

Robinson & Cole LLP
280 Trumbull Street
Hartford, Connecticut 06103-3597
(860) 275-8200
Attention: Kenneth C. Baldwin, Esq.

C. **Application Fee**

The estimated total construction cost for the facility would be less than \$5,000,000. Therefore, pursuant to Section 16-50v-1a(b) of the Regulations of Connecticut State Agencies, an application fee of \$1,250 accompanies this Application in the form of a check payable to the Council.

II. **SERVICE AND NOTICE REQUIRED BY C.G.S. SECTION 16-50I(b)**

Copies of this Application have been sent by certified mail, return receipt requested, to municipal, regional, state and federal officials, pursuant to C.G.S. Section 16-50I(b). A certificate of service, along with a list of the parties served with a copy of the Application, is included as Attachment 2.

Notice of Cellco's intent to submit this Application was published on January 15 and 16, 2013, by Cellco in the *Hartford Courant* pursuant to C.G.S. Section 16-50I(b). A copy of the published legal notice is included as Attachment 3. A Certificate or Affidavit of Publication will be submitted as soon as it is available.

Attachment 4 contains a certification that notices were sent to each person appearing of record as an owner of property that may be considered to abut the land on which the facility would be located in accordance with C.G.S. Section 16-50I(b), as well as a list of the property owners to whom such notice was sent and a sample notice letter.

III. **REQUIRED INFORMATION: PROPOSED WIRELESS FACILITY**

The purpose of this section is to provide an overview and general description of the facility proposed to be installed in West Hartford.

A. General Information

Through the federal Telecommunications Act of 1996 (the “Act”), Congress recognized an important nationwide need for high-quality wireless telecommunication services of all varieties. The Act expressly promotes competition and seeks to reduce regulation in all aspects of the telecommunications industry in order to foster lower prices for consumers and to encourage the rapid deployment of new telecommunications technologies.

The proposed relocated West Hartford West Facility would allow Cellco to maintain its wireless telecommunications network as envisioned by the Act. In particular, Cellco’s system has been designed, and the cell site location described in this Application have been selected, so as to maintain the geographic coverage and quality of service while minimizing the total number of cell sites required.

Because the FCC and the United States Congress have determined that there is a pressing public need for high-quality wireless telecommunications service nationwide, the federal government has preempted the determination of public need by states and municipalities, including the Council, with respect to public need for the wireless services. In addition, the FCC has promulgated regulations containing technical standards for wireless systems, including design standards, in order to ensure the technical integrity of each system and nationwide compatibility among all systems. State and local regulation of these matters is likewise preempted. The FCC has also exercised its jurisdiction over and preempted state and local regulation with respect to radio frequency emissions and interference issues by establishing regulations in this area as well.

Pursuant to FCC authorizations, Cellco has constructed and currently operates a wireless system throughout Connecticut. This system, together with Cellco’s system throughout its east

coast and nationwide markets, has been designed and constructed to operate as one integrated, contiguous system, consistent with Cellco's business policy of developing compatibility and continuity of service on a regional and national basis.

Recognizing the public safety benefits that enhanced wireless telecommunications networks can provide, the United States, Congress also enacted the Wireless Communications and Public Safety Act of 1999 to promote and enhance public safety by making 911 the universal emergency assistance number, furthering the deployment of wireless 911 capabilities and further encouraging the construction and operation of seamless, ubiquitous and reliable wireless networks. In 2004, Congress enacted the Enhanced 911 Act for the specific purpose of enhancing and promoting Homeland Security, public safety and citizen activated emergency response capabilities. These goals and other related responsibilities imposed on wireless service providers can only be satisfied if Cellco maintains a ubiquitous and reliable wireless network.

Included as Attachment 5 is a copy of the FCC's authorization issued to Cellco for its wireless service in Hartford County, Connecticut. The FCC's rules permit a licensee to modify its system, including the addition of new cell sites, without prior approval by the FCC, as long as the licensee's authorized service area is not enlarged. The relocation of the West Hartford West Facility, as described herein, would not enlarge Cellco's authorized service area.

B. Public Need and System Design

1. Public Need

As noted above, the Act has pre-empted any state or local determination of public need for wireless services. In Hartford County, Cellco holds an FCC License to provide wireless services. Pursuant to its FCC Licenses, Cellco has developed and continues to develop a

network of cell sites to serve the demand for wireless service. Cellco's network currently provides coverage throughout the Town of West Hartford and the surrounding towns from its existing cell sites in the area. Plots showing coverage from Cellco's existing facilities in and around West Hartford, including coverage from the relocated West Hartford West Facility are included as Attachment 6. Cellco expects to maintain the same level of service in the central area of West Hartford after relocating its West Hartford West Facility.

2. System Design and Equipment

a. System Design

Cellco's wireless system has been designed and developed to allow Cellco to achieve and to maintain high quality, reliable wireless service without interruption from dropped calls and interference.

The system design provides for frequency reuse and hand-off and is capable of orderly expansion. The resulting quality of service compares favorably with the quality of service provided by conventional wireline telephone service. The wireless system is designed to assure a true cellular configuration of base transmitters and receivers in order to cover the proposed service area effectively while providing the highest quality of service possible. Cell site transmissions are carefully tailored to the FCC's technical standards with respect to coverage and interference and to minimize the amount of power that is radiated.

Mobile telephone switching offices ("MTSOs") in Windsor and Wallingford are interconnected and operate Cellco's wireless systems in Connecticut as a single network, offering the subscriber uninterrupted use of the system while traveling throughout the State. This network is further interconnected with the local exchange company ("LEC") and inter-lata (long distance)

carriers network.

Cellco has designed its wireless system in conformity with applicable standards and constraints for wireless systems. Cellco's system is also designed to minimize the need for additional cell sites in the absence of additional demand or unforeseen circumstances.

b. Cellular System Equipment

The key elements of the cellular system are the two MTSOs located in Windsor and Wallingford and the various connector cell sites around the state. Cellco's CDMA wireless networks are deployed on two platforms: the earlier AUTOPLEX system, using Series II base stations, and the newer FLEXENT CDMA system, using smaller, more compact modular base stations. Because the Series II base stations are no longer manufactured, the newer CDMA systems, using smaller, more compact modular base stations are used for all current installations.

The major electronic components of each cell site are radio frequency transmission and receiving equipment and cell site controller equipment. Cellco's cellular system uses Lucent Flexent® Modular Cell 4.0B cell site equipment to provide complete cell site control and performance monitoring. This equipment is capable of expanding in modules to meet system growth needs. The cell site equipment primarily provides for: message control on the calling channel; call setup and supervision; radio frequency equipment control; internal diagnostics; response to remote and local test commands; data from the mobile or portable unit in both directions and on all channels; scan receiver control; transmission of power control commands; rescanning of all timing; and commands and voice channel assignment. Additional information on the Lucent Flexent® Modular Cell 4.0B equipment is contained in Attachment 7.

3. Technological Alternatives

Cellco submits that there are no equally effective technological alternatives to the proposal contained herein. In fact, Cellco's wireless system represents state-of-the-art technology offering high-quality service. Cellco is aware of no viable and currently available alternatives to its system design for carriers licensed by the FCC. Cellco is unaware of any specific manufacturer's safety standards that relate to the structures or equipment to be installed at the relocated West Hartford West Facility. The facility described in this Application will be designed and constructed in accordance with the appropriate State Building Code requirements and Electronic Industries Association standards.

C. Site Selection and Tower Sharing

1. Cell Site Selection

As mentioned above, Cellco's West Hartford West Facility was originally established in 1993. Since that time, Cellco's network in West Hartford has continued to expand to meet customers' needs. Today, Cellco's West Hartford West Facility interacts ten (10) adjacent sites in West Hartford and Hartford to provide the West Hartford community with reliable wireless services.

When Cellco was notified of the ASD's plan to demolish Gallaudet Hall, it immediately began investigating potential alternative locations for a replacement facility. Cellco's site search efforts focused first on the densely populated area immediately surrounding the ASD campus. Cellco determined that relocating the West Hartford West Facility a significant distance from the ASD campus would jeopardize the sites ability to interact with the existing cell sites in the area.

Due to the nature of development in the area (high density/small lot residential), Cellco's initial site investigation focused on existing building roof-tops and church steeples in the area.

None of these structures could offer antenna heights comparable to the existing facility at Gallaudet Hall. A list of Cellco's existing cell sites in the area and the alternative sites considered to replace the Gallaudet Hall facility is included in the Site Search Summary – Attachment 8. At about the same time, Cellco began exploring alternate site options on the ASD campus. Cellco and ASD ultimately agreed to relocate the existing facility to another location on the ASD campus and focused on alternative tower design options that would fit with other buildings on campus.

2. Tower Sharing

Cellco has designed the clock tower to be shared by a minimum of three wireless carriers. Cellco understands that AT&T Wireless will share the proposed facility, relocating its antennas and equipment from Gallaudet Hall and will formally intervene in the Council's proceeding.

D. Cell Site Information

1. Cell Site Information

Cellco proposes to construct an approximately 90-foot tall clock tower structure.⁶ Cellco will install a total of fifteen (15) panel-type antennas inside the cupola portion of the clock tower. Six (6) antenna will be mounted at a centerline height of 64.5 feet AGL and nine (9) antennas will be mounted at a centerline height of 54.5 feet AGL. Cellco's receiving, transmitting, switching, processing and performance monitoring equipment and the required heating and cooling equipment will be contained within dedicated equipment space inside the base of the clock tower structure. A natural gas back-up generator would also be installed inside a dedicated generator room inside the base of the clock tower for use during power outages and periodically for maintenance purposes. The generator will be sized to provide back-up power for all carriers using this site. (*See*

⁶ The clock tower height of 89' 7" is measured to the top of the cupola dome. (*See Attachment 1*).

Attachment 1).

The clock tower structure and Cellco's equipment rooms would be equipped with silent intrusion and systems performance alarms. Cellco personnel will be available on a 24-hour basis to receive and to respond to incoming alarms. The facility will remain unstaffed, except as required for periodic maintenance purposes.

2. Overall Costs and Benefits

Aside from the limited visual impacts discussed further below, the Applicant believes that there are no significant costs attendant to the construction, maintenance, and operation of the proposed replacement cell site. In fact, the public will benefit substantially from its continued ability to receive new and improved, high-quality and reliable wireless services in West Hartford. The relocated West Hartford West Facility would continue to be a part of a communications system that addresses the public need identified by the FCC and the United States Congress for high-quality, competitive mobile and portable wireless service.

The overall costs to the Applicant for development of the relocated West Hartford West cell site are set forth in Section III.E. of the Application.

3. Environmental Compatibility

Pursuant to Section 16-50p of the General Statutes, in its review of the Application, the Council is required to find and to determine, among other things, the nature of the probable environmental impact, including a specification of every significant adverse effect of the proposed replacement facility, whether alone or cumulatively with other effects, on, and conflicting with the policies of the state concerning the natural environment, ecological balance, public health and safety, scenic, historic and recreational values, forests and parks, air and water purity and fish and wildlife.

a. Visual Impact and Aesthetics

The wireless system of which the proposed West Hartford West Facility is a part has been designed to meet the public need for high-quality, reliable wireless service while minimizing any potential adverse environmental impact. In part because there are few, if any other adverse impacts, the primary impact of facilities such as this is visual. This visual impact will vary from location to location around the cell site location, depending upon factors such as vegetation, topography, the distance of nearby properties from the tower and the location of buildings and roadways in a “sight line” toward the facility. Similarly, visual impact of a facility can be further reduced through the proper use of alternative facility design options so-called “stealth installations.” In the appropriate setting and where technologically feasible, a telecommunications tower disguised as a clock tower, as proposed here, can help to further reduce, or eliminate altogether aesthetic impacts associated with these structures. A complete Visibility Analysis, prepared by All-Points Technology Corporation. (the “APT Report”) for the proposed facility is included in Attachment 9. The report includes photosimulations for the Council’s review and consideration.

(1) Visibility

According to the APT Report, areas where the top of the clock tower would be visible above the tree canopy (year-round visibility) comprise approximately forty-two (42) acres or approximately one-half of one percent of the 8,042 acre study area. Most of the area of potential year-round visibility associated with the clock tower occurs on the ASD campus itself. Areas where seasonal views are anticipated comprise of approximately 118 additional acres, all located in the immediate vicinity of the ASD campus.

There are 105 residences within 1,000 feet of the proposed clock tower. The closest

residence is located at 62 Hilltop Drive, approximately 415 feet to the south of the clock tower structure. The property at 62 Hilltop Drive is included on Cellco's abutting properties list behind Attachment 4 of this Application.

Weather permitting, the Applicant will raise balloons with a diameter of at least three (3) feet at the proposed tower location on the day of the Council's hearing on this Application, or at a time otherwise specified by the Council.

(2) Facility Design Options

Cellco worked closely with ASD and its campus architect on the ultimate design of the replacement telecommunications facility. The common goal was to build a structure that would blend in with the existing and new buildings on campus, and conceal all telecommunications facility antennas and equipment inside the structure. Both of these goals were accomplished with the clock tower design.

(3) Proximity to Schools and Commercial Day Care Facilities

Public Act No. 12-165 (Conn. Gen. Stat. § 16-50p(a)(3)(G)) requires telecommunications towers to maintain a 250-foot setback from any building containing a school or commercial child care facility, unless the location (closer than 250 feet) is acceptable to the chief elected official of the host municipality or the Council finds that the tower will not have a substantial adverse effect on the aesthetics or scenic quality of the neighborhood in which the school or commercial day care center is located.

Although located in the center of the ASD campus, the proposed clock tower facility is setback at least 250 feet from all buildings on-campus used for school or commercial day care purposes. The closest such building, housing the Montessori Day Care Center, is located

approximately 300 feet northwest of the clock tower. The clock tower structure would be located within approximately 235 feet of the Butterworth Infirmary building on the ASD campus. (*See* Plan Sheet C-1.0). As demonstrated by the plans for the clock tower structure, Celco and ASD have gone to extraordinary lengths to address any and all conceivable concerns for aesthetic impacts the proposed replacement facility may have on the ASD campus and the neighborhood surrounding the ASD campus.

b. Environmental Reviews and Agency Comments

Section 16-50j of the General Statutes requires the Council to consult with and to solicit comments on the Application from the Commissioners of the Departments of Energy and Environmental Protection, Public Health, Public Utility Regulatory Authority, Economic Development, and Transportation, the Council on Environmental Quality, and the Office of Policy and Management. In addition to the Council's solicitation of comments, Celco, as a part of the National Environmental Policy Act ("NEPA") Checklist, solicits comments on the proposed facility from the U.S. Department of the Interior, Fish and Wildlife Service ("USFWS"), Environmental and Geographic Information Center of the Connecticut Department of Energy and Environmental Protection ("DEEP") and the Connecticut Historical Commission, State Historic Preservation Officer ("SHPO").

(1) USFWS Compliance Determination

According to the USFWS Compliance Determination dated January 7, 2013, there are no federally-listed endangered or threatened species known to occur in the Town of West Hartford. The proposed development of the clock tower telecommunications facility will not, therefore, have any adverse effect to any federally listed, endangered or threatened species. (*See* Attachment 10).

(2) DEEP Natural Diversity Database Review

According to the Connecticut DEEP letter dated January 4, 2013, a State Special Concern Species (Eastern Box Turtle) may exist in the vicinity of the proposed clock tower. According to Dean Gustafson, Senior Environmental Scientist with APT Corporation, no adverse impacts will occur on this species if the Eastern Box Turtle protection plan is properly implemented during construction. A copy of the DEEP January 4, 2013 letter and the Eastern Box Turtle protection plan is included in Attachment 11.

(3) State Historic Preservation Officer

The proposed clock tower is located within one-half mile of two historic resources in the Town of West Hartford; the Whitman House located at 208 North Main Street (approximately 0.43 miles to the northeast); and the Allyn Steele House at 114 North Main Street (approximately 0.34 miles to the east). Based on the Visibility Analysis included in Attachment 9, the proposed clock tower would not be visible, either year-round or through the trees, from either of these locations. Cellco has filed its request for State Historic Preservation Officer (“SHPO”) review of the clock tower proposal. A copy of the SHPO’s comments will be filed with the Council as soon as they are available.

c. Non-Ionizing Radio Frequency Radiation

The FCC has adopted a standard for exposure to Radio Frequency (“RF”) emissions from telecommunications facilities like the one proposed in this Application. To ensure compliance with the applicable standards, Cellco has asked its consultant, C-Squared Systems, LLC to prepare a Calculated Radio Frequency Emissions report for the proposed replacement cell site according to the methodology prescribed by the FCC Office of Engineering and Technology Bulletin No. 65,

Edition 97-01 (August 1997) (“OET Bulletin 65”). The report indicates that the maximum cumulative RF emission levels for Cellco’s and AT&T’s antennas would be 42.54% of the Standard. (See Attachment 12).

d. Other Environmental Issues

No sanitary facilities are required at the proposed facility. The operations at the relocated West Hartford West Facility will not cause any significant air, water, noise or other environmental impacts, or hazard to human health.

Based on agency comments received and field investigations by the Cellco project team, the Applicant submits that the proposed facility will have no significant adverse effect on scenic, natural, historic or recreational features, and that none of the potential effects, either alone or cumulatively with other effects, is sufficient reason to deny this Application.

4. Consistency with Local Land Use Controls

The Council Application Guide for Community Antenna Television and Telecommunication Facilities, dated July, 2012, requires the inclusion of a narrative summary of the project’s consistency with the Town’s Plan of Conservation and Development and Planning and Zoning Regulations, as well as a description of planned and existing uses of the site location and surrounding properties.

a. Planned and Existing Land Uses

The relocated telecommunications facility would be located in the center of the 49.4 acre ASD campus. The Property is zoned R-10 and is used for educational purposes. ASD recently received Town of West Hartford approval for significant campus improvements and renovations including the construction of a new, state of the art education building in the easterly portion of the Property and the demolition of Gallaudet Hall. Construction of the new building commenced

in the Summer of 2012 and is on-going.

b. West Hartford Plan of Conservation and Development

The 2009-2019 Town of West Hartford Plan of Conservation & Development (the “Plan”), does not identify telecommunications towers as a land use consistent or inconsistent with the general planning and conservation policies of the Town of West Hartford. Four (4) copies of the Plan were filed, in bulk, with the Council.

c. Zoning Regulations

According to the Town of West Hartford Zoning Map, the Property is located in the Town’s R-10 Residence zone district. Telecommunications antennas and supporting structures or ancillary facilities are permitted in the R-10 Residence zone subject to the approval of a Special Use Permit. (See Section 177-16.7.C. of the West Hartford Zoning Regulations, (the “Zoning Regulations”). Generally, the Zoning Regulations recognize the benefit of disguised antenna supporting structures and encourage their use wherever available.

Four (4) copies of the Zoning Regulations were filed, in bulk, with the Council.

d. Inland Wetland and Watercourses Regulations

The Town of West Hartford Inland Wetlands and Watercourses Regulations (the “Wetland Regulations”) define “Regulated Activity” as any permanent or temporary operation, use or activity, any part of which is within a Regulate Area or which will have a Significant Impact on a Regulated Area, including but not limited to any obstruction, construction, alteration or Pollution of such Wetlands or Watercourses and any earth removal of material filling, construction or clear-cutting of trees, grubbing, storm drainage discharge, septic system or use or storage of hazardous materials or other pollutants. In addition to the wetland and watercourse area itself, “Regulated Area” also includes all upland areas within 150 feet of any wetland or

watercourse boundary. As described in the Wetland Delineation Report included in Attachment 13, work associated with development of the relocated West Hartford West Facility would be located more than 800 feet from the nearest wetland resource. Four (4) copies of the Wetland Regulations were filed, in bulk, with the Council.

In accordance with the Connecticut Soil Erosion Control Guidelines, as established by the Council for Soil and Water Conservation, adequate and appropriate soil erosion and sedimentation control measures will be established and maintained throughout the construction period. In addition, the Applicant will employ appropriate construction management practices to ensure that no pollutants would be discharged to any nearby watercourse or wetland areas or to area groundwater during the construction process.

According to the Federal Emergency Management Agency Flood Insurance Rate Map (“FIRM”), Community Panel Numbers 09003C0344F and 09003C0363F (Map Effective: September 26, 2008), the proposed West Hartford West Facility would be located in Flood Zone X (unshaded). A copy of a Flood Zone Map is included in Attachment 14.

5. Local Input

Section 16-50(e) of the Connecticut General Statutes, as amended, requires local input on matters before the Council. On July 10, 2012, Cellco representatives met with West Hartford’s Town Planner Mila Limson and Corporation Counsel Patrick Alair to introduce Cellco’s relocated West Hartford West telecommunications facility. On August 17, 2012, Cellco representatives met with Corporation Counsel Patrick Alair, as designee for Mayor Scott Slifka, to commence the ninety (90) day municipal consultation process. Mr. Alair received copies of technical information summarizing Cellco’s plans to relocate the existing telecommunications facility on the ASD

campus. On September 10, 2012, Cellco representatives were invited to discuss its telecommunications facility relocation proposal at one of ASD's regular neighborhood meetings. ASD sent notice of this meeting and the Cellco proposal to 468 neighboring property owners. Four (4) copies of the August 17, 2012 Technical Report were filed, in bulk, with the Council.

6. Consultations With State and Federal Officials

Section III.D.4(b) of the Application describe Cellco's consultations with state and federal officials regarding Cellco's proposed facility.

a. Federal Communications Commission

The FCC did not review this particular proposal. As discussed above, FCC approval is not required where the authorized service area is not enlarged.

b. Federal Aviation Administration

Cellco conducted a TOWAIR analysis for the proposed 105-foot clock tower to determine if the proposed structure would constitute an obstruction or hazard to air navigation. The analysis has confirmed, pursuant to FAA standards and guidelines, that the proposed tower would not constitute an obstruction or hazard to air navigation and does not require FAA notification. No obstruction marking or lighting would, therefore, be required at the proposed facility location. Copies of the TOWAIR analysis are included in Attachment 15.

c. United States Fish and Wildlife Service

See Section III.D.4.(b)(1) above. (*See* Attachment 10).

d. Connecticut Department of Energy and Environmental Protection

(1) Environmental and Geographic Information Center

See Section III.D.4.(b)(2) above.

(2) **Bureau of Air Management**

Pursuant to R.C.S.A. § 22a-174-3, the on-site emergency back-up generator proposed as a part of this Application will meet the conditions of the “permit by rule” from the DEEP Bureau of Air Management. As proposed, this emergency generator will be run only during the interruption of utility service to the cell site and periodically as required for maintenance purposes. Cellco will make the necessary permit by rule filing with DEEP prior to installing the generator at the relocated West Hartford West Facility.

e. **Connecticut State Historic Preservation Officer**

See Section III.D.4.(b)(3) above.

E. Estimated Cost and Schedule

1. **Overall Estimated Costs**

The total estimated cost of construction for the West Hartford West Facility is \$1,863,000. This estimate includes:

(1)	Cell site radio equipment of approximately	\$450,000
(2)	Clock tower, coax and antenna costs (including site preparation and installation) of approximately	958,000
(3)	Power systems costs of approximately	285,000
(4)	Miscellaneous costs (including Site Preparation and Installation)	170,000

2. **Overall Scheduling**

Site preparation and engineering would commence following Council approval of Cellco’s Development and Maintenance (“D&M”) plan and are expected to be completed within two to four weeks. Due to the delivery schedules of the manufacturers, installation of the building and installation of the tower are expected to take an additional two weeks. Equipment installation is

expected to take an additional two weeks after installation of the building and installation of the tower. Cell site integration and system testing is expected to require two weeks after equipment installation.

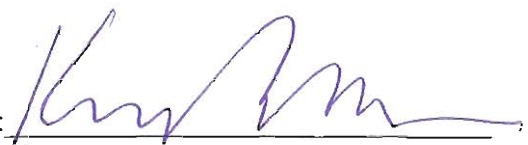
IV. CONCLUSION

Based on the facts contained in this Application, Cellco submits that the relocation of its West Hartford West Facility, will not have any substantial adverse environmental effects. A public need exists for high quality reliable wireless service in the Town of West Hartford and throughout Hartford County, as determined by the FCC and the United States Congress, and a competitive framework for providing such service has been established by the FCC and the Telecommunications Act of 1996. Cellco submits that the public need far outweighs any possible environmental effects resulting from the construction of the proposed cell site.

WHEREFORE, Cellco respectfully requests that the Council grant this Application for a Certificate of Environmental Compatibility and Public Need for the proposed West Hartford West Facility.

Respectfully submitted,

CELLCO PARTNERSHIP D/B/A VERIZON
WIRELESS

By: 
Kenneth C. Baldwin, Esq.

Robinson & Cole LLP
280 Trumbull Street
Hartford, Connecticut 06103-3597
(860) 275-8200
Attorneys for the Applicant

WEST HARTFORD WEST
(Facility Relocation)

139 North Main Street
West Hartford, Connecticut

Description of Proposed Cell Site

Cellco Partnership d/b/a Verizon Wireless
99 East River Drive
East Hartford, CT 06108

TABLE OF CONTENTS

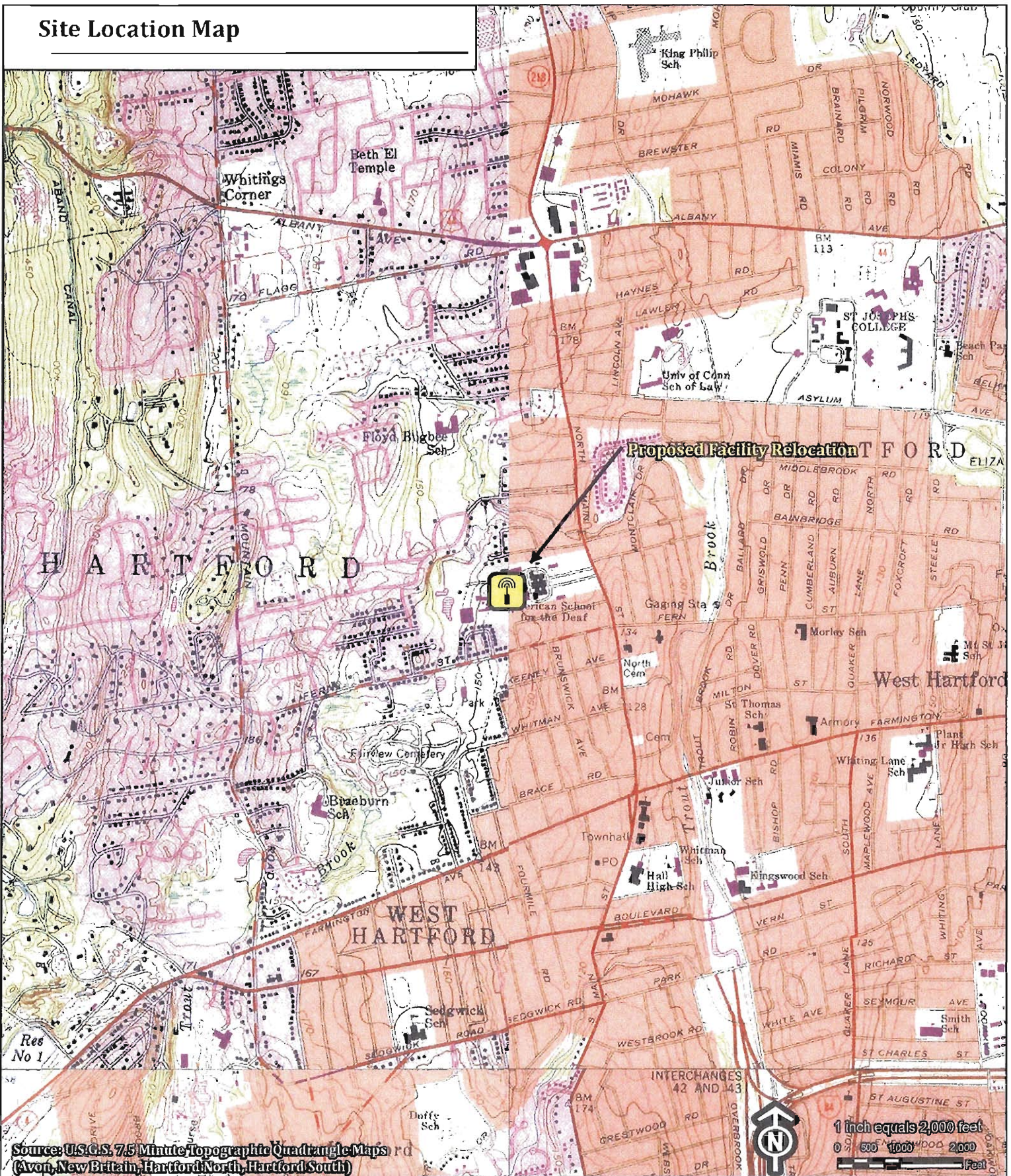
	Page
GENERAL CELL SITE DESCRIPTION.....	1
U.S.G.S. TOPOGRAPHIC MAP.....	2
AERIAL PHOTOGRAPH.....	3
SITE EVALUATION REPORT.....	4
FACILITIES AND EQUIPMENT SPECIFICATION.....	6
ENVIRONMENTAL ASSESSMENT STATEMENT.....	7

SITE NAME: WEST HARTFORD WEST – 139 NORTH MAIN STREET

GENERAL CELL SITE DESCRIPTION

Cellco proposes to relocate its existing West Hartford West cell site from the cupola of Gallaudet Hall, in the center of the approximately 49.4 acre American School for the Deaf (“ASD”) campus at 139 North Main Street (“Property”) to a new location on the Property. The relocated West Hartford West Facility would consist of an approximately 90-foot tall clock tower structure. The cupola at the top of the clock tower was designed to resemble the cupola at Gallaudet Hall. Cellco will install fifteen (15) antennas, six (6) antennas mounted at a centerline height of 64.5 feet above ground level (“AGL”) and nine (9) antennas at a centerline height of 54.5 feet AGL, all within the cupola portion of the clock tower. The upper portion of the clock tower was designed to accommodate antennas of two additional carriers. Equipment associated with all wireless antennas will be located inside segregated equipment rooms located inside the base of the clock tower structure. A shared back-up generator and shared HVAC equipment will also be housed inside the base of the clock tower. (*See* project plans attached). Vehicular access would extend from North Main Street over an existing driveway on the ASD campus. Utility service would extend underground from existing service on the Property to the clock tower.

Site Location Map



Source: U.S.G.S. 7.5 Minute Topographic Quadrangle Maps (Avon, New Britain, Hartford North, Hartford South)

**Proposed Verizon Wireless
Communications Facility Relocation
139 North Main Street
West Hartford, Connecticut**

Tuesday, November 13, 2012

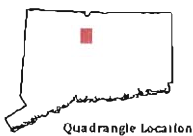





Figure 2: Aerial Map



Source: 2010 Bing Aerial Images w/ 1-ft Resolution

Legend

-  Proposed Facility Relocation
-  Subject Parcel
-  CT Parcel

**Proposed Verizon Wireless
Communications Facility Relocation
139 North Main Street
West Hartford, Connecticut**

Tuesday, November 13, 2012



SITE EVALUATION REPORT

SITE NAME: WEST HARTFORD WEST – 139 NORTH MAIN STREET

I. LOCATION

- A. COORDINATES: 41°-46'-14.235" N 72°-44'-58.558" W
- B. GROUND ELEVATION: Existing – Approximately 161± feet AMSL
- C. USGS MAP: West Hartford, CT
- D. SITE ADDRESS: 139 North Main Street , West Hartford, CT
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within 1/4 mile of the cell site is in the Town's R-10 and R-6 Residential zone districts.

II. DESCRIPTION

- A. PARCEL SIZE: 49.4 Acres
- B. CLOCK TOWER FOOTPRINT: Approximately 490 square feet
- C. CLOCK TOWER TYPE/HEIGHT: Approximately 90 feet to top of cupola structure
- D. SITE TOPOGRAPHY AND SURFACE: The Property slopes gently up from North Main Street (G.E. 106' AMSL), to the high point on the Property, near the proposed clock tower location (G.E. 162' AMSL). The westerly portion of the Property then slopes down toward Trout Brook. No tree clearing will be required to construct the proposed clock tower.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The clock tower will be located in the central portion of the 51.45 acre ASD parcel. The closest wetland or watercourse area is located approximately 800 feet west of the clock tower. (See Wetlands Delineation Report, Attachment 13).
- F. LAND USE WITHIN 1/4 MILE OF SITE: The Property is currently used for educational purposes by ASD. Land surrounding the Property is used for single-family residential purposes. (See Aerial Photograph at p. 3).

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power
- B. POWER PROXIMITY TO SITE: Approximately 300 feet to the south.
- C. NATURAL GAS PROXIMITY TO SITE: Approximately 200 feet to the north.
- D. TELEPHONE COMPANY: AT&T
- E. PHONE SERVICE PROXIMITY: Same as power
- F. VEHICLE ACCESS TO SITE: Vehicle access would extend from North Main Street over the existing paved driveways on the ASD campus.
- G. CLEARING AND FILL REQUIRED: No tree clearing and minimal grading would be required for construction of the clock tower. Detailed construction plans would be developed after approval by the Siting Council.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: American School for the Deaf
- C. ADDRESS: 139 North Main Street , West Hartford, CT 06107
- D. TAX MAP ID: Town of West Hartford. Parcel 3836-1-137-0001

FACILITIES AND EQUIPMENT SPECIFICATION
(NEW TOWER & EQUIPMENT BUILDING)

SITE NAME: WEST HARTFORD WEST – 139 NORTH MAIN STREET

I. CELLCO EQUIPMENT:

- A. Antennas (15)
 - Six (6) Model BXA-171063-12CF at 64.5 feet AGL
 - Six (6) Model LPA-80063/6CF at 54.5 feet AGL
 - Three (3) Model BXA-70063/6CF at 54.5 feet AGL
- B. Remote Radio Heads
 - Three (3) Model RRH 2x40-AWS at 64.5 feet AGL
- C. GPS Antenna: Attached to clock tower
- D. Transmission Lines:
 - 1. MFG/Model: Andrews LDF5-50A
 - 2. Size: 1 5/8"

II. ENGINEERING ANALYSIS AND CERTIFICATION:

The clock tower will be designed in accordance with the requirements of the Connecticut Building Code. The footing and/or foundation designs would be based on soil conditions at the site.

ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: WEST HARTFORD WEST – 139 NORTH MAIN STREET

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 relocated facility. There are no lakes, ponds, rivers, streams, wetlands or other regulated bodies of water located in the area to be used for the clock tower structure. The equipment used will not discharge any pollutants to area surface or groundwater systems. There are no wetland or watercourse within 800 feet of the proposed clock tower. The closest wetland area is located to the west of the clock tower and would not be directly impacted by construction activity. (See Attachment 14).

B. AIR QUALITY

Under ordinary operating conditions, the equipment that would be used at the site would emit no air pollutants of any kind. For limited periods during power outages and periodically for maintenance purposes, minor levels of emissions from the on-site generator would result.

Pursuant to R.C.S.A. § 22a-174-3, the on-site back-up generator proposed as a part of this application would qualify for the issuance of a Connecticut Department of Energy and Environmental Protection, Bureau of Air Management permit by rule for potential emissions. Cellco would make the appropriate permit filing prior to installing the generator at the proposed cell site.

C. LAND

No tree clearing and minimal grading of the facility compound and adjacent areas will be required. (See Project Plans).

D. NOISE

The equipment to be in operation at the site after construction would emit no noise of any kind, except for operation of the installed heating, air conditioning and ventilation systems and occasional operation of a back-up generator which would be run during power failures and periodically for maintenance purposes. Some noise is anticipated during cell site construction, which is expected to take approximately four to six weeks.

E. POWER DENSITY

The worst-case Calculated Radio Frequency Emissions for both Cellco and AT&T antennas at the relocated West Hartford West Facility would be 42.54% of the FCC Standard. (See Attachment 12).

F. VISIBILITY

See Visibility Analysis included as Attachment 9.

Cellco Partnership



d.b.a. **verizon** wireless

WIRELESS COMMUNICATIONS FACILITY

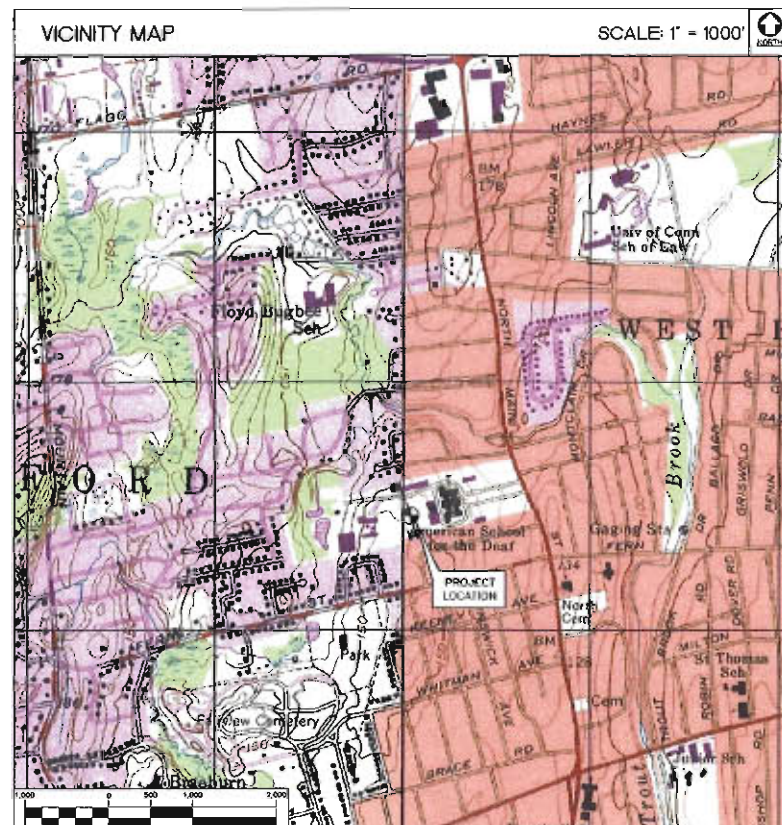
WEST HARTFORD WEST
FACILITY RELOCATION

139 NORTH MAIN STREET
WEST HARTFORD, CT 06107

SITE DIRECTIONS	
FROM:	TO:
99 EAST RIVER DRIVE EAST HARTFORD, CONNECTICUT	139 NORTH MAIN STREET WEST HARTFORD, CT
1. Start out going EAST on EAST RIVER DRIVE toward DARLIN STREET	0.3 MI
2. Turn LEFT to stay on E RIVER DRIVE.	0.07 MI
3. Take 1st LEFT onto CONNECTICUT BLVD/US-44.	0.2 MI
4. Merge onto I-84 W/US-6 W via the ramp on the left toward Hartford.	4.6 MI
5. Take the PARK ROAD Exit, EXIT 43, toward W. Hartford Center	0.5 MI
6. Turn LEFT onto PARK ROAD.	0.4 MI
7. Turn RIGHT onto S MAIN STREET	1.3 MI
8. End at 139 N. MAIN STREET, on the left.	

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

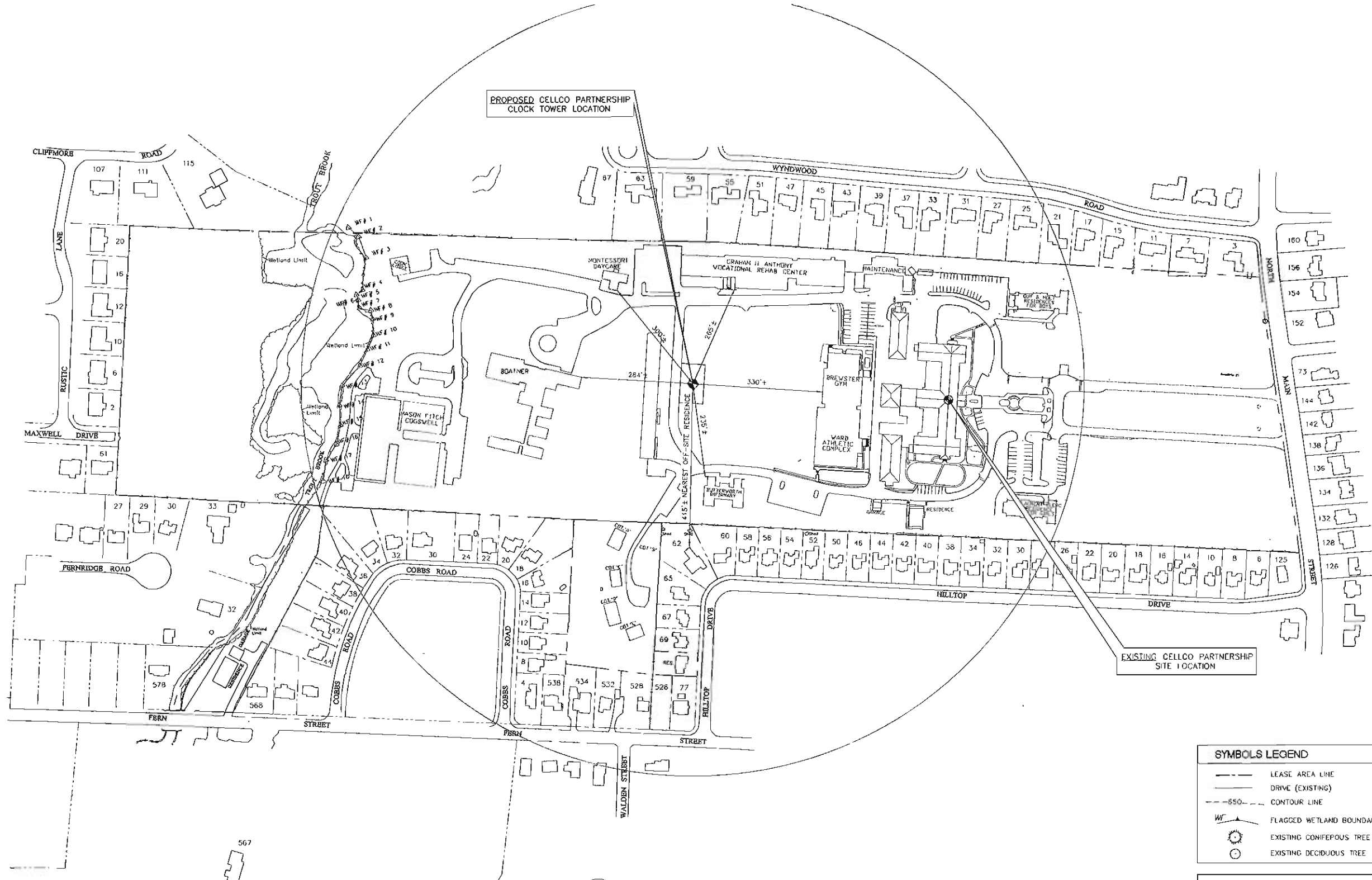
SITE INFORMATION
THE SCOPE OF WORK SHALL INCLUDE:
1. THE CONSTRUCTION OF A 420'x223' CLOCK TOWER/MULTI CARRIER WIRELESS TELECOMMUNICATIONS STRUCTURE WITHIN A 60'x100' LEASE AREA. TOWER STRUCTURE WILL CONSIST OF (3) FLOOR LEVELS ALLOCATED FOR WIRELESS CARRIER EQUIPMENT AND (1) FLOOR LEVEL ALLOCATED FOR HVAC EQUIPMENT AND SHARED BACKUP POWER GENERATOR. THE UPPER PORTION OF TOWER WILL CONCEAL (2) CENTERLINE ELEVATIONS OF ANTENNAS FOR CELCO PARTNERSHIP, (1) CENTERLINE ANTENNA ELEVATION FOR AT&T AND (1) CENTERLINE ANTENNA ELEVATION FOR A FUTURE CARRIER'S ANTENNAS
2. TREE PLANTINGS AND GARDEN WALLS ARE PROPOSED TO BE INSTALLED ADJACENT TO THE PROPOSED CLOCK TOWER.
3. ACCESS TO THE PROPOSED CLOCK TOWER SITE WILL BE VIA THE EXISTING DRIVE OF THE SUBJECT PROPERTY OF THE AMERICAN SCHOOL FOR THE DEAF. THE PROPOSED SITE IS LOCATED APPROXIMATELY 1,490' FROM THE EXISTING PROPERTY ENTRANCE OFF OF NORTH MAIN STREET
4. CELCO'S EXISTING TELECOMMUNICATIONS SITE THAT EXISTS ON THE SUBJECT PROPERTY WILL BE DECOMMISSIONED UPON COMPLETION OF THE PROPOSED SITE CONSTRUCTION.
5. POWER AND TELCO UTILITIES SHALL BE ROUTED UNDERGROUND FROM EXISTING RESPECTIVE DEMARCS. FINAL DEMARC LOCATION AND UTILITY ROUTING WILL BE VERIFIED/DETERMINED BY LOCAL UTILITY COMPANIES AND PROPERTY OWNER.
6. THE PROPOSED WIRELESS FACILITY INSTALLATION WILL BE DESIGNED IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDING CODE AS MODIFIED BY THE 2005 CONNECTICUT SUPPLEMENT.



PROJECT SUMMARY	
SITE NAME	WEST HARTFORD WEST
SITE ADDRESS	139 NORTH MAIN STREET WEST HARTFORD, CT 06107
PROPERTY OWNER:	AMERICAN SCHOOL FOR THE DEAF 139 NORTH MAIN STREET WEST HARTFORD, CT 06107
LESSEE/TENANT:	CELCO PARTNERSHIP d.b.a. VERIZON WIRELESS 99 EAST RIVER DRIVE, EAST HARTFORD, CT 06108
CONTACT PERSON	SANDY CARTER CELCO PARTNERSHIP (860) 803-8210
ENGINEER:	CENTEK ENGINEERING 63-2 NORTH BRANFORD ROAD, BRANFORD, CT 06405 (203) 488-0580
TOWER COORDINATES:	LATITUDE: 41°46'14.235" LONGITUDE: 72°44'58.559" GROUND ELEVATION: 181.2' ± A.M.S.L. COORDINATES AND GROUND ELEVATION BASED ON FAA 1 A SURVEY CERTIFICATION PREPARED BY MARTINEZ COUCH AND ASSOCIATES DATED DECEMBER 12, 2012.

SHEET INDEX		
SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	1
C-1.0	SITE LOCATION / ABUTTERS MAP	1
C-1.1	ABUTTERS LIST	1
C-1.2	ABUTTERS LIST (CONTINUED)	1
C-1.3	PARTIAL SITE SURVEY PLAN	1
C-2.0	SITE DEVELOPMENT PLAN AND MISC. SITE DETAILS	1
C-3.0	SITE CONSTRUCTION, SITE CONTROL NOTES AND DETAILS	1
C-4.0	PLANS AND ELEVATIONS	1

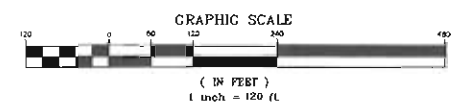
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DRAWN BY:	DMD																					
CHECK'D BY:	CFC																					
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PROFESSIONAL ENGINEER SEAL 																						
CENTEK ENGINEERING 63-2 NORTH BRANFORD ROAD BRANFORD, CT 06405 (203) 488-0580 www.CentekEng.com																						
Cellco Partnership d/b/a Verizon Wireless WIRELESS COMMUNICATIONS FACILITY WEST HARTFORD WEST SITE RELOCATION 139 NORTH MAIN STREET WEST HARTFORD, CT																						
DATE:	12/03/12																					
SCALE:	AS NOTED																					
JOB NO.:	12077																					
TITLE SHEET																						
<h1>T-1</h1> Sheet No. 1 of 8																						



PROPOSED CELCO PARTNERSHIP
CLOCK TOWER LOCATION

EXISTING CELCO PARTNERSHIP
SITE LOCATION

1 SITE LOCATION/ ABUTTERS MAP
C-1.0 SCALE: 1"=120'



SYMBOLS LEGEND

	LEASE AREA LINE
	DRIVE (EXISTING)
	CONTOUR LINE
	FLAGGED WETLAND BOUNDARY
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE

- REFERENCE NOTES:**
1. PROPERTY LINES AND SITE FEATURES REFERENCED FROM "COMPOSITE CAMPUS PLAN - EXISTING" REVISION 4, DATED 12/27/2011, AS PREPARED FOR AMERICAN SCHOOL FOR THE DEAF BY TAYLOR KIM PARTNERS ARCHITECTS
 2. ABUTTING PROPERTY OWNER INFORMATION PROVIDED HEREIN IS REFERENCED FROM TOWN OF WEST HARTFORD, CT GIS MAPPING SYSTEM WEBSITE
 3. WETLAND FLAGGING LOCATIONS PROVIDED BY ALL-POINTS TECHNOLOGY CORPORATION

DESIGNED BY	CFC
DRAWN BY	DMD
CHK'D BY	CFC
PROFESSIONAL ENGINEER SEAL	
CELLCO PARTNERSHIP d.b.a. Verizon Wireless	
CENITEK engineering Consultants & Builders 6201 4th Street West Hartford, CT 06110 www.cenitek.com	
Cellco Partnership d/b/a Verizon Wireless WEST HARTFORD WEST SITE RELOCATION 139 NORTH MAIN STREET WEST HARTFORD, CT	
DATE:	12/03/12
SCALE:	AS NOTED
JOB NO.	12027
SITE LOCATION/ ABUTTERS MAP	
C-1.0	
Sheet No 2 of 8	

CLIFFMORE ROAD:

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COBBS ROAD:

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FERN STREET:

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FERNRIDGE ROAD:

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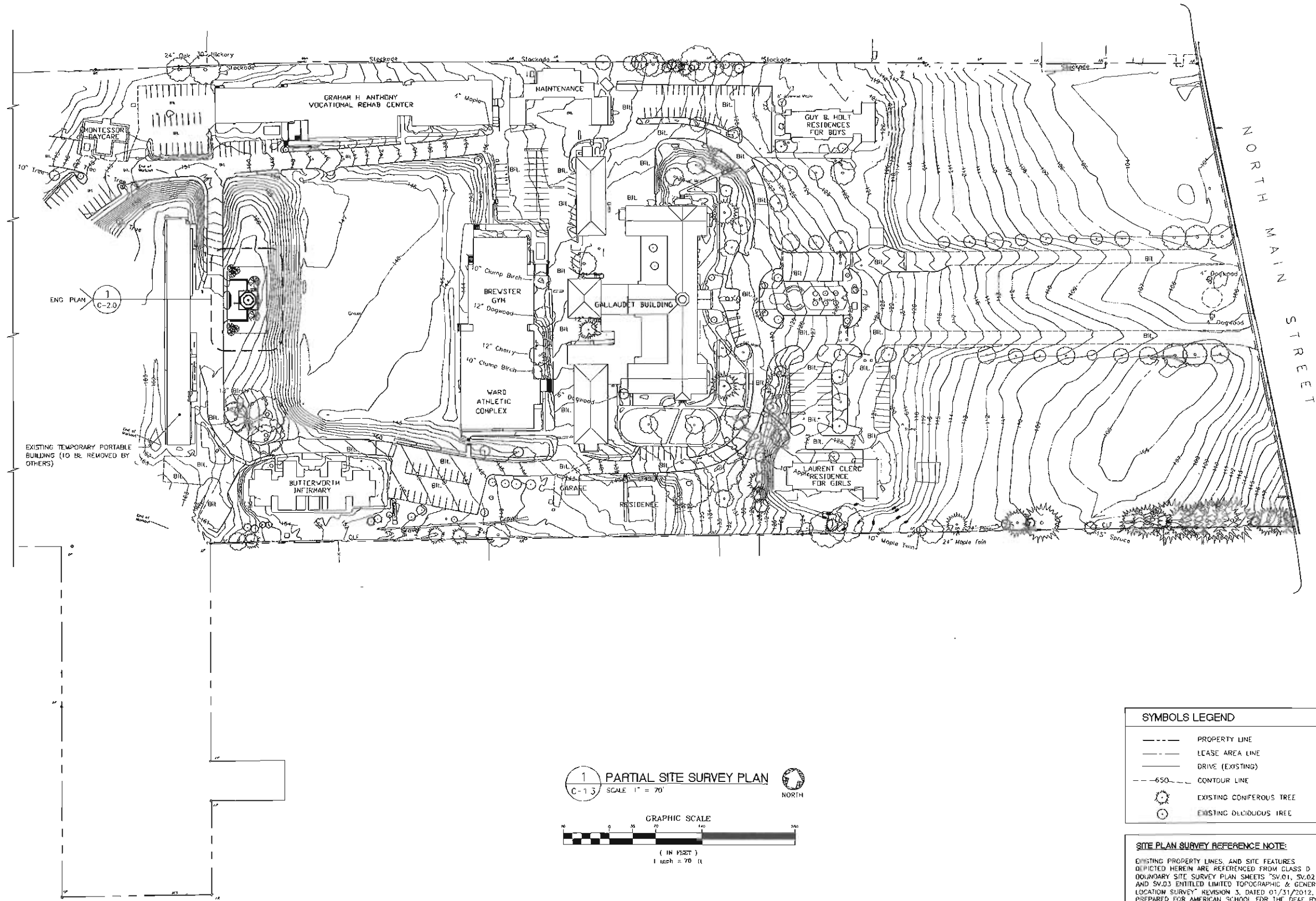
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NORTH MAIN STREET:

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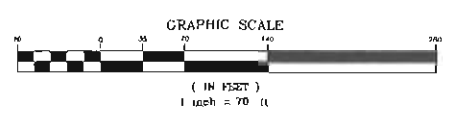
Professional Engineer Seal for CFC, project details including date (12/03/12), scale (AS NOTED), job no (12027), and site relocation information for West Hartford West at 159 North Main Street.



ENG PLAN 1
C-2.0

EXISTING TEMPORARY PORTABLE BUILDING (TO BE REMOVED BY OTHERS)

1 PARTIAL SITE SURVEY PLAN
C-1.3 SCALE 1" = 70'



SYMBOLS LEGEND	
---	PROPERTY LINE
- - -	LEASE AREA LINE
---	DRIVE (EXISTING)
- - - 650	CONTOUR LINE
⊙	EXISTING CONIFEROUS TREE
⊙	EXISTING DECIDUOUS TREE

SITE PLAN SURVEY REFERENCE NOTE:
EXISTING PROPERTY LINES, AND SITE FEATURES DEPICTED HEREIN ARE REFERENCED FROM CLASS D BOUNDARY SITE SURVEY PLAN SHEETS "SV.01, SV.02 AND SV.03 ENTITLED LIMITED TOPOGRAPHIC & GENERAL LOCATION SURVEY" REVISION 3, DATED 01/31/2012, AS PREPARED FOR AMERICAN SCHOOL FOR THE DEAF BY PURCELL ASSOCIATES.

DESIGNED BY	CFC
DRAWN BY	DMD
CHECKED BY	CFC
PROFESSIONAL ENGINEER SEAL	
CELLCO PARTNERSHIP d/b/a. Verizon Wireless	
CENITEK engineering COMMUNICATIONS FACILITY (801) 490-0380 (801) 490-0387 502 North Main Street Salt Lake City, UT 84143 www.cenitek.com	
Cellco Partnership d/b/a Verizon Wireless WIRELESS COMMUNICATIONS FACILITY WEST HARTFORD WEST SITE RELOCATION 139 NORTH MAIN STREET WEST HARTFORD, CT	
DATE:	12/03/12
SCALE:	AS NOTED
JOB NO.	12027
PARTIAL SITE SURVEY PLAN	
C-1.3	
Sheet No 5 of 8	

PRUNING SHALL BE IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS, IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT. ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPORTING.

BLACK RUBBER REINFORCED HOSE NOT LESS THAN 1/2" LO ABOVE FIRST SET OF BRANCHES

2 STRANDS OF 12 GAUGE GALV WIRC, TWISTED.

2"x7"x8'-0" POINTED CEDAR STAKES 3 STAKES PFR TREE - DRIVE AT ANGLE AND DRAW VERTICAL.

CUT BURLAP AND WIRE BASKETS FROM TOP 1/3 OF ROOT BALL

4" MULCH - FINELY SHREDDED BARK MULCH (SAMPLE TO BE APPROVED)

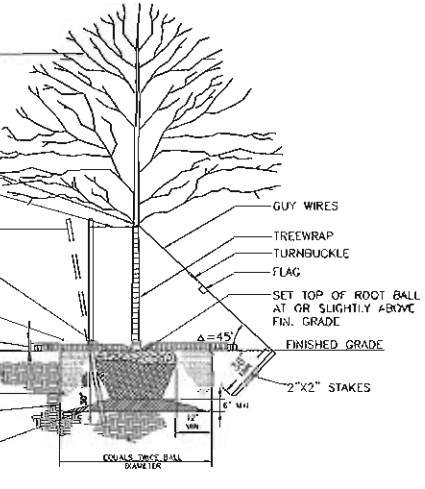
3" SOIL SAUCER TYP.

TOPSOIL

PLANTING MIX

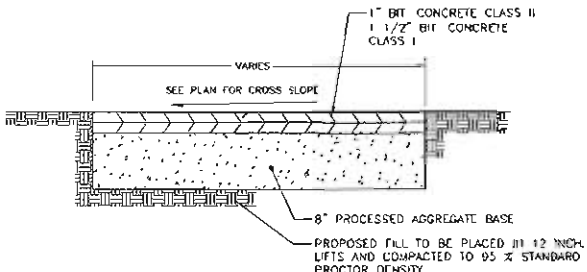
SCARIFY GLAZED SIDES OR HARDENED SURFACE IF PITS ARE DUG WITH AUCIERING DEVICE

COMPACT PLANTING MIX BELOW BALL - PITCH TO PERIMETER OF PIT

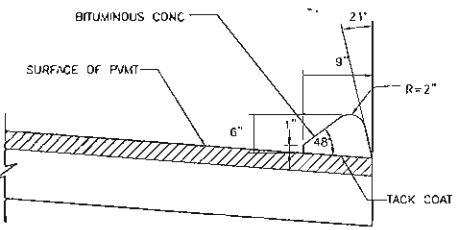


STAKING FOR TREE < 3" CAL GUYING FOR TREE > 3" CAL

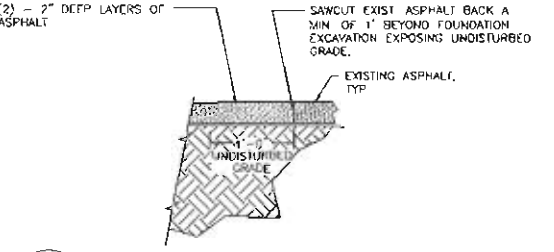
2 TREE PLANTING DETAIL
C-2.0 NOT TO SCALE



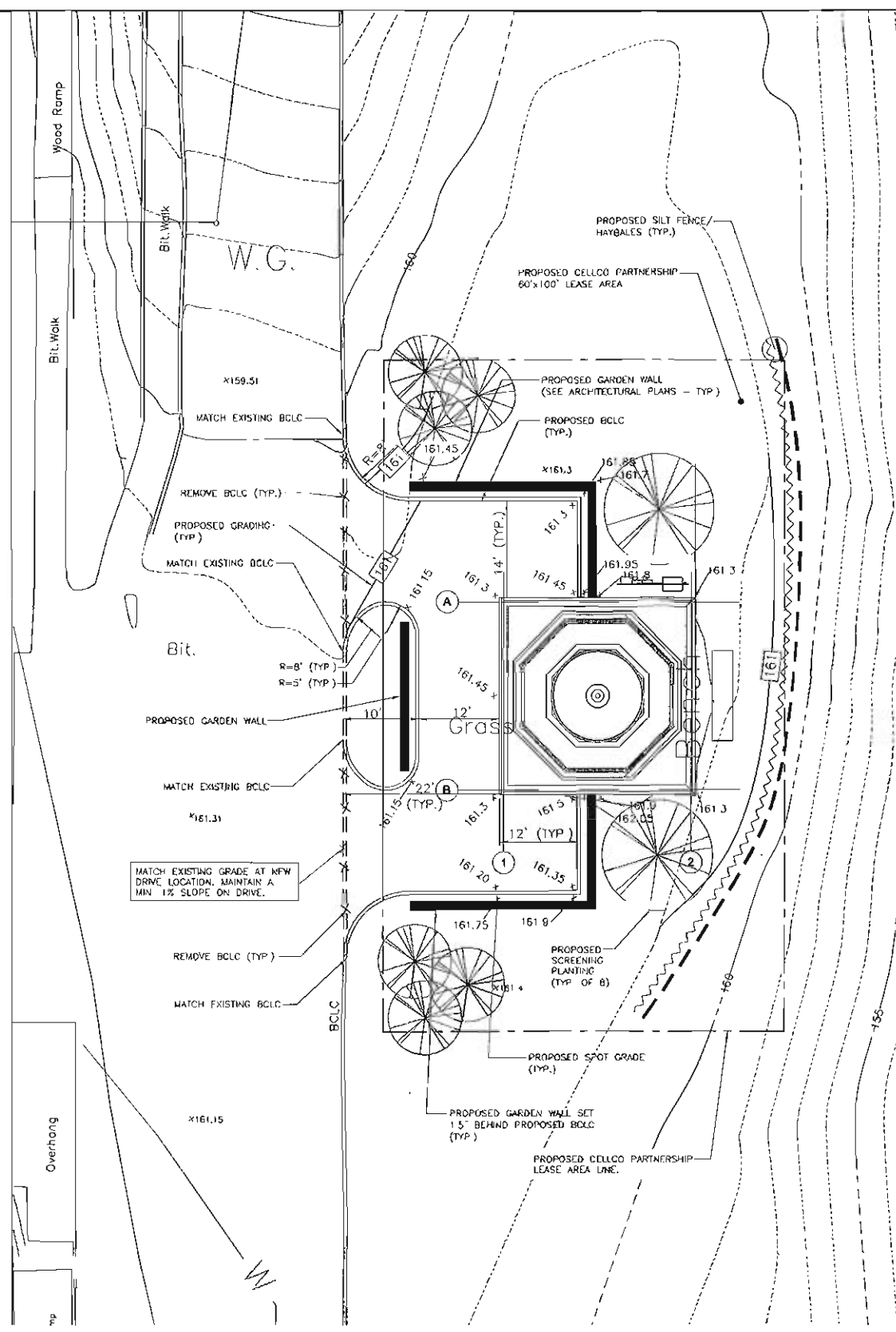
3 BITUMINOUS CONCRETE DRIVEWAY DETAIL
C-2.0 NOT TO SCALE



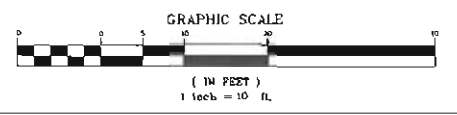
4 BITUMINOUS CONCRETE DRIVEWAY DETAIL
C-2.0 NOT TO SCALE



5 TYP. ASPHALT PATCH DETAIL
C 6 SCALE: 1/2" = 1' 0"



1 SITE ENGINEERING PLAN
C-2.0 SCALE: 1" = 10'



SYMBOLS LEGEND	
	LEASE AREA LINE
	DRIVE (EXISTING)
	ACCESS DRIVE (PROPOSED)
	CONTOUR LINE
	GRADING LINE
	SILTATION FENCE/ STRAW BALES/ SILTATION FENCE "SANDWICH"

DESIGNED BY:	CFC
DRAWN BY:	DMD
CHECKED BY:	CFC
PROFESSIONAL ENGINEER SEAL:	
CEN TEK ENGINEERING Communications & Technology 1230 BRIDGE STREET SUITE 100 HARTFORD, CT 06105 www.cenitek.com	
Cellco Partnership d/b/a. Verizon Wireless	
Cellco Partnership d/b/a Verizon Wireless WIRELESS COMMUNICATIONS FACILITY WEST HARTFORD WEST SITE RELOCATION 139 NORTH MAIN STREET WEST HARTFORD, CT	
DATE:	12/03/12
SCALE:	AS NOTED
JOB NO.	12027
SITE DEVELOPMENT PLAN AND MISC. SITE DETAILS	
C-2.0	
Sheet No. 6	of 8

GENERAL CONSTRUCTION / PRE-CONSTRUCTION NOTES

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, A MANDATORY ON-SITE PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED WITH THE VERIZON WIRELESS CONSTRUCTION MANAGER, CONTRACTOR'S CONSTRUCTION MANAGER, THE PROJECT EROSION AND SEDIMENTATION CONTROL/ENVIRONMENTAL MONITOR AND THE ENGINEER OF RECORD.
2. THE SOUTHERN PROPERTY LINE ADJACENT TO THE PROPOSED ACCESS DRIVE IS STAKED IN FIELD. THE CONTRACTOR SHALL MAINTAIN THE PROPERTY LINE STAKE LOCATIONS DURING THE ENTIRE PERIOD OF CONSTRUCTION. ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED ON THE SUBJECT PROPERTY.

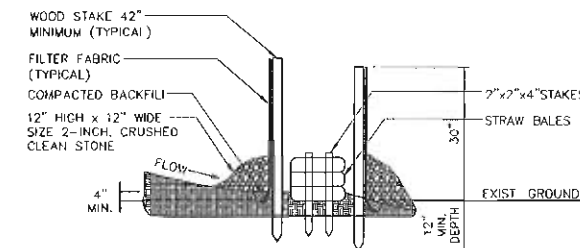
GENERAL CONSTRUCTION SEQUENCE

THIS IS A GENERAL CONSTRUCTION SEQUENCE OUTLINE SOME ITEMS OF WHICH MAY NOT APPLY TO PARTICULAR SITES

1. CUT AND STUMP AREAS OF PROPOSED CONSTRUCTION
2. INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED
3. REMOVE AND STOCKPILE TOPSOIL. STOCKPILE SHALL BE SEEDD WITH WINTER RYE OR ANNUAL RYE TO PREVENT EROSION.
4. CONSTRUCT CLOSED DRAINAGE SYSTEM, PRECEPT CULVERT INLETS AND CATCH BASINS WITH SEDIMENTATION BARRIERS.
5. CONSTRUCT ROADWAYS AND PERFORM SITE GRADING, PLACING STRAW BALES AND SILTATION FENCES AS REQUIRED TO CONTROL SOIL EROSION
6. INSTALL UNDERGROUND UTILITIES
7. BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDD OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION. NO AREA SHALL BE LEFT UNSTABILIZED FOR A TIME PERIOD OF MORE THAN 30 DAYS
8. DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING.
9. BEGIN EXCAVATION FOR AND CONSTRUCTION OF TOWERS AND PLATFORMS
10. FINISH PAVING ALL ROADWAYS, DRIVES, AND PARKING AREAS
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING. AREA OF DISTURBED SOIL SHALL BE SOWN WITH NEW ENGLAND CONSERVATION/WILDLIFE SEED MIX (NEW ENGLAND WETLAND PLANTS, INC (413) 548-8000, OR APPROVED EQUIVALENT) AT THE MANUFACTURER'S RECOMMENDED SEEDING RATE.
12. NO FLOW SHALL BE DIVERTED TO ANY WETLANDS UNTIL A HEALTHY STAND OF GRASS HAS BEEN ESTABLISHED IN REGARDED AREAS.
13. AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDD AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

SOIL EROSION AND SEDIMENT CONTROL SEQUENCE

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS CONSTRUCTION ENTRANCE / ANTI TRACKING PAD, SILTATION FENCE, AND SILTATION FENCE / STRAW BALE SHALL BE IN PLACE PRIOR TO ANY GRADING ACTIVITY. INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES MEASURES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR AREA IS STABILIZED.
2. THE ENTRANCE TO THE PROJECT SITE IS TO BE PROTECTED BY STONE ANTI TRACKING PAD OF ASTM C-33, SIZE NO. 2 OR 3, OR D.O.T. 2" CRUSHED GRAVEL. THE STONE ANTI TRACKING PAD IS TO BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
3. THE ENTRANCE TO THE PROJECT SITE IS TO BE PROTECTED BY STONE ANTI TRACKING PAD OF ASTM C-33, SIZE NO. 2 OR 3, OR D.O.T. 2" CRUSHED GRAVEL. THE STONE ANTI TRACKING PAD IS TO BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
4. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM AND RESTABILIZATIONS WILL BE SCHEDULED AS SOON AS PRACTICAL.
5. ALL SOIL EROSION AND SEDIMENT CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL INCLUDING THE LATEST DATE FROM THE COUNCIL ON SOIL AND WATER CONSERVATION.
6. ANY ADDITIONAL EROSION/SEDIMENTATION CONTROL DEEMED NECESSARY BY TOWN STAFF DURING CONSTRUCTION, SHALL BE INSTALLED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE TOWN STAFF.
7. IN ALL AREAS, REMOVAL OF TREES, BUSHES AND OTHER VEGETATION AS WELL AS DISTURBANCE OF THE SOIL IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE. DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.
8. SILTATION FENCE SHALL BE PLACED AS INDICATED BEFORE A CUT SLOPE HAS BEEN CREATED. SEDIMENT DEPOSITS SHOULD BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDES OF SILTATION FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. SILTATION FENCE IS TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE FENCE IS TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE EROSION CHECKS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
9. SWALE DISCHARGE AREA WILL BE PROTECTED WITH RIP RAP SPLASH PAD/ ENERGY DISSIPATER.
10. ALL FILL AREAS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.
11. THE SOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
12. AFTER CONSTRUCTION IS COMPLETE AND GROUND IS STABLE, REMOVE SILTS IN THE RIP RAP ENERGY DISSIPATERS, REMOVE OTHER EROSION AND SEDIMENT DEVICES.



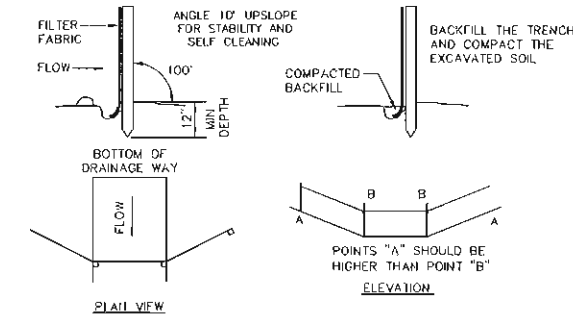
1
 C-3.0
 NOT TO SCALE
SILTATION FENCE/STRAW BALE SILTATION FENCE "SANDWICH" EROSION CONTROL

CONSTRUCTION SPECIFICATIONS - SILT FENCE

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 3/8 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BUILD UP IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

MAINTENANCE - SILT FENCE

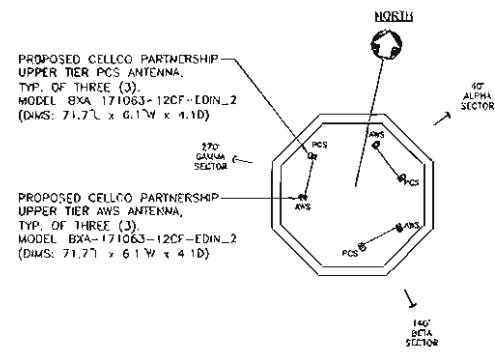
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT

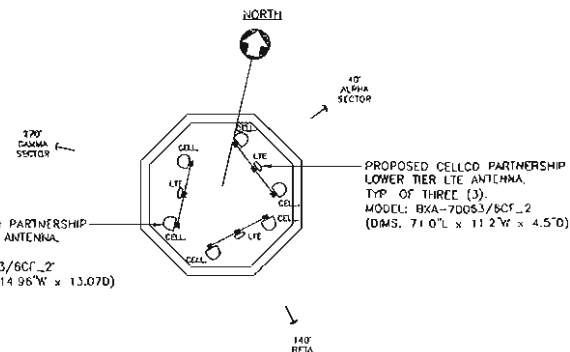
2
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 NOT TO SCALE
PLACEMENT AND CONSTRUCTION OF SILTATION FENCE

DESIGNED BY	CFC																
DRAWN BY	DMD																
CHECKED BY	CFC																
<table border="1"> <tr> <td>ISSUED FOR CSC</td> <td>CFC</td> <td>DATE</td> <td>12/17/12</td> </tr> <tr> <td>ISSUED FOR CSC</td> <td>CFC</td> <td>DATE</td> <td>12/07/12</td> </tr> <tr> <td>ISSUED FOR CSC</td> <td>CFC</td> <td>DATE</td> <td>12/07/12</td> </tr> <tr> <td>ISSUED FOR CSC</td> <td>CFC</td> <td>DATE</td> <td>12/07/12</td> </tr> </table>		ISSUED FOR CSC	CFC	DATE	12/17/12	ISSUED FOR CSC	CFC	DATE	12/07/12	ISSUED FOR CSC	CFC	DATE	12/07/12	ISSUED FOR CSC	CFC	DATE	12/07/12
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PROFESSIONAL ENGINEER SEAL Cellco Partnership d/b/a Verizon Wireless c.b.a. Verizon Wireless																	
CENTEK engineering Certified in NECA (203) 485-0380 (203) 485-8337 Fax 322 Norm Hill Road Brandon, CT 06026 www.Centerk.com																	
Cellco Partnership d/b/a Verizon Wireless WIRELESS COMMUNICATIONS FACILITY WEST HARTFORD WEST SITE RELOCATION 139 NORTH MAIN STREET WEST HARTFORD, CT																	
DATE	12/03/12																
SCALE	AS NOTED																
JOB NO	12027																
SITE CONSTRUCTION, S&E CONTROL NOTES AND DETAILS																	
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Sheet No.	Z of 8																



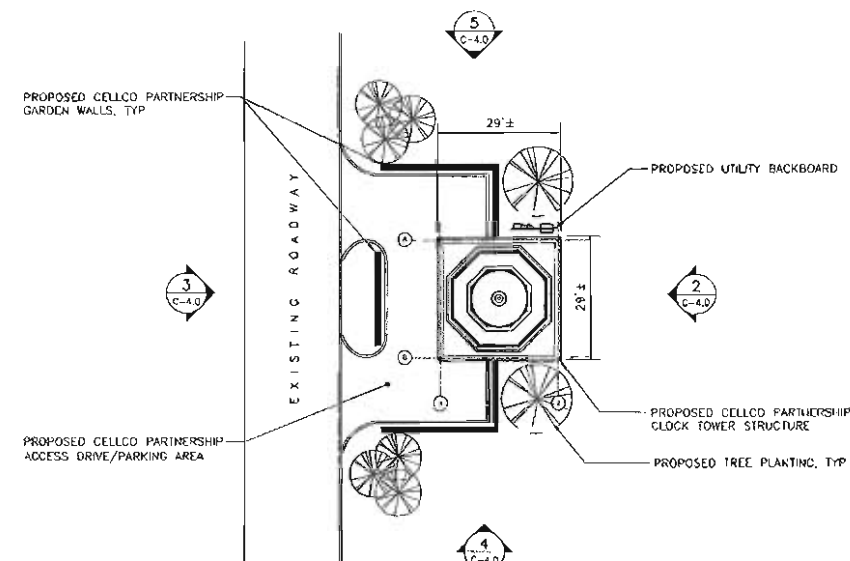
ANTENNA \pm EL: 64'-6" \pm A.G.L.

1A ANTENNA MOUNTING CONFIGURATION
C-4.0 NOT TO SCALE

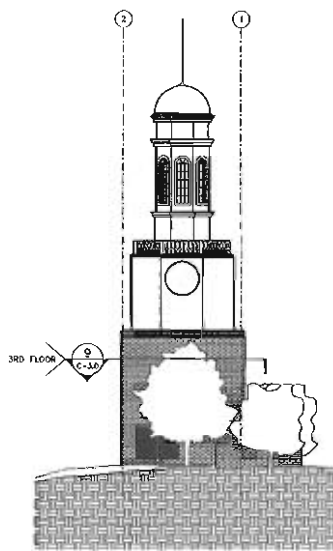


ANTENNA \pm EL: 54'-6" \pm A.G.L.

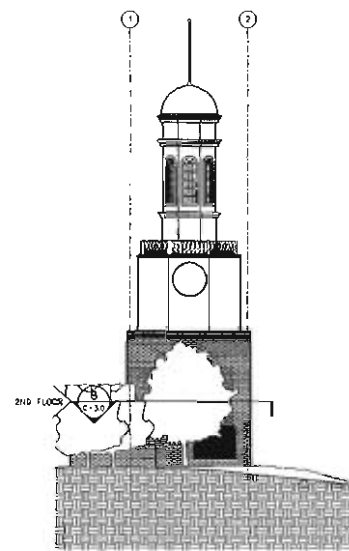
1B ANTENNA MOUNTING CONFIGURATION
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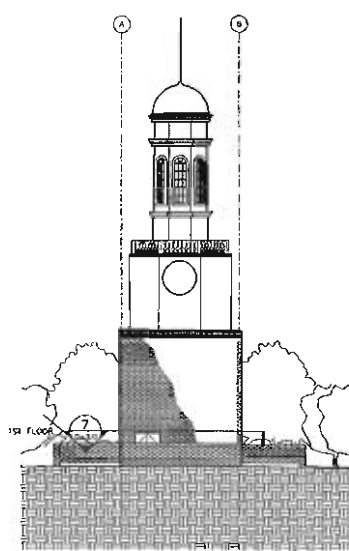
1 PARTIAL SITE PLAN
C-4.0 SCALE: 1" = 20'



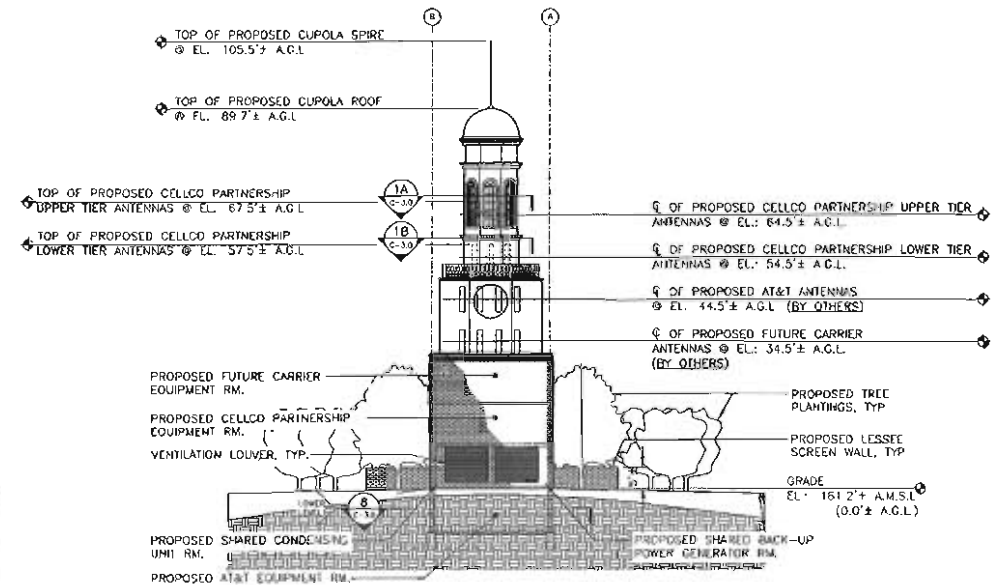
5 NORTH ELEVATION
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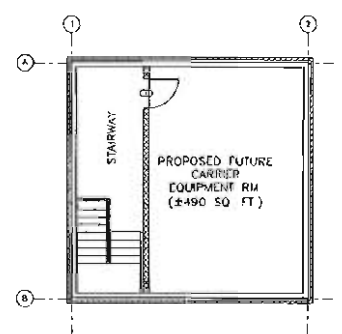
4 SOUTH ELEVATION
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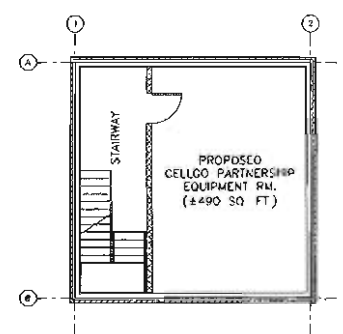
3 WEST ELEVATION
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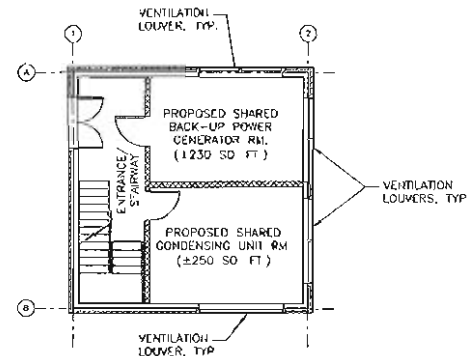
2 EAST ELEVATION
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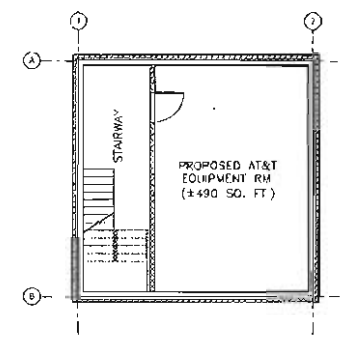
9 3RD FLOOR PLAN
C-4.0 SCALE: 1" = 10'-0"



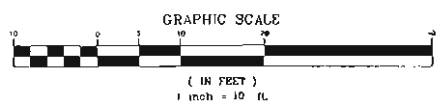
8 2ND FLOOR PLAN
C-4.0 SCALE: 1" = 10'-0"



7 1ST FLOOR PLAN
C-4.0 SCALE: 1" = 10'-0"



6 LOWER LEVEL FLOOR PLAN
C-4.0 SCALE: 1" = 10'-0"



DESIGNED BY:	CFC	
GRAPH BY:	OWD	
CHK'D BY:	CFC	
REV.	DATE	DESCRIPTION
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100		DND CFC ISSUED FOR CSC

PROFESSIONAL ENGINEER SEAL

Cellco Partnership
d/b/a Verizon Wireless
d/b/a Verizon Wireless

CENTEX ENGINEERS
Communications Facility
2005-08-0880
2005-08-0887 Fax
35-2 North Brimford Road
Brimford, CT 06405
www.centexeng.com

Cellco Partnership d/b/a Verizon Wireless
WIRELESS COMMUNICATIONS FACILITY
WEST HARTFORD WEST
SITE RELOCATION
139 NORTH MAIN STREET
WEST HARTFORD, CT

DATE: 12/03/12
SCALE: AS NOTED
JOB NO: 12077

PLANS AND ELEVATIONS

C-4.0
Sheet No. 8 of 8

CERTIFICATION OF SERVICE

I hereby certify that on this 18th day of January, 2013, copies of the Application and attachments were sent first class mail, postage prepaid, to the following:

STATE OFFICIALS:

The Honorable George Jepsen
Attorney General
Office of the Attorney General
55 Elm Street
Hartford, CT 06106

Reuben F. Bradford, Commissioner
Department of Emergency Services and Public Protection
25 Sigourney Street, 6th Floor
Hartford, CT 06106-5042

Daniel C. Esty, Commissioner
Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106

Jewel Mullen, M.D., M.P.H., M.P.A., Commissioner
Department of Public Health
410 Capitol Avenue
P.O. Box 340308, MS 13COM
Hartford, CT 06134-0308

Karl J. Wagener, Executive Director
Council on Environmental Quality
79 Elm Street
Hartford, CT 06106

Benjamin Barnes, Secretary
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106

Catherine Smith, Commissioner
Department of Economic and Community Development
505 Hudson Street
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James P. Redeker, Commissioner
Department of Transportation
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2800 Berlin Turnpike
Newington, CT 06131-7546

Steven K. Reviczky, Commissioner
Department of Agriculture
165 Capital Avenue
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David Bahlman, Director
Deputy State Historic Preservation Officer
Connecticut Commission on Culture & Tourism
Historic Preservation and Museum Division
One Constitution Plaza, 2nd Floor
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241 Main Street, 4th Floor
Hartford, CT 06106-5310

WEST HARTFORD TOWN OFFICIALS:

Ron Van Winkle
Town Manager
Town of West Hartford
50 South Main Street, Room 310
West Hartford, CT 06107

The Honorable Brian Becker
Representative – 19th District
Legislative Office Building
Room 4009
Hartford, CT 06106

The Honorable Beth Bye
Senator – 5th District
Legislative Office Building
Room 3100
Hartford, CT 06106

Paul Freeman, Chairman
Town Plan & Zoning Commission and
Inland Wetlands and Watercourses Agency
Town of West Hartford
50 South Main Street, Room 214
West Hartford, CT 06107

Mila Limson, Town Planner
Planning and Zoning Division
Town of West Hartford
50 South Main Street, Room 214
West Hartford, CT 06107

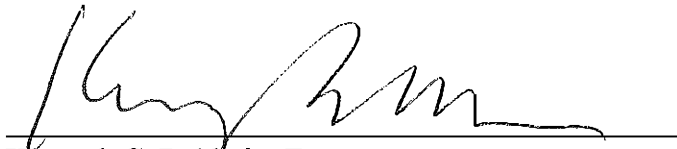
FEDERAL OFFICIALS:

The Honorable Richard Blumenthal
United States Senator
702 Hart Senate Office Building
Washington, DC 20510

The Honorable Christopher Murphy
United States Senator
B40A Dirksen Senate Office Building
Washington, DC 20510

The Honorable John Larson
Congressman
221 Main Street, 2nd Floor
Hartford, CT 06106

Federal Communications Commission
445 12th Street SW
Washington, DC 20554



Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103
Telephone: (860) 275-8200
Attorneys for Cellco Partnership d/b/a Verizon Wireless

LEGAL NOTICE

Notice is hereby given, pursuant to Section 16-50**i**(b) of the Connecticut General Statutes and Regulations pertaining thereto, of an Application to be submitted to the Connecticut Siting Council (“Council”) on or about January 18, 2013, by Cellco Partnership d/b/a Verizon Wireless (“Cellco” or the “Applicant”). Cellco currently maintains a wireless telecommunications facility on a 49.4 acre American School for the Deaf (“ASD”) parcel at 139 North Main Street in West Hartford, Connecticut. The existing facility consists of antennas attached to the cupola and equipment located inside Gallaudet Hall on the ASD campus. Cellco proposes to remove the existing facility and construct an approximately 90-foot clock tower in the central portion of the ASD campus. All antennas and equipment will be located inside the clock tower structure. Access to the facility compound will extend from North Main Street. The location and other features of the proposed facility are subject to change under provisions of Connecticut General Statutes § 16-50g et. seq.

On the day of the Siting Council public hearing on this proposal, Cellco will fly a balloon at the height of the proposed tower described above. Interested parties and residents of the Town of West Hartford are invited to review the Application during normal business hours on or after January 21, 2013, at any of the following offices:

Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Town Clerk
Town of West Hartford
West Hartford Town Hall
50 South Main Street
West Hartford, CT 06107

Cellco Partnership d/b/a Verizon Wireless
99 East River Drive
East Hartford, CT 06108

Town Manager
Town of West Hartford
West Hartford Town Hall
50 South Main Street
West Hartford, CT 06107

or the offices of the undersigned. All inquiries should be addressed to the Connecticut Siting Council or to the undersigned.

CELLCO PARTNERSHIP d/b/a VERIZON
WIRELESS

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597
(860) 275-8200
Its Attorneys

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts

January 15, 2013

Via Certified Mail Return Receipt Requested

«Name_and_Address»

**Re: Cellco Partnership d/b/a Verizon Wireless
Relocation of an Existing Telecommunications Facility
American School for the Deaf Property – 139 North Main Street,
West Hartford, Connecticut**

Dear «Salutation»:

Since 1993, Cellco Partnership d/b/a Verizon Wireless (“Cellco”) has maintained a wireless telecommunications facility on the American School for the Deaf (“ASD”) property, at 139 North Main Street in West Hartford. The existing facility consists of antennas attached to the cupola on Gallaudet Hall and equipment located inside the building. As a part of its campus renovation project, ASD intends to demolish Gallaudet Hall. Cellco will, therefore, be submitting an application to the Connecticut Siting Council (“Council”) on or about January 18, 2013, for approval to relocate its existing telecommunications facility.

The new telecommunications facility would consist of an approximately 90-foot clock tower structure, located in the center of the 49.4 acre ASD parcel. Cellco’s antennas, radio equipment and a back-up generator would all be located inside the clock tower structure. Access to the relocated facility would extend from North Main Street over the existing ASD campus driveways. A set of the Project Plans are attached for your review.

January 15, 2013

Page 2

The location and other features of the relocated facility are subject to change under the provisions of Connecticut General Statutes § 16-50g et seq.

State law provides that owners of record of property which abuts a parcel on which the proposed facility would be located must receive notice of the submission of this application. This notice is directed to you either because you may be an abutting land owner or as a courtesy notice.

If you have any questions concerning the application, please direct them to either the Connecticut Siting Council or me. My address and telephone number are listed above. The Siting Council may be reached at its New Britain, Connecticut office at (860) 827-2935.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kenneth C. Baldwin", with a long horizontal flourish extending to the right.

Kenneth C. Baldwin

KCB/kmd
Attachment

Cellco Partnership

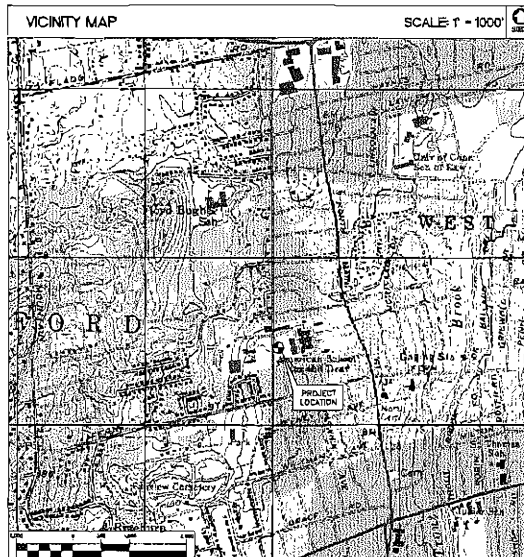
d.b.a. **verizon** wireless

WIRELESS COMMUNICATIONS FACILITY WEST HARTFORD WEST FACILITY RELOCATION 139 NORTH MAIN STREET WEST HARTFORD, CT 06107

SITE DIRECTIONS	
FROM:	TO:
99 EAST RIVER DRIVE EAST HARTFORD, CONNECTICUT	139 NORTH MAIN STREET WEST HARTFORD, CT
1. Start out going EAST on EAST RIVER DRIVE toward DARLIN STREET.	0.3 MI
2. Turn LEFT to stay on E RIVER DRIVE.	0.07 MI
3. Take 1st LEFT onto CONNECTICUT BLVD./US-44.	0.2 MI
4. Merge onto -84 W/US-44 W rd the ramp on the left toward Hartford.	4.8 MI
5. Take the PARK ROAD Exit, EXIT 43, toward W. Hartford Center.	0.5 MI
6. Turn LEFT onto PARK ROAD.	0.4 MI
7. Turn RIGHT onto N. MAIN STREET.	1.3 MI
8. End at 139 N. MAIN STREET, on the left.	

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

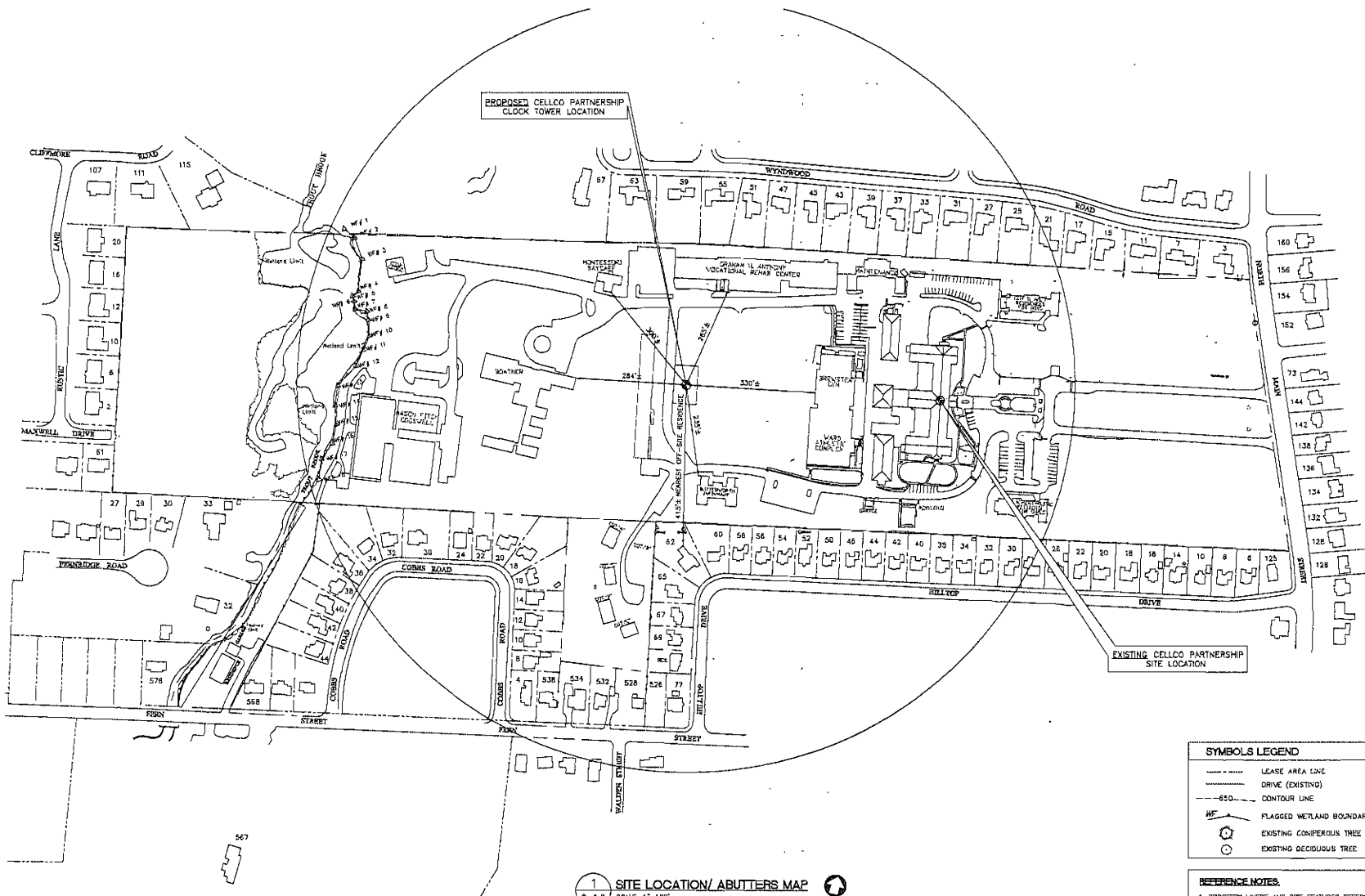
SITE INFORMATION
THE SCOPE OF WORK SHALL INCLUDE:
1. THE CONSTRUCTION OF A 228'x287' CLOCK TOWER/ANNU CARRIER WIRELESS TELECOMMUNICATIONS STRUCTURE WITHIN A 80'x100' LEASE AREA. TOWER STRUCTURE WILL CONSIST OF (3) FLOOR LEVELS ALLOCATED FOR WIRELESS CARRIER EQUIPMENT AND (1) FLOOR LEVEL ALLOCATED FOR HVAC EQUIPMENT AND SHARED BACKUP POWER GENERATOR. THE UPPER PORTION OF TOWER WILL CONSIDER (2) CENTERLINE ELEVATIONS OF ANTENNAS FOR CELCO PARTNERSHIP, (1) CENTERLINE ANTENNA ELEVATION FOR AT&T AND (1) CENTERLINE ANTENNA ELEVATION FOR A FUTURE CARRIER'S ANTENNAS.
2. TREE PLANTINGS AND GARDEN WALLS ARE PROPOSED TO BE INSTALLED ADJACENT TO THE PROPOSED CLOCK TOWER.
3. ACCESS TO THE PROPOSED CLOCK TOWER SITE WILL BE VIA THE EXISTING DRIVE OF THE SUBJECT PROPERTY OF THE AMERICAN SCHOOL FOR THE DEAF. THE PROPOSED SITE IS LOCATED APPROXIMATELY 1,450' FROM THE EXISTING PROPERTY ENTRANCE OFF OF NORTH MAIN STREET.
4. CELCO'S EXISTING TELECOMMUNICATIONS SITE THAT EXISTS ON THE SUBJECT PROPERTY WILL BE DECOMMISSIONED UPON COMPLETION OF THE PROPOSED SITE CONSTRUCTION.
5. POWER AND TELCO UTILITIES SHALL BE ROUTED UNDERGROUND FROM EXISTING RESPECTIVE OWNERS. FINAL ELEMATIC LOCATION AND UTILITY ROUTING WILL BE VERIFIED/DETERMINED BY LOCAL UTILITY COMPANIES AND PROPERTY OWNERS.
6. THE PROPOSED WIRELESS FACILITY INSTALLATION WILL BE DESIGNED IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDING CODE AS MODIFIED BY THE 2009 CONNECTICUT SUPPLEMENT.



PROJECT SUMMARY	
SITE NAME:	WEST HARTFORD WEST
SITE ADDRESS:	139 NORTH MAIN STREET WEST HARTFORD, CT 06107
PROPERTY OWNER:	AMERICAN SCHOOL FOR THE DEAF 139 NORTH MAIN STREET WEST HARTFORD, CT 06107
LESSEE/TENANT:	CELCO PARTNERSHIP d.b.a. VERIZON WIRELESS 88 EAST RIVER DRIVE, EAST HARTFORD, CT 06108
CONTACT PERSON:	SANDY CARTER CELCO PARTNERSHIP (860) 803-8219
ENGINEER:	CENTEK ENGINEERING 63-2 NORTH BRANFORD ROAD, BRANFORD, CT 06405 (203) 488-0560
TOWER COORDINATES:	LATITUDE: 41°-46'-14.93" LONGITUDE: 72°-44'-58.208" GROUND ELEVATION: 161.2'± A.M.S.L. COORDINATES AND GROUND ELEVATION BASED ON FAA 1-A SURVEY CERTIFICATION PREPARED BY MARTINEZ EDLUNA AND ASSOCIATES DATED DECEMBER 12, 2012.

SHEET INDEX		
SHT NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	1
C-1.0	SITE LOCATION / ABUTTERS MAP	1
C-1.1	ABUTTERS LIST	1
C-1.2	ABUTTERS LIST (CONTINUED)	1
C-1.3	PARTIAL SITE SURVEY PLAN	1
C-2.0	SITE DEVELOPMENT PLAN AND MISC. SITE DETAILS	1
C-3.0	SITE CONSTRUCTION, S&E CONTROL NOTES AND DETAILS	1
C-4.0	PLANS AND ELEVATIONS	1

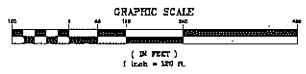
PLANNED BY:	ETC
DRAWN BY:	LAB
CHCK BY:	ETC
DATE:	12/03/12
SCALE:	AS NOTED
JOB NO.:	15227
TITLE SHEET	
Sheet No. 1 of 3	



PROPOSED CELICO PARTNERSHIP
CLOCK TOWER LOCATION

EXISTING CELICO PARTNERSHIP
SITE LOCATION

1 SITE LOCATION / ABUTTERS MAP
SCALE: 1"=120'



SYMBOLS LEGEND	
	LEASE AREA LINE
	DRIVE (EXISTING)
	650' CONTOUR LINE
	FLAGGED WETLAND BOUNDARY
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE

- REFERENCE NOTES:**
- PROPERTY LINES AND SITE FEATURES REFERENCED FROM "COMPOSITE CAMPUS PLAN - EXISTING" REVISION 4, DATED 12/27/2011, AS PREPARED FOR AMERICAN SCHOOLS FOR THE DEAF BY TAI 500 KIM PARTNERS ARCHITECTS.
 - ABUTTING PROPERTY OWNER INFORMATION PROVIDED HEREIN IS REFERENCED FROM TOWN OF WEST HARTFORD, CT GIS MAPPING SYSTEM WEBSITE.
 - WETLAND FLAGGING LOCATIONS PROVIDED BY ALL-POINTS TECHNOLOGY CORPORATION

DESIGNED BY	CHKD BY
DRAMA SW	DIG
CHKD BY	SFC

PROFESSIONAL ENGINEER SEAL

Cellico Partnership
d/b/a **Verizon Wireless**

CENITEK engineering
CORPORATION
1000 MAIN STREET
WEST HARTFORD, CT 06107
www.cenitek.com

Cellico Partnership d/b/a Verizon Wireless
WIRELESS COMMUNICATIONS FACILITY
WEST HARTFORD WEST
SITE RELOCATION
189 NORTH MAIN STREET
WEST HARTFORD, CT

DATE: 11/03/12
SCALE: AS NOTED
JOB NO.: 12017

**SITE LOCATION /
ABUTTERS MAP**

C-1.0
Sheet No. 2 of 2

CLIFFMORE ROAD:

PROPERTY ID #	PROPERTY ADDRESS	PROPERTY OWNER	OWNER MAILING ADDRESS
1081 1 107 0001	107 CLIFFMORE ROAD WEST HARTFORD, CT 06107	N/F BERNHARTY, GEORGE KEITH CO. TR & ROSE E. C. BERNHARTY ROSE S. CO. TR	SAME AS PROPERTY ADDRESS
1081 1 111 0001	111 CLIFFMORE ROAD WEST HARTFORD, CT 06107	N/F COSOVIC, JAMES T & CHRISTINE F.	SAME AS PROPERTY ADDRESS
1081 1 115 0001	115 CLIFFMORE ROAD WEST HARTFORD, CT 06107	N/F KATZ, ELTON P & ROSALIND S	SAME AS PROPERTY ADDRESS
1131 2 4 0001	4 COBBES ROAD WEST HARTFORD, CT 06107	N/F MORENO, GUSTAVO & RHYDAN L.	SAME AS PROPERTY ADDRESS
1131 2 6 0001	6 COBBES ROAD WEST HARTFORD, CT 06107	N/F PONDICHERA, PAMELA BL.	SAME AS PROPERTY ADDRESS
1131 2 10 0001	10 COBBES ROAD WEST HARTFORD, CT 06107	N/F CEBELLEN, MARION S. EST C/O EDWARD F. BERGLIN JR-EST	P.O. BOX 55 WINCHESTER CENTER, CT 06094-0052
1131 2 12 0001	12 COBBES ROAD WEST HARTFORD, CT 06107	N/F DACKUNHA, STEVEN J. & ROSEMARY A.	SAME AS PROPERTY ADDRESS
1131 2 14 0001	14 COBBES ROAD WEST HARTFORD, CT 06107	N/F BELL, ROBERT E. & FALLOON JUSTINE	SAME AS PROPERTY ADDRESS
1151 2 6 0001	18 COBBES ROAD WEST HARTFORD, CT 06107	N/F MURPHY, MARTIN JR.	SAME AS PROPERTY ADDRESS
1151 2 48 0001	18 COBBES ROAD WEST HARTFORD, CT 06107	N/F EWING, E. MELBRY	SAME AS PROPERTY ADDRESS
1151 2 50 0001	20 COBBES ROAD WEST HARTFORD, CT 06107	N/F SOLER, WENDY L.	SAME AS PROPERTY ADDRESS
1151 2 52 0001	22 COBBES ROAD WEST HARTFORD, CT 06107	N/F LAPFIN, FRANCIS P & CATHLEEN F.	SAME AS PROPERTY ADDRESS
1151 2 24 0001	24 COBBES ROAD WEST HARTFORD, CT 06107	N/F MARTIN, ROBERT L. & ANGELA N. GUADAGNO	SAME AS PROPERTY ADDRESS
1151 2 30 0001	30 COBBES ROAD WEST HARTFORD, CT 06107	N/F KAMMCKER, JAMES A.	SAME AS PROPERTY ADDRESS
1151 2 32 0001	32 COBBES ROAD WEST HARTFORD, CT 06107	N/F SIEGEL, A. JAMES & HOLLY C. VAN DEUSEN	SAME AS PROPERTY ADDRESS
1151 2 34 0001	34 COBBES ROAD WEST HARTFORD, CT 06107	N/F ANDERSON, PAULA M.	SAME AS PROPERTY ADDRESS
1151 2 36 0001	36 COBBES ROAD WEST HARTFORD, CT 06107	N/F FARQUHAR, PATRICIA A.	SAME AS PROPERTY ADDRESS
1151 2 38 0001	36 COBBES ROAD WEST HARTFORD, CT 06107	N/F SHAH MANISH & GITA	SAME AS PROPERTY ADDRESS
1151 2 40 0001	40 COBBES ROAD WEST HARTFORD, CT 06107	N/F WOLGAST, LUCIA J.	SAME AS PROPERTY ADDRESS
1151 2 42 0001	42 COBBES ROAD WEST HARTFORD, CT 06107	N/F LOWBARO, DOUGLAS R.	SAME AS PROPERTY ADDRESS
1151 2 44 0001	44 COBBES ROAD WEST HARTFORD, CT 06107	N/F PURSEY, FRANCIS W. & HEATHER A.	SAME AS PROPERTY ADDRESS

EAST MAXWELL DRIVE:

PROPERTY ID #	PROPERTY ADDRESS	PROPERTY OWNER	OWNER MAILING ADDRESS
1624 1 61 0001	61 EAST MAXWELL DRIVE WEST HARTFORD, CT 06107	N/F PROKOPETS, EMILYA & SAM RAZUWNUK	SAME AS PROPERTY ADDRESS

FERN STREET:

PROPERTY ID #	PROPERTY ADDRESS	PROPERTY OWNER	OWNER MAILING ADDRESS
1861 1 528 0001	528 FERN STREET WEST HARTFORD, CT 06107	N/F NARDI, WILLIAM J. & HELGA L.	77 HILLTOP DRIVE WEST HARTFORD, CT 06107
1861 1 528 0002	528 FERN STREET WEST HARTFORD, CT 06107	N/F OVR, NOEL E.	SAME AS PROPERTY ADDRESS
1861 2 530 0001	530 FERN STREET WEST HARTFORD, CT 06107	N/F GUROS, NEVIN C. & JOYCE W. CHUNG	SAME AS PROPERTY ADDRESS
1861 2 534 0001	534 FERN STREET WEST HARTFORD, CT 06107	N/F SCHWARTZ, NANCY & CHRISTOPHER	SAME AS PROPERTY ADDRESS
1861 1 538 0001	538 FERN STREET WEST HARTFORD, CT 06107	N/F BONSOMAN, JEFFREY I. & KIMBERLY J.	SAME AS PROPERTY ADDRESS
1861 2 567 0001	567 FERN STREET WEST HARTFORD, CT 06107	N/F TOWN OF WEST HARTFORD, FERNRIDGE PARK	50 SOUTH MAIN STREET WEST HARTFORD, CT 06107
1861 2 588 0001	588 FERN STREET WEST HARTFORD, CT 06107	N/F LEVINE, ELISABETH A.	SAME AS PROPERTY ADDRESS
1861 2 578 0001	578 FERN STREET WEST HARTFORD, CT 06107	N/F BRANTU REBECCA W. & WAHL NICHOLAS III	SAME AS PROPERTY ADDRESS

FERNRIDGE ROAD:

PROPERTY ID #	PROPERTY ADDRESS	PROPERTY OWNER	OWNER MAILING ADDRESS
2021 1 27 0001	27 FERNRIDGE ROAD WEST HARTFORD, CT 06107	N/F BENYEL, JOHN S & CARMIE L.	SAME AS PROPERTY ADDRESS
2021 1 29 0001	29 FERNRIDGE ROAD WEST HARTFORD, CT 06107	N/F KINGTON, JILL & MATTHEW	SAME AS PROPERTY ADDRESS
2021 1 31 0001	31 FERNRIDGE ROAD WEST HARTFORD, CT 06107	N/F BERSWICHE, NANCY	SAME AS PROPERTY ADDRESS
2021 1 32 0001	32 FERNRIDGE ROAD WEST HARTFORD, CT 06107	N/F GRENER, LUCEN	SAME AS PROPERTY ADDRESS
2021 1 35 0001	35 FERNRIDGE ROAD WEST HARTFORD, CT 06107	N/F MAGLATY, ANNA-WAE F.	SAME AS PROPERTY ADDRESS

HILLTOP DRIVE:

PROPERTY ID #	PROPERTY ADDRESS	PROPERTY OWNER	OWNER MAILING ADDRESS
2741 2 6 0001	8 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F RICKARD, ELISE J.	SAME AS PROPERTY ADDRESS
2741 2 8 0001	8 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F CHEFFER, JOHN P. & LAURA	SAME AS PROPERTY ADDRESS
2741 2 10 0001	10 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F MONTYHE, DOUGLAS E TR & LLAINE C. TR	L/O ROBERT & MEDORA CHAMETTE
2741 2 14 0001	14 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F GALLUCIO, JOSEPH A.	SAME AS PROPERTY ADDRESS
2741 2 18 0001	18 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F WANG, LEO	SAME AS PROPERTY ADDRESS
2741 2 18 0001	18 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F TAYLOR, MARTHA J.	SAME AS PROPERTY ADDRESS
2741 2 20 0001	20 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F MITTON, DEBORAH L.	SAME AS PROPERTY ADDRESS
2741 2 22 0001	22 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F DINGLEDY, CAROL J.	SAME AS PROPERTY ADDRESS
2741 2 24 0001	28 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F THOMSEN, RICHARD K & LINDSAY L.	SAME AS PROPERTY ADDRESS
2741 2 28 0001	28 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F NORDIE, KRISTIN J.	SAME AS PROPERTY ADDRESS
2741 2 30 0001	30 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F SPARDO, SUSANNE D.	SAME AS PROPERTY ADDRESS
2741 2 32 0001	32 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F HEALY, SHAWN D.	SAME AS PROPERTY ADDRESS
2741 2 34 0001	34 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F ZAKAS, ALEXANDRA F.	SAME AS PROPERTY ADDRESS
2741 2 38 0001	38 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F JAROST, BARBARA & MICHAEL R. LEAHY	SAME AS PROPERTY ADDRESS
2741 2 40 0001	40 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F KESNER, KIMBERLY J.	SAME AS PROPERTY ADDRESS
2741 2 42 0001	42 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F MURPHY, SHANE	SAME AS PROPERTY ADDRESS
2741 2 44 0001	44 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F MICHAN, L.C.	750-30 41ST, REAR LITTLE ROCK, NY 12133
2741 2 46 0001	46 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F ROSH, RAMOLA J.	SAME AS PROPERTY ADDRESS
2741 2 50 0001	60 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F HUDSON, NANCY	SAME AS PROPERTY ADDRESS
2741 2 52 0001	52 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F SCHEN-EL, ROBERT A. & STEPHANIE M.	SAME AS PROPERTY ADDRESS
2741 2 54 0001	54 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F OSTROK, ANA J.	SAME AS PROPERTY ADDRESS
2741 2 58 0001	58 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F TUTTILL, ROBERT L. & ANN K.	SAME AS PROPERTY ADDRESS
2741 2 58 0001	58 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F WELTE, LISA DAVIDA	SAME AS PROPERTY ADDRESS
2741 2 60 0001	60 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F LOISELLE, ETHAN I.	SAME AS PROPERTY ADDRESS
2741 2 62 0001	62 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F HAZER, HARRY PAT	SAME AS PROPERTY ADDRESS
2741 2 65 0001	65 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F DADDIANO, DOMINANCE E. & CYNTHIA C.	SAME AS PROPERTY ADDRESS
2741 2 67 0001	67 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F POLICAR, DAVID RYAN	SAME AS PROPERTY ADDRESS
2741 2 69 0001	69 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F LAVIE, PETER C. & KAREN M.	SAME AS PROPERTY ADDRESS
2741 2 77 0001	77 HILLTOP DRIVE WEST HARTFORD, CT 06107	N/F NARDI, WILLIAM J. & HELGA I.	SAME AS PROPERTY ADDRESS

LINNARD ROAD:

PROPERTY ID #	PROPERTY ADDRESS	PROPERTY OWNER	OWNER MAILING ADDRESS
3281 1 73 0001	73 LINNARD ROAD WEST HARTFORD, CT 06107	N/F LARSEN, DOUGLAS & JANICE N.	SAME AS PROPERTY ADDRESS

NORTH MAIN STREET:

PROPERTY ID #	PROPERTY ADDRESS	PROPERTY OWNER	OWNER MAILING ADDRESS
3835 2 126 0001	126 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F CUSANO, GUY L. & SHERYL	SAME AS PROPERTY ADDRESS
3835 2 128 0001	128 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F FERREIRA, PEDRANNO S. & MARIA D.	SAME AS PROPERTY ADDRESS
3836 2 122 0001	132 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F BAZGETE, MATHAN K.	SAME AS PROPERTY ADDRESS
3836 2 134 0001	134 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F WALSH, DAVID A. & KAREN W.	SAME AS PROPERTY ADDRESS
3836 2 126 0001	136 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F BERNAN, DAVID L.	SAME AS PROPERTY ADDRESS
3836 2 138 0001	138 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F LAPRIERE, PASCAL & NATHALIE BOUCHER	SAME AS PROPERTY ADDRESS
3836 2 142 0001	142 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F BARAN, CHRISTOPHER J. & REBECCA BUCHA	SAME AS PROPERTY ADDRESS
3836 2 144 0001	144 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F CARPENTER, RICHARD W. & MARY E.	SAME AS PROPERTY ADDRESS
3836 2 152 0001	152 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F MONOS, DEAN D. & MARGARET H.	SAME AS PROPERTY ADDRESS
3836 2 154 0001	154 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F BURIAN, BURTON DRUGS EST & RUBY D.	SAME AS PROPERTY ADDRESS
3836 2 155 0001	156 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F RONELLI, RENEE	SAME AS PROPERTY ADDRESS
3836 2 164 0001	166 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F DEBERTON, PETER W. II & ANNE E.	SAME AS PROPERTY ADDRESS
3838 2 180 0001	180 NORTH MAIN STREET WEST HARTFORD, CT 06107	N/F TOWN OF WEST HARTFORD, EXEMPT	50 SOUTH MAIN STREET WEST HARTFORD, CT 06107

DESIGNER BY	CFC
DRAWN BY	DDO
CHECKED BY	CFC

VERTICAL SCALE	1" = 20' 0"	
	1" = 10' 0"	
	1" = 5' 0"	
	1" = 2' 0"	
	1" = 1' 0"	
	1" = 0' 6"	

Cellco Partnership
 d/b/a Verizon Wireless

 d/b/a Verizon Wireless

 CENTEK
 Wireless Communications Facility
 800 WEST 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 www.centekwireless.com

Cellco Partnership d/b/a Verizon Wireless
 WIRELESS COMMUNICATIONS FACILITY
WEST HARTFORD WEST
 SITE RELOCATION
 135 NORTH MAIN STREET
 WEST HARTFORD, CT

DATE: 12/25/12
 SCALE: AS NOTED
 JOB NO: 1207

RUSTIC LANE:

PROPERTY ID #	PROPERTY ADDRESS	PROPERTY OWNER	OWNER MAILING ADDRESS
4731 2 2 0001	2 RUSTIC LANE WEST HARTFORD, CT 06107	N/F ERBERLY, TANIKA T.	SAME AS PROPERTY ADDRESS
4731 2 6 0001	6 RUSTIC LANE WEST HARTFORD, CT 06107	N/F Tierney TIMOTHY J	SAME AS PROPERTY ADDRESS
4731 2 10 0001	10 RUSTIC LANE WEST HARTFORD, CT 06107	N/F CHIU, QUANG A. & MAI, T.	SAME AS PROPERTY ADDRESS
4731 2 12 0001	12 RUSTIC LANE WEST HARTFORD, CT 06107	N/F ELKNER, DOROTHY F.	SAME AS PROPERTY ADDRESS
4731 2 16 0001	16 RUSTIC LANE WEST HARTFORD, CT 06107	N/F DELANEY, JESSE	SAME AS PROPERTY ADDRESS
4731 2 20 0001	20 RUSTIC LANE WEST HARTFORD, CT 06107	N/F FARRELL, JAMES R & JOANNE	SAME AS PROPERTY ADDRESS

WYNDWOOD ROAD:

PROPERTY ID #	PROPERTY ADDRESS	PROPERTY OWNER	OWNER MAILING ADDRESS
6361 1 3 0001	3 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F BALBONI, JEFFREY E.	SAME AS PROPERTY ADDRESS
6361 1 7 0001	7 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F MERRILL, SCOTT C TR	SAME AS PROPERTY ADDRESS
6361 1 11 0001	11 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F RAFTERY, EDWARD J. & JANE C.	SAME AS PROPERTY ADDRESS
6361 1 15 0001	15 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F THIBODEAU, MARY ELLEN	SAME AS PROPERTY ADDRESS
6361 1 17 0001	17 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F STILES, WILLIAM E. & BRIGITTE M.	SAME AS PROPERTY ADDRESS
6361 1 21 0001	21 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F SCHMIDT, C, RANDALL & LINDA B DOMENITZ	SAME AS PROPERTY ADDRESS
6361 1 25 0001	25 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F HARRINGTON, LED B. & KAREN LIBERTOFF HARR. HARRINGTON KAREN LIBERTOFF	SAME AS PROPERTY ADDRESS
6361 1 27 0001	27 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F ZINKY, ROBERT JOHN & JOAN P.	SAME AS PROPERTY ADDRESS
6361 1 31 0001	31 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F DANAHER, ANNE M	SAME AS PROPERTY ADDRESS
6361 1 33 0001	33 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F HANSON, JONATHAN & ALLISON	SAME AS PROPERTY ADDRESS
6361 1 37 0001	37 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F JANKUS, JUDY A. & THOMAS S	SAME AS PROPERTY ADDRESS
6361 1 39 0001	39 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F PHILLIPS, RICHARD IL & SYLVIA A DEAN-FRI DOUGLAS-PHILLIPS SYLVIA A.	SAME AS PROPERTY ADDRESS
6361 1 43 0001	43 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F HOLBEKE, TIMOTHY J. & STACEY M. RUBIN	SAME AS PROPERTY ADDRESS
6361 1 45 0001	45 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F MANGINI, SCOTT & SUSAN	SAME AS PROPERTY ADDRESS
6361 1 47 0001	47 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F DRENHAM, JOAN W.	SAME AS PROPERTY ADDRESS
6361 1 51 0001	51 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F XU, HANDA & CHAO, LIU	SAME AS PROPERTY ADDRESS
6361 1 55 0001	55 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F GRIFFITHS, GARRETT & LEDUC, KATHERINE	SAME AS PROPERTY ADDRESS
6361 1 59 0001	59 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F MELCHIORRE, VICKI	SAME AS PROPERTY ADDRESS
6361 1 63 0001	63 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F JOHNSON, BARBARA C. TR	SAME AS PROPERTY ADDRESS
6361 1 67 0001	67 WYNDWOOD ROAD WEST HARTFORD, CT 06107	N/F SPEER, SALLY L.	SAME AS PROPERTY ADDRESS

DESIGNED BY	CFE
DRAWN BY	CFE
CHECKED BY	CFE

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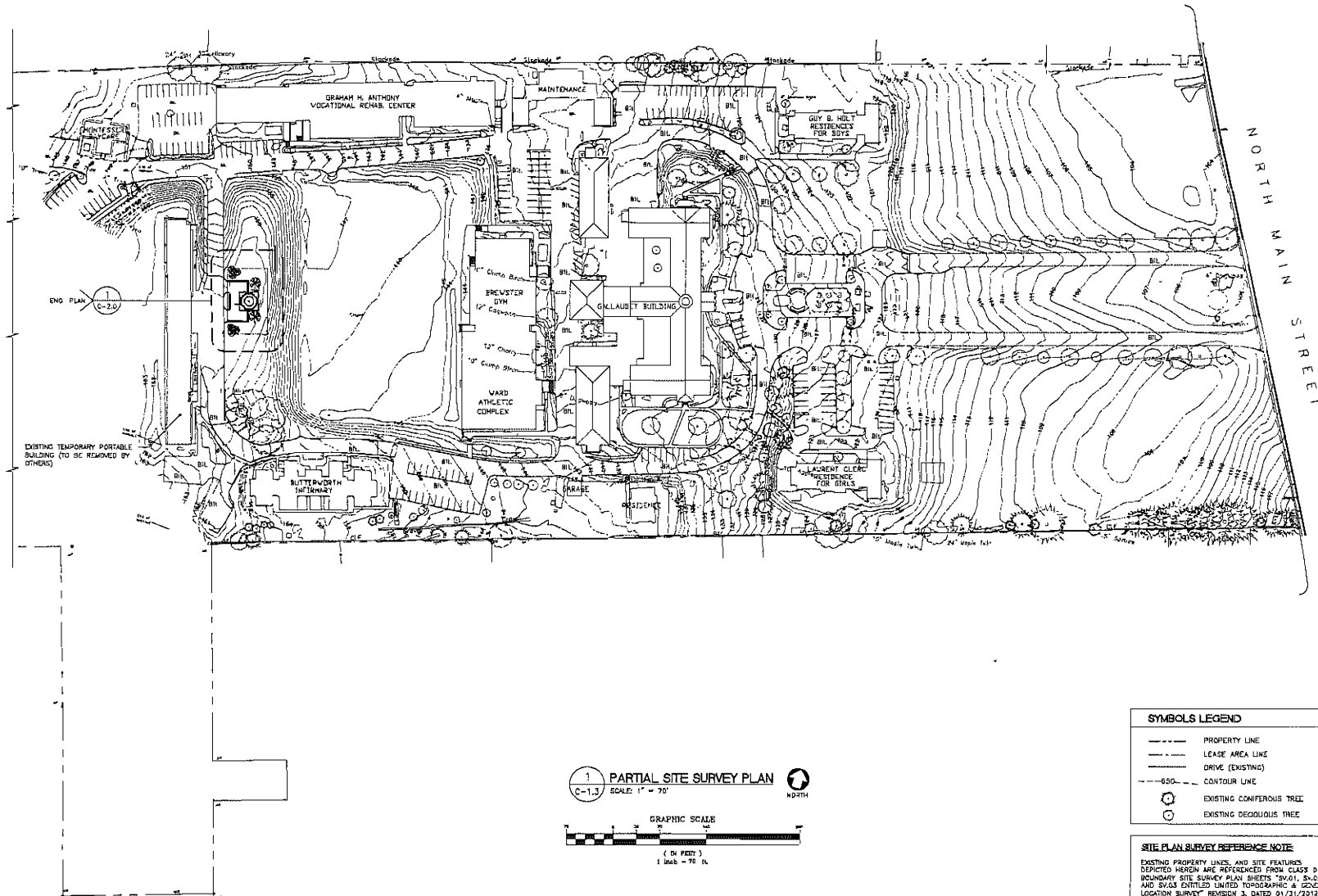
Cellco Partnership
d/b/a Verizon Wireless



CENITEK
Engineering
COMMERCIAL
3000 Main Street
West Hartford
www.cenitek.com

Cellco Partnership d/b/a Verizon Wireless
WIRELESS COMMUNICATIONS FACILITY
WEST HARTFORD WEST
SITE RELOCATION
930 NORTH MAIN STREET
WEST HARTFORD, CT







DATE:	12/03/12
SCALE:	AS NOTED
JOB NO.:	12027

ABUTTERS LIST
(CONTINUED)




PARTIAL SITE SURVEY PLAN
 SCALE: 1" = 70'


GRAPHIC SCALE
 (IN FEET)
 1 inch = 70 ft.

SYMBOLS LEGEND	
	PROPERTY LINE
	LEASE AREA LINE
	DRIVE (EXISTING)
	CONTOUR LINE
	EXISTING CONIFEROUS TREE
	EXISTING DECIDUOUS TREE

SITE PLAN SURVEY REFERENCE NOTE
 EXISTING PROPERTY LINES, AND SITE FEATURES DEPICTED HEREIN ARE REFERENCED FROM CLASS B BOUNDARY SITE SURVEY PLAN SHEETS "B-01, B-02 AND B-03" ENTITLED "LIMITED TOPOGRAPHIC & GENERAL LOCATION SURVEY" REVISION 3, DATED 01/21/2012, AS PREPARED FOR AMERICAN SCHOOL, FOR THE USE OF PURCELL ASSOCIATES.

DESIGNED BY:	CFC
DRAWN BY:	DMG
CHECKED BY:	CFC

NO.	DATE	BY	DESCRIPTION
1	12/25/12	DMG	ISSUED FOR PERMIT
2	01/21/12	DMG	ISSUED FOR PERMIT
3	01/21/12	DMG	ISSUED FOR PERMIT
4	01/21/12	DMG	ISSUED FOR PERMIT
5	01/21/12	DMG	ISSUED FOR PERMIT

PARTIAL SITE SURVEY PLAN
 WEST HARTFORD WEST
 SITE RELOCATION
 109 NORTH MAIN STREET
 WEST HARTFORD, CT

Cellco Partnership
 d/b/a Verizon Wireless
 c/o Verizon Wireless

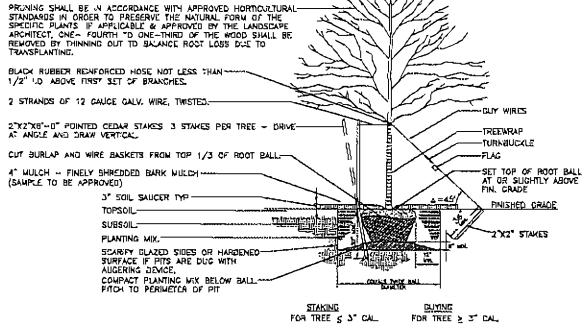
CENIEK Engineering
 1000 Main Street
 West Hartford, CT 06110
 Tel: 860.234.1100
 Fax: 860.234.1101
 www.CeniekEng.com

Cellco Partnership d/b/a Verizon Wireless
 109 NORTH MAIN STREET
 WEST HARTFORD, CT

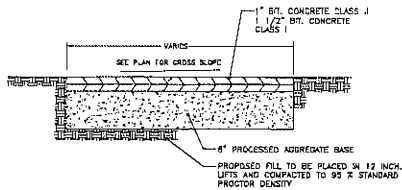
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 JOB NO.: 12-23

PARTIAL SITE SURVEY PLAN

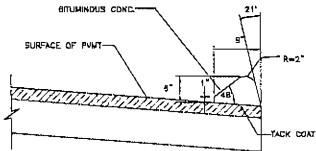
C-13
 Sheet No. 5 of 5



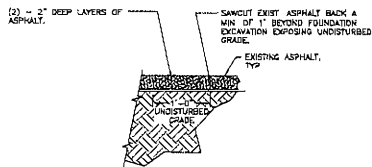
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C-2.0
NOT TO SCALE



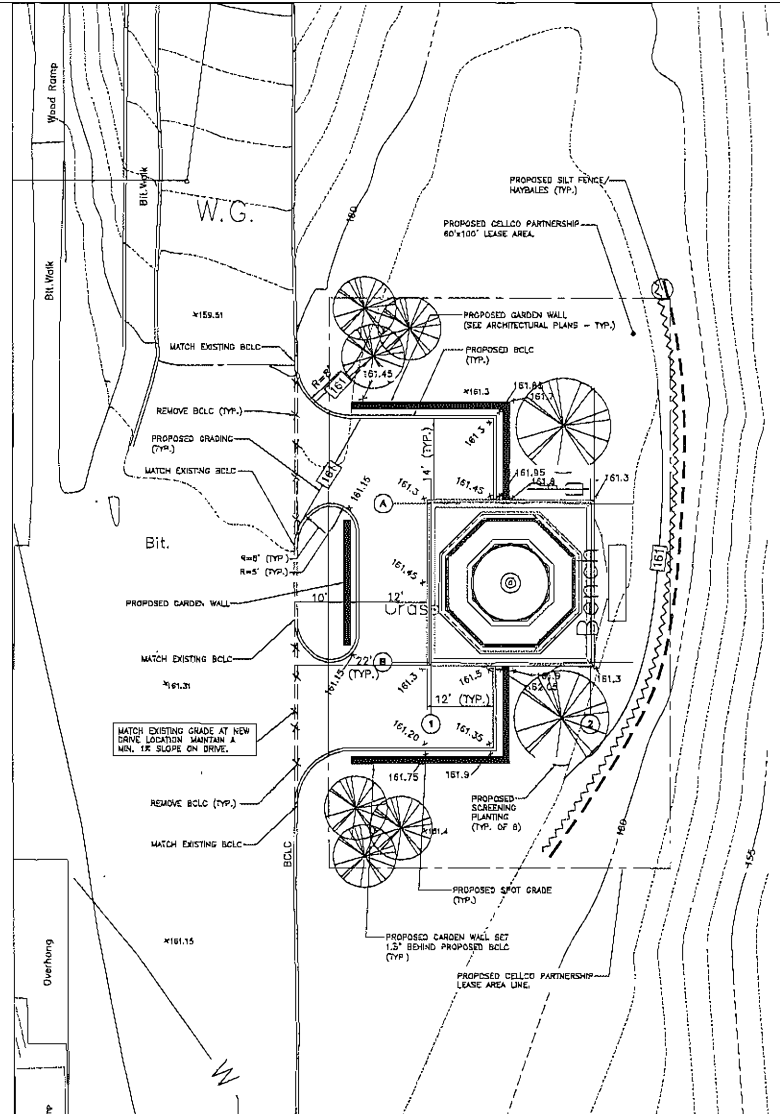
3 BITUMINOUS CONCRETE DRIVEWAY DETAIL
C-2.0
NOT TO SCALE



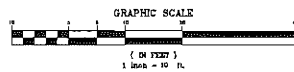
4 BITUMINOUS CONCRETE DRIVEWAY DETAIL
C-2.0
NOT TO SCALE



5 TYP. ASPHALT PATCH DETAIL
C-5
SCALE: 1/2\"/>



1 SITE ENGINEERING PLAN
C-2.0
SCALE: 1\"/>



SYMBOLS LEGEND	
	LEASE AREA LINE
	DRIVE (EXISTING)
	ACCESS DRIVE (PROPOSED)
	CONTOUR LINE
	GRADING LINE
	SILTATION FENCE/ STRAW BALES/ SILTATION FENCE "SANDWICH"

DESIGNED BY:	CTC
DRAWN BY:	240
CHECKED BY:	CTC

DATE:	12/27/12	BY:	CTC
REVISION:	1	DATE:	12/27/12
REVISION:	2	DATE:	12/27/12
REVISION:	3	DATE:	12/27/12
REVISION:	4	DATE:	12/27/12
REVISION:	5	DATE:	12/27/12
REVISION:	6	DATE:	12/27/12
REVISION:	7	DATE:	12/27/12
REVISION:	8	DATE:	12/27/12
REVISION:	9	DATE:	12/27/12
REVISION:	10	DATE:	12/27/12

PROFESSIONAL REGISTERED SEAL

Cellco Partnership
d/b/a Verizon Wireless
c/o a. vertizon/wireless

CENTER
COMMUNICATIONS FACILITY
1000 W. MAIN ST.
MARTINEZ, CA 94553
www.Center.com

Cellco Partnership d/b/a Verizon Wireless
WIRELESS COMMUNICATIONS FACILITY
WEST HARTFORD WEST
SITE RELOCATION
139 NORTH MAIN STREET
WEST HARTFORD, CT

DATE: 12/27/12
SCALE: AS NOTED
JOB NO.: 12027

SITE DEVELOPMENT
PLAN AND
MISC. SITE DETAILS

C-2.0

Sheet No. 5 of 5

GENERAL CONSTRUCTION / PRE-CONSTRUCTION NOTES

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, A MANDATORY ON-SITE PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED WITH THE VERIZON WIRELESS CONSTRUCTION MANAGER, CONTRACTOR'S CONSTRUCTION MANAGER, THE PROJECT EROSION AND SEDIMENTATION CONTROL/ENVIRONMENTAL MONITOR AND THE ENGINEER OF RECORD.
2. THE SOUTHERN PROPERTY LINE ADJACENT TO THE PROPOSED ACCESS DRIVE IS STAKED IN FIELD. THE CONTRACTOR SHALL MAINTAIN THE PROPERTY LINE STAKE LOCATIONS DURING THE ENTIRE PERIOD OF CONSTRUCTION. ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED ON THE SUBJECT PROPERTY.

GENERAL CONSTRUCTION SEQUENCE

THIS IS A GENERAL CONSTRUCTION SEQUENCE OUTLINE SOME ITEMS OF WHICH MAY NOT APPLY TO PARTICULAR SITES.

1. CUT AND STUMP AREAS OF PROPOSED CONSTRUCTION.
2. INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED.
3. REMOVE AND STOCKPILE TOPSOIL. STOCKPILE SHALL BE SEEDED WITH WINTER RYE OR ANNUAL RYE TO PREVENT EROSION.
4. CONSTRUCT CLOSED GRASSWAY SYSTEM, PRECEPT CULVERT INLETS AND CATCH BASINS WITH SEDIMENTATION BARRIERS.
5. CONSTRUCT ROADWAYS AND PERFORM SITE DRAINING, PLACING STRAW BALES AND SILTATION FENCES AS REQUIRED TO CONTROL SOIL EROSION.
6. INSTALL UNDERGROUND UTILITIES.
7. BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION. NO AREA SHALL BE LEFT UNSTABILIZED FOR A TIME PERIOD OF MORE THAN 30 DAYS.
8. DAILY OR AS REQUIRED, CONSTRUCT, MAINTAIN, AND IF NECESSARY, RECONSTRUCT TEMPORARY WEIRS, DRAINS, DITCHES, SILT FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING.
9. BEGIN EXCAVATION FOR AND CONSTRUCTION OF TOWERS AND PLATFORMS.
10. FINISH PAVING ALL ROADWAYS, DRIVES, AND PARKING AREAS.
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING. AREA OF DISTURBED SOIL SHALL BE SOWN WITH NEW ENGLAND CONSERVATION/MULCH LIFE SEED MIX (NEW ENGLAND MIXING PLANTS, INC. (A-1) 548-6260, OR APPROVED EQUIVALENT) AT THE MANUFACTURER'S RECOMMENDED SEEDING RATE.
12. NO FLOW SHALL BE DIVERTED TO ANY WETLANDS UNLESS A HEALTHY STAND OF GRASS HAS BEEN ESTABLISHED IN REGARDED AREAS.
13. AFTER GRASS HAS BEEN FULLY BERMUTATED IN ALL SEEDING AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

SOIL EROSION AND SEDIMENT CONTROL SEQUENCE

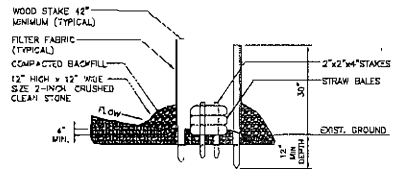
1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS CONSTRUCTION ENTRANCE / ANTI TRACKING PAD, SILTATION FENCE, AND SILTATION FENCE / STRAW BALE SHALL BE IN PLACE PRIOR TO ANY GRADING ACTIVITY. INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES MEASURES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR AREA IS STABILIZED.
2. THE ENTRANCE TO THE PROJECT SITE IS TO BE PROTECTED BY STONE ANTI TRACKING PAD OF ASTM C-33, SIZE NO. 2 OR 3 OR 1/2" CRUSHED GRAVEL. THE STONE ANTI TRACKING PAD IS TO BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
3. THE ENTRANCE TO THE PROJECT SITE IS TO BE PROTECTED BY STONE ANTI TRACKING PAD OF ASTM C-33, SIZE NO. 2 OR 3 OR 1/2" CRUSHED GRAVEL. THE STONE ANTI TRACKING PAD IS TO BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
4. LAKE DISTURBANCE WILL BE KEPT TO A MINIMUM AND RESTABILIZATIONS WILL BE SCHEDULED AS SOON AS PRACTICAL.
5. ALL SOIL EROSION AND SEDIMENT CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONNECTICUT QUALIFIED TOP ENGINEER AND SEDIMENT CONTROL INCLUDING THE LATEST DATE FROM THE COUNCIL ON SOIL AND WATER CONSERVATION.
6. ANY ADDITIONAL EROSION/SEDIMENTATION CONTROL DEEMED NECESSARY BY TOWN STAFF DURING CONSTRUCTION, SHALL BE INSTALLED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE TOWN STAFF.
7. IN ALL AREAS, REMOVAL OF TREES, BUSHES AND OTHER VEGETATION AS WELL AS DISTURBANCE OF THE SOIL IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE. DURING CONSTRUCTION EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.
8. SILTATION FENCE SHALL BE PLACED AS INDICATED BEFORE A CUT. SOILS HAS BEEN ORIGINATED. SEDIMENT DEPOSITS SHOULD BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDES OF SILTATION FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION OR TO BE USED IN AREAS WHICH ARE NOT TO BE ERDED OR BUILT ON. SILTATION FENCE IS TO BE REPLACED AS NECESSARY TO PROMOTE PROPER FILTERING ACTION. THE FENCE IS TO REMAIN IN PLACE AND BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE EROSION CHECKS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
9. SWALE DISCHARGE AREA WILL BE PROTECTED WITH RIP RAP SPLASH PAD/ ENERGY DISSIPATER.
10. ALL FILL AREAS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.
11. THE SOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN THE TURBIDITY IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER DRAINAGE OR PROPOSED SEEDING OR SEEDING.
12. AFTER CONSTRUCTION IS COMPLETE AND GROUND IS STABLE, REMOVE SILT IN THE RIP RAP ENERGY DISSIPATERS. REMOVE OTHER EROSION AND SEDIMENT DEVICES.

CONSTRUCTION SPECIFICATIONS - SILT FENCE

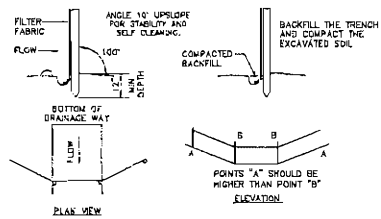
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE OVERLAPPED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE OVERLAPPED FABRIC.
3. WOODEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOODEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 8 INCHES, FOLDED, AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 18 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BUILD UP IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

MAINTENANCE - SILT FENCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGEATION.



1
SILTATION FENCE/STRAW BALE SILTATION FENCE "SANDWICH" EROSION CONTROL
C-3.0
NOT TO SCALE



2
PLACEMENT AND CONSTRUCTION OF SILTATION FENCE
C-3.0
NOT TO SCALE
SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT

DESIGNED BY	CDC
DRAWN BY	BVC
CHECKED BY	UTC
DATE	12/23/19
SCALE	AS NOTED
JOB NO.	12027
<p>SITE CONSTRUCTION, S&E CONTROL, NOTES AND DETAILS</p> <p>C-3.0</p> <p>Sheet No. 7 of 8</p>	

PROJECT: VERIZON WIRELESS COMMUNICATIONS FACILITY

DATE: 12/23/19

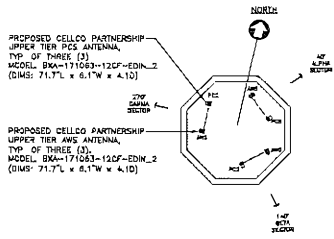
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JOB NO.: 12027

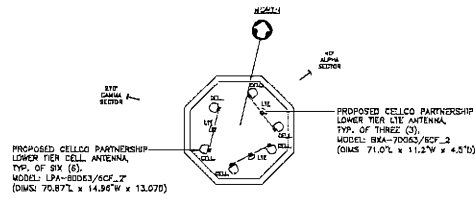
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CONTRACTOR: Celco Partnership d/b/a Verizon Wireless

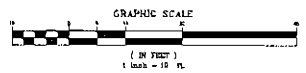
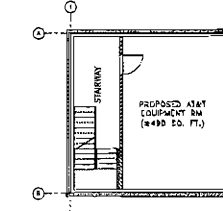
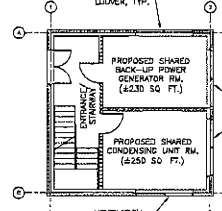
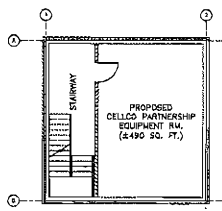
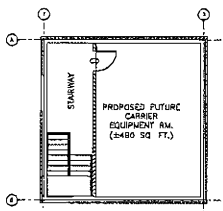
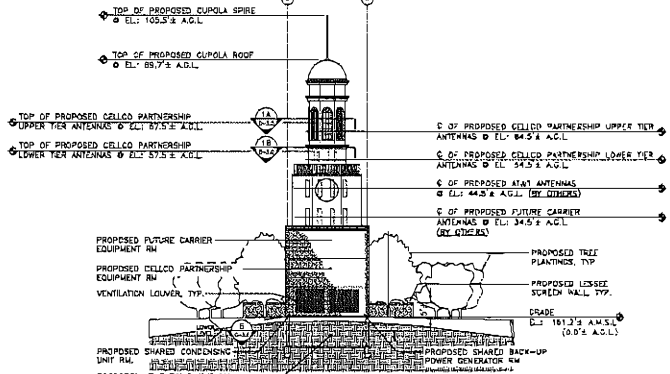
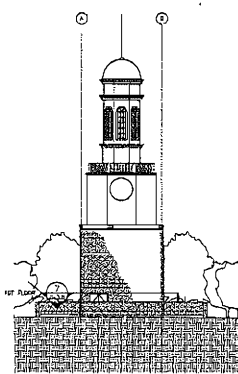
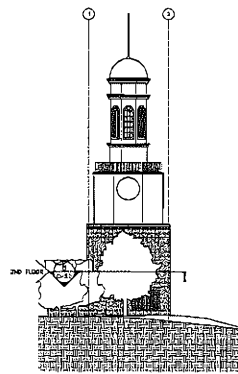
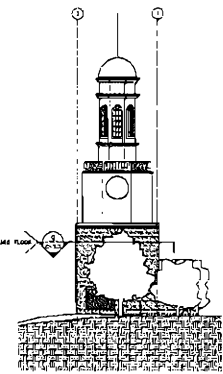
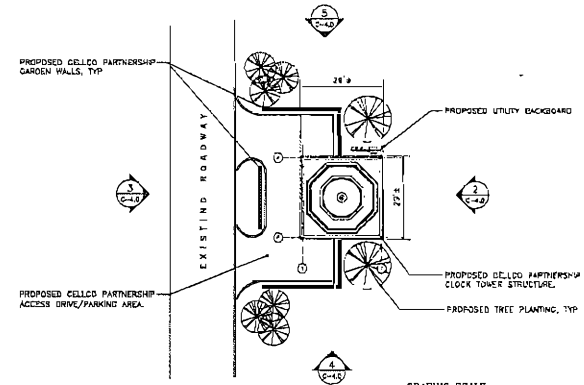
ENGINEER: S&E CONTROL



1A ANTENNA MOUNTING CONFIGURATION
C-4.0 NOT TO SCALE



1B ANTENNA MOUNTING CONFIGURATION
C-4.0 NOT TO SCALE



DESIGNED BY:	CFC
DRAWN BY:	DMO
CHECKED BY:	CFC
DATE:	12/23/12
SCALE:	AS NOTED
JOB NO.:	12027
PLANS AND ELEVATIONS	
C-4.0	
Sheet No. 3 of 8	

CELLCO PARTNERSHIP
VERIZON WIRELESS
WEST HARTFORD
SITE RELOCATION
139 NORTH MAIN STREET
WEST HARTFORD, CT

DATE: 12/23/12
SCALE: AS NOTED
JOB NO.: 12027

ADJACENT PROPERTY OWNERS

SITE NAME: WEST HARTFORD WEST RELOCATION

OWNER NAME: AMERICAN SCHOOL FOR THE DEAF

OWNER ADDRESS: 139 NORTH MAIN STREET, WEST HARTFORD, CONNECTICUT

ASSESSOR'S REFERENCE: MAP: F7 LOT: 3836

THE FOLLOWING INFORMATION WAS COLLECTED FROM THE TAX ASSESSOR'S RECORDS AND LAND RECORDS OF WEST HARTFORD TOWN HALL. THE INFORMATION IS CURRENT AS OF NOVEMBER 14, 2012.

THE PARCEL IS ZONED R-10 RESIDENTIAL.

	<u>Map/Lot</u>	<u>Property Address</u>	<u>Property Owner</u>
1.	E8/2021/27	27 Fernridge Road	John S. and Carrie L. Benyei 27 Fernridge Road West Hartford, CT 06107
2.	E8/2021/29	29 Fernridge Road	Matthew and Jill Kenyon 29 Fernridge Road West Hartford, CT 06107
3.	E8/2021/31	31 Fernridge Road	Nancy Bernaiche 31 Fernridge Road West Hartford, CT 06107
4.	E8/2021/35	35 Fernridge Road	Anna-Mae F. Maglaty 35 Fernridge Road West Hartford, CT 06107
5.	E8/1981/572	572 Fern Street	The American School for the Deaf of Hartford 139 North Main Street West Hartford, CT 06107
6.	E8/1131/36	36 Cobbs Road	Patricia A. Farquhar 36 Cobbs Road West Hartford, CT 06107
7.	E8/1131/34	34 Cobbs Road	Paula M. Anderson 34 Cobbs Road West Hartford, CT 06107

8.	E7/1131/32	32 Cobbs Road	James A. Siegel and Holly C. Van Deusen 32 Cobbs Road West Hartford, CT 06107
9.	E7/1131/30	30 Cobbs Road	James A. Kammerer 30 Cobbs Road West Hartford, CT 06107
10.	E7/1131/24	24 Cobbs Road	Robert L. Martin and Angela M. Guadagno 24 Cobbs Road West Hartford, CT 06107
11.	E7/1131/22	22 Cobbs Road	Francis P. and Cathleen F. Laffin 22 Cobbs Road West Hartford, CT 06107
12.	E7/1131/20	20 Cobbs Road	Wendy L. Smith 20 Cobbs Road West Hartford, CT 06107
13.	E7/1131/18	18 Cobbs Road	Milbrey E. Ewing 18 Cobbs Road West Hartford, CT 06107
14.	E7/1131/16	16 Cobbs Road	Martin Murphy, Jr. 16 Cobbs Road West Hartford, CT 06107
15.	E7/1131/14	14 Cobbs Road	Robert E. Bell and Justine Fallon 14 Cobbs Road West Hartford, CT 06107
16.	E8/1131/12	12 Cobbs Road	Steven J. and Rosemary A. Dacunha 12 Cobbs Road West Hartford, CT 06107
17.	E8/1131/10	10 Cobbs Road	Estate of Marion S. Gebelein c/o Edward F. Gebelein, Jr., Exr P.O. Box 52 Winchester Center, Ct 06094-0052
18.	E8/1131/8	8 Cobbs Road	Pamela B. Ponichtera 8 Cobbs Road West Hartford, CT 06107

19.	E8/1981/534	534 Fern Street	Christopher and Nancy Schwartz 534 Fern Street West Hartford, CT 06107
20.	E8/1981/532	532 Fern Street	Kevin C. Quiros and Joyce M. Chung 532 Fern Street West Hartford, CT 06107
21.	E8/1981/528	528 Fern Street	Noel E. Cyr 528 Fern Street West Hartford, CT 06107
22.	E8/2741/73	73 Hilltop Drive	The American School for the Deaf of Hartford 139 North Main Street West Hartford, CT 06107
23.	E7/2741/69	69 Hilltop Drive	Peter C. and Karen M. Lavoie 69 Hilltop Drive West Hartford, CT 06107
24.	E7/2741/67	67 Hilltop Drive	David Ryan Polgar 67 Hilltop Drive West Hartford, CT 06107
25.	E7/2741/65	65 Hilltop Drive	Dorrance E. and Cynthia C. Goodwin 65 Hilltop Drive West Hartford, CT 06107
26.	E7/2741/62	62 Hilltop Drive	Mary Pat Hagar 62 Hilltop Drive West Hartford, CT 06107
27.	E7/2741/60	60 Hilltop Drive	Ethan F. Loiselle 60 Hilltop Drive West Hartford, CT 06107
28.	E7/2741/58	58 Hilltop Drive	Lisa Davidson Nelte 58 Hilltop Drive West Hartford, CT 06107
29.	E7/2741/56	56 Hilltop Drive	Robert E. and Ann K. Tuthill 56 Hilltop Drive West Hartford, CT 06107

30.	E7/2741/54	54 Hilltop Drive	Brian Venable and Raminder J. Singh 54 Hilltop Drive West Hartford, CT 06107
31.	E7/2741/52	52 Hilltop Drive	Robert A. and Stephanie H. Schenkel 52 Hilltop Drive West Hartford, CT 06107
32.	E7/2741/50	50 Hilltop Drive	Nancy Hudson 50 Hilltop Drive West Hartford, CT 06107
33.	E7/2741/46	46 Hilltop Drive	Pamela J. Rosin 46 Hilltop Drive West Hartford, CT 06107
34.	E7/2741/44	44 Hilltop Drive	NICDAN, LLC 250-30 41 st Road Littleneck, NY 11363
35.	E7/2741/42	42 Hilltop Drive	Shane Mulready 42 Hilltop Drive West Hartford, CT 06107
36.	E7/2741/40	40 Hilltop Drive	Kimberly J. Wisner 40 Hilltop Drive West Hartford, CT 06107
37.	F7/2741/38	38 Hilltop Drive	Barbara A. Zarosz and Michael R. Leahy 38 Hilltop Drive West Hartford, CT 06107
38.	F7/2741/34	34 Hilltop Drive	Alexandra F. Zrakas 34 Hilltop Drive West Hartford, CT 06107
39.	F7/2741/32	32 Hilltop Drive	Brian D. Healy 32 Hilltop Drive West Hartford, CT 06107
40.	F7/2741/30	30 Hilltop Drive	Susanne D. Spargo 30 Hilltop Drive West Hartford, CT 06107

41.	F7/2741/28	28 Hilltop Drive	Kristen J. Noone 28 Hilltop Drive West Hartford, CT 06107
42.	F7/2741/26	26 Hilltop Drive	Richard N. and Lindsay E. Thomson 26 Hilltop Drive West Hartford, CT 06107
43.	F7/2741/22	22 Hilltop Drive	Carol J. Dingelday 22 Hilltop Drive West Hartford, CT 06107
44.	F7/2741/20	20 Hilltop Drive	Deborah L. Hutton 20 Hilltop Drive West Hartford, CT 06107
45.	F7/2741/18	18 Hilltop Drive	Martha J. Taylor 18 Hilltop Drive West Hartford, CT 06107
46.	F7/2741/16	16 Hilltop Drive	Lei Wang 16 Hilltop Drive West Hartford, CT 06107
47.	F7/2741/14	14 Hilltop Drive	Joseph A. Galluccio 14 Hilltop Drive West Hartford, CT 06107
48.	F7/2741/10	10 Hilltop Drive	Douglas E. and Elaine C. McIntyre c/o Robert and Medora Charette 10 Hilltop Drive West Hartford, CT 06107
49.	F7/2741/8	8 Hilltop Drive	John P. and Laura Cheffer 8 Hilltop Drive West Hartford, CT 06107
50.	F7/2741/6	6 Hilltop Drive	Elsie J. Rickard 6 Hilltop Drive West Hartford, CT 06107
51.	F7/3836/125	125 North Main Street	Sharon Ashley Roberts 125 North Main Street West Hartford, CT 06107

52.	F7/3836/126	126 North Main Street	Guy L. and Sheryl Cusano 126 North Main Street West Hartford, CT 06107
53.	F7/3836/128	128 North Main Street	Fernando S. and Maria C. Ferreira 128 North Main Street West Hartford, CT 06107
54.	F7/3836/132	132 North Main Street	Nathan K. Smeltz 132 North Main Street West Hartford, CT 06107
55.	F7/3836/134	134 North Main Street	David A. and Karen M. Walsh 134 North Main Street West Hartford, CT 06107
56.	F7/3836/136	136 North Main Street	David L. Berman 136 North Main Street West Hartford, CT 06107
57.	F7/3836/138	138 North Main Street	Pascal LaPierre and Nathalie Boucher 138 North Main Street West Hartford, CT 06107
58.	F7/3836/142	142 North Main Street	Christopher J. Baran and Rebecca Bucha 142 North Main Street West Hartford, CT 06107
59.	F7/3836/144	144 North Main Street	Richard M. and Mary E. Carotenuti 144 North Main Street West Hartford, CT 06107
60.	F7/3261/73	73 Linnard Road	Douglas and Janice N. Larson 73 Linnard Road West Hartford, CT 06107
61.	F7/3836/152	152 North Main Street	Dean G. and Margaret H. Monos 152 North Main Street West Hartford, CT 06107
62.	F7/3836/154	154 North Main Street	Estate of Burton Driggs and Ruby O. Dorian 154 North Main Street West Hartford, CT 06107

63.	F7/3836/156	156 North Main Street	Renee Rovelli 156 North Main Street West Hartford, CT 06107
64.	F7/3836/160	160 North Main Street	Anne E. and Peter W. Dehertogh III 160 North Main Street West Hartford, CT 06107
65.	F7/6361/3	3 Wyndwood Road	Jeffrey E. Balboni 3 Wyndwood Road West Hartford, CT 06107
66.	F7/6361/7	7 Wyndwood Road	Scott C. Merrell 7 Wyndwood Road West Hartford, CT 06107
67.	F7/6361/11	11 Wyndwood Road	Edward J. and Jane C. Raftery 11 Wyndwood Road West Hartford, CT 06107
68.	F7/6361/15	15 Wyndwood Road	Mary Ellen Thibodeau 15 Wyndwood Road West Hartford, CT 06107
69.	F7/6361/17	17 Wyndwood Road	William E. and Brigitte H. Stiles 17 Wyndwood Road West Hartford, CT 06107
70.	F7/6361/21	21 Wyndwood Road	C. Randall and Linda B. Domenitz Schmidt 21 Wyndwood Road West Hartford, CT 06107
71.	E7/6361/25	25 Wyndwood Road	Leo B. Harrington and Karen Libertoff Herrington 25 Wyndwood Road West Hartford, CT 06107
72.	E7/6361/27	27 Wyndwood Road	Robert John and Joan P. Zinky 27 Wyndwood Road West Hartford, CT 06107
73.	E7/6361/31	31 Wyndwood Road	Anne M. Danaher 31 Wyndwood Road West Hartford, CT 06107

74.	E7/6361/33	33 Wyndwood Road	Jonathan and Allison Mason 33 Wyndwood Road West Hartford, CT 06107
75.	E7/6361/37	37 Wyndwood Road	Thomas S. and Judy A. Jakups 37 Wyndwood Road West Hartford, CT 06107
76.	E7/6361/39	39 Wyndwood Road	Richard R. Phillips and Sylvia Dehaas-Phillips 39 Wyndwood Road West Hartford, CT 06107
77.	E7/6361/43	43 Wyndwood Road	Timothy J. Holsbeke and Stacey H. Rubin 43 Wyndwood Road West Hartford, CT 06107
78.	E7/6361/45	45 Wyndwood Road	Scott and Susan Mangini 45 Wyndwood Road West Hartford, CT 06107
79.	E7/6361/47	47 Wyndwood Road	Joan W. Grenham 47 Wyndwood Road West Hartford, CT 06107
80.	E7/6361/51	51 Wyndwood Road	Handa Xi and Chao Liu 51 Wyndwood Road West Hartford, CT 06107
81.	E7/6361/55	55 Wyndwood Road	Garrett Griffiths and Katherine Leduc 55 Wyndwood Road West Hartford, CT 06107
82.	E7/6361/59	59 Wyndwood Road	Vicki Melchiorre 59 Wyndwood Road West Hartford, CT 06107
83.	E7/6361/63	63 Wyndwood Road	Barbara C. Johnson 63 Wyndwood Road West Hartford, CT 06107
84.	E7/6361/67	67 Wyndwood Road	Sally Speer 67 Wyndwood Road West Hartford, CT 06107

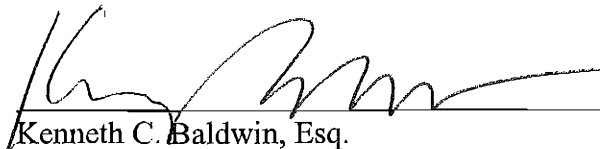
85.	E7/1081/115	115 Cliffmore Road	Elton P. and Rosalind S. Katz 115 Cliffmore Road West Hartford, CT 06107
86.	E7/1081/111	111 Cliffmore Road	James T. and Christine F. Cosgrove 111 Cliffmore Road West Hartford, CT 06107
87.	E7/1081/107	107 Cliffmore Road	George Keith and Rose S. Bernhardt 107 Cliffmore Road West Hartford, CT 06107
88.	E7/4731/20	20 Rustic Lane	James R. and Joanne Farrell 20 Rustic Lane West Hartford, CT 06107
89.	E7/4731/16	16 Rustic Lane	Jesse Delaney 16 Rustic Lane West Hartford, CT 06107
90.	E7/4731/12	12 Rustic Lane	Dorothy F. Elsner 12 Rustic Lane West Hartford, CT 06107
91.	E7/4731/10	10 Rustic Lane	Quang A. and Mai T. Chu 10 Rustic Lane West Hartford, CT 06107
92.	E7/4731/6	6 Rustic Lane	Timothy J. Tierney 6 Rustic Lane West Hartford, CT 06107
93.	E7/4731/2	2 Rustic Lane	Tanika T. Brierley 2 Rustic Lane West Hartford, CT 06107
94.	E7/1626/61	61 East Maxwell Drive	Emiliya Prokopets and Sam Razumnuy 61 East Maxwell Drive West Hartford, CT 06107

CERTIFICATION OF SERVICE

I hereby certify that a copy of the foregoing letter was sent by certified mail, return receipt requested, to each of the parties on the attached list of abutting landowners.

1-15-13

Date



Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103

Attorneys for CELLCO PARTNERSHIP d/b/a
VERIZON WIRELESS

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY #150 - GASASREG
ALPHARETTA, GA 30004

Call Sign WQJQ689	File Number 0003382444
Radio Service WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date 11-26-2008	Effective Date 11-26-2008	Expiration Date 02-17-2019	Print Date 12-03-2008
Market Number REA001	Channel Block C	Sub-Market Designator 0	
Market Name Northeast			
1st Build-out Date 02-17-2013	2nd Build-out Date 02-17-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at <http://wireless.fcc.gov/uls> and select "License Search". Follow the instructions on how to search for license information.

REFERENCE COPY

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY #150 - GASA5REG
ALPHARETTA, GA 30004

Call Sign WQJQ696	File Number 0003382435
Radio Service WY - 700 MHz Lower Band (Blocks A, B, E)	

FCC Registration Number (FRN): 0003290673

Grant Date 11-26-2008	Effective Date 11-26-2008	Expiration Date 02-17-2019	Print Date 12-03-2008
Market Number BEA010	Channel Block A	Sub-Market Designator 0	
Market Name New York-New Jer.-Long Isl			
1st Build-out Date 02-17-2013	2nd Build-out Date 02-17-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at <http://wireless.fcc.gov/uls> and select "License Search". Follow the instructions on how to search for license information.

ULS License

Cellular License - KNKA404 - Cellco Partnership

Call Sign	KNKA404	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular

Market

Market	CMA032 - Hartford-New Britain-Bristol, CT	Channel Block	A
Submarket	0	Phase	2

Dates

Grant	02/05/2008	Expiration	01/22/2018
Effective	02/08/2008	Cancellation	

Five Year Buildout Date

10/16/1992

Control Points

1 500 W. Dove Rd., TARRANT, Southlake, TX
P: (800)264-6620

Licensee

FRN	0003290673	Type	General Partnership
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Licensee

Cellco Partnership 1120 Sanctuary Pkwy, #150 GASASREG Alpharetta, GA 30004 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
---	--

Contact

Verizon Wireless Sonya R Dutton 1120 Sanctuary Pkwy #150 GASASREG Alpharetta, GA 30004 ATTN Network Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
--	--

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any foreign government?	No
Is the applicant a corporation of which more than one-fifth of the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?	No
Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or	Yes

representative thereof, or by any corporation organized under the laws of a foreign country?

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application? **Yes**

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Demographics

Race

Ethnicity

Gender

ULS License

Cellular License - KNKA404 - Cellco Partnership - Frequencies

Call Sign KNKA404 Radio Service CL - Cellular

▶ [Return to Main](#)

A Block

824.04 - 834.99 paired with 869.04 - 879.99

845.01 - 846.48 paired with 890.01 - 891.48

ULS License

PCS Broadband License - KNLH251 - Cellco Partnership

Call Sign	KNLH251	Radio Service	CW - PCS Broadband
Status	Active	Auth Type	Regular

Market

Market	BTA184 - Hartford, CT	Channel Block	F
Submarket	0	Associated Frequencies (MHz)	001890.00000000-001895.00000000-001970.00000000-001975.00000000

Dates

Grant	07/23/2007	Expiration	06/27/2017
Effective	07/23/2007	Cancellation	

Buildout Deadlines

1st	06/27/2002	2nd	
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Notification Dates

1st	05/17/2002	2nd	
-----	------------	-----	--

Licensee

FRN	0003290673	Type	Joint Venture
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Licensee

Cellco Partnership 1120 Sanctuary Pkwy, #150 GASA5REG Alpharetta, GA 30004 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
---	--

Contact

Verizon Wireless Sonya R Dutton 1120 Sanctuary Pkwy, #150 GASA5REG Alpharetta, GA 30004 ATTN Regulatory	P:(770)797-1070 F:(770)797-1036 E:Network.Regulatory@VerizonWireless.com
---	--

Ownership and Qualifications

Radio Service Type Mobile

Regulatory Status	Common Carrier	Interconnected	Yes
-------------------	----------------	----------------	-----

Alien Ownership

Is the applicant a foreign government or the representative of any foreign government?	No
Is the applicant an alien or the representative of an alien?	No
Is the applicant a corporation organized under the laws of any foreign government?	No
Is the applicant a corporation of which more than one-fifth of	No

the capital stock is owned of record or voted by aliens or their representatives or by a foreign government or representative thereof or by any corporation organized under the laws of a foreign country?

Is the applicant directly or indirectly controlled by any other corporation of which more than one-fourth of the capital stock is owned of record or voted by aliens, their representatives, or by a foreign government or representative thereof, or by any corporation organized under the laws of a foreign country? **Yes**

If the answer to the above question is 'Yes', has the applicant received a ruling(s) under Section 310(b)(4) of the Communications Act with respect to the same radio service involved in this application?

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Tribal Land Bidding Credits

This license did not have tribal land bidding credits.

Demographics

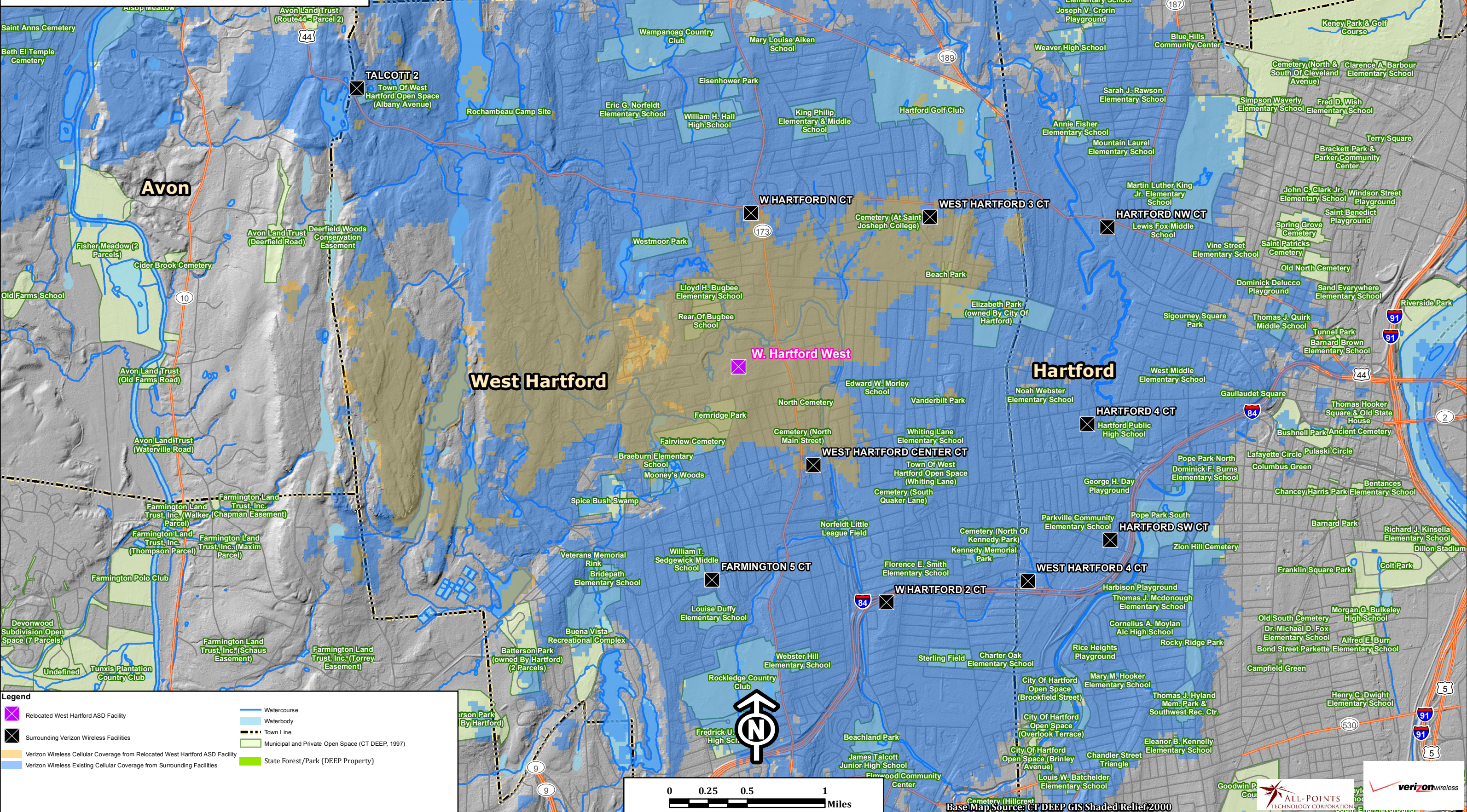
Race

Ethnicity

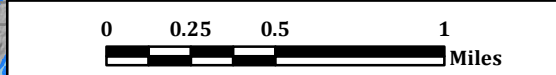
Gender

**Existing Verizon Wireless Cellular Coverage
With Relocated West Hartford Site
Antenna Centerline at 54.5 Feet AGL
West Hartford, Connecticut and Surrounding Area
(*Map Scale is 1:36,000)**

Coverage plot assumes 55% site loading on the Cellco system
Coverage is depicted at a signal threshold of -85 dBm

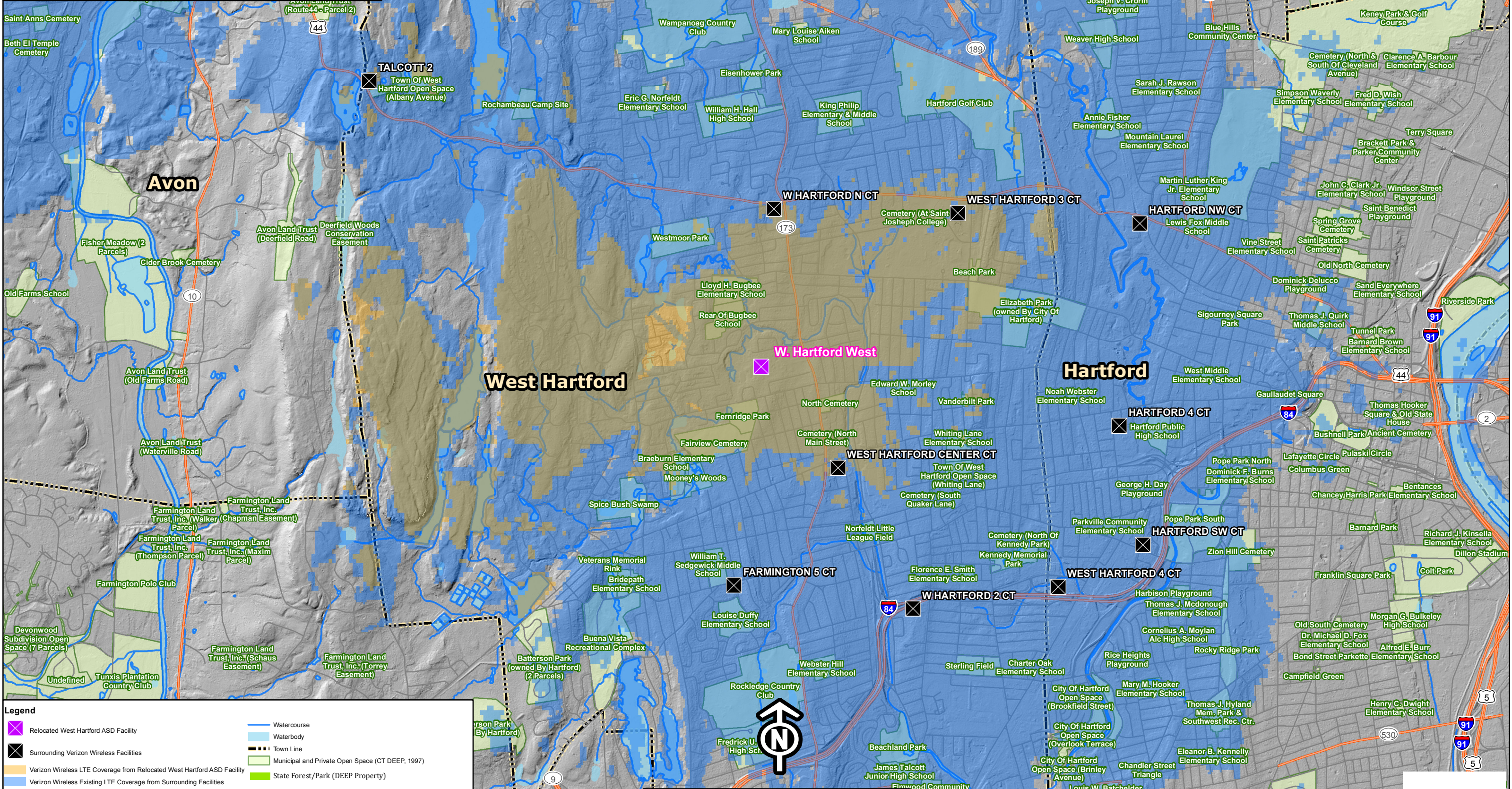


- Legend**
- Relocated West Hartford ASD Facility
 - Surrounding Verizon Wireless Facilities
 - Verizon Wireless Cellular Coverage from Relocated West Hartford ASD Facility
 - Verizon Wireless Existing Cellular Coverage from Surrounding Facilities
 - Watercourse
 - Waterbody
 - Town Line
 - Municipal and Private Open Space (CT DEEP, 1997)
 - State Forest/Park (DEEP Property)



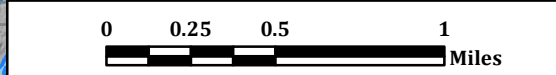
**Existing Verizon Wireless LTE Coverage
With Relocated West Hartford Site**
Antenna Centerline at 54.5 Feet AGL
West Hartford, Connecticut and Surrounding Area
 (*Map Scale is 1:36,000)

Coverage plot assumes 55% site loading on the Cellco system
 Coverage is depicted at a signal threshold of -85 dBm



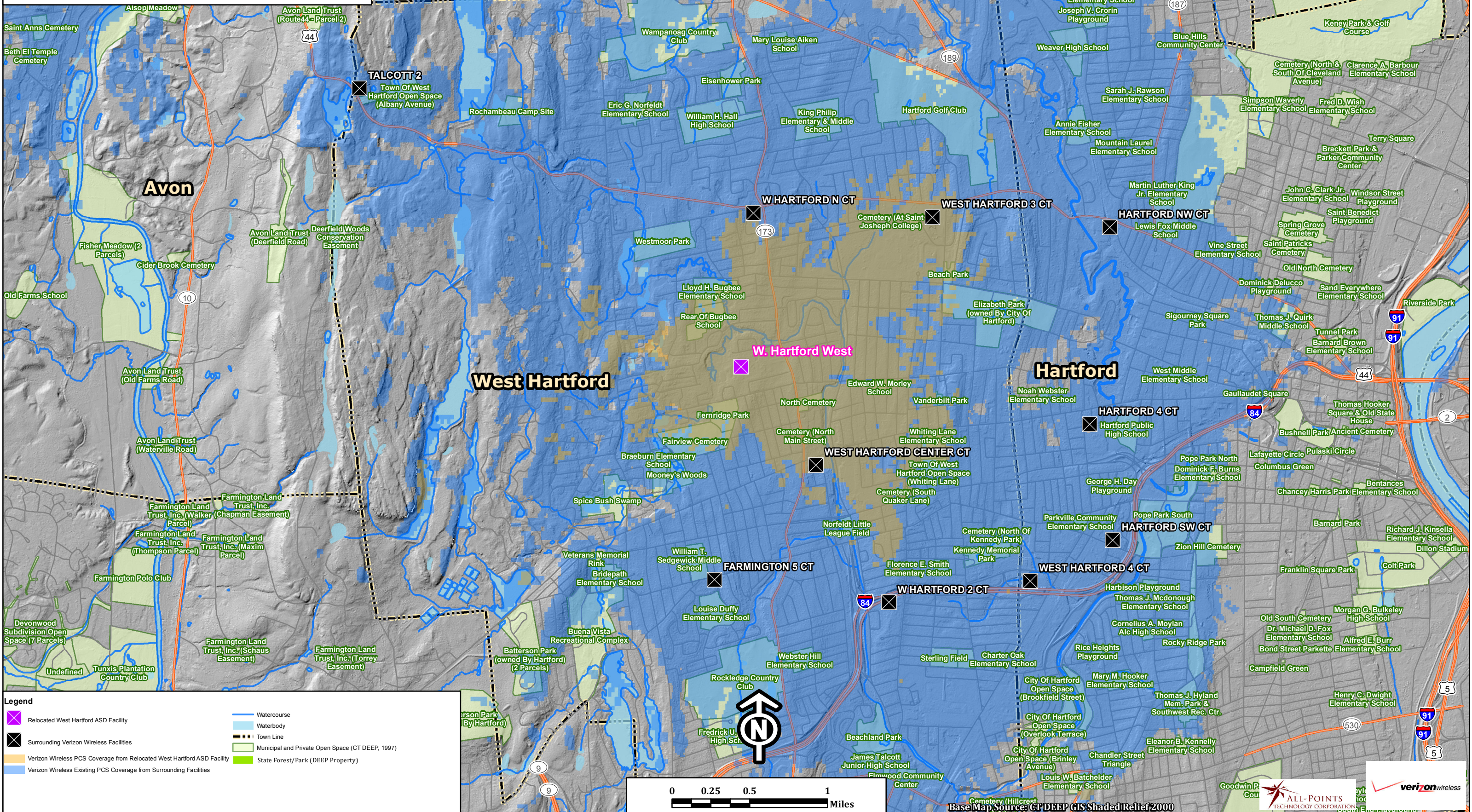
Legend

- Relocated West Hartford ASD Facility
- Surrounding Verizon Wireless Facilities
- Verizon Wireless LTE Coverage from Relocated West Hartford ASD Facility
- Verizon Wireless Existing LTE Coverage from Surrounding Facilities
- Watercourse
- Waterbody
- Town Line
- Municipal and Private Open Space (CT DEEP, 1997)
- State Forest/Park (DEEP Property)

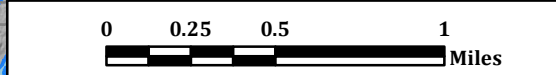


**Existing Verizon Wireless PCS Coverage
With Relocated West Hartford Site**
Antenna Centerline at 64.5 Feet AGL
West Hartford, Connecticut and Surrounding Area
 (*Map Scale is 1:36,000)

Coverage plot assumes 55% site loading on the Cellco system
 Coverage is depicted at a signal threshold of -85 dBm



- Legend**
- Relocated West Hartford ASD Facility
 - X Surrounding Verizon Wireless Facilities
 - Verizon Wireless PCS Coverage from Relocated West Hartford ASD Facility
 - Verizon Wireless Existing PCS Coverage from Surrounding Facilities
 - Watercourse
 - Waterbody
 - Town Line
 - Municipal and Private Open Space (CT DEEP, 1997)
 - State Forest/Park (DEEP Property)



Base Map Source: CT DEEP GIS Shaded Relief 2000



LPA-80063-6CF-EDIN-X

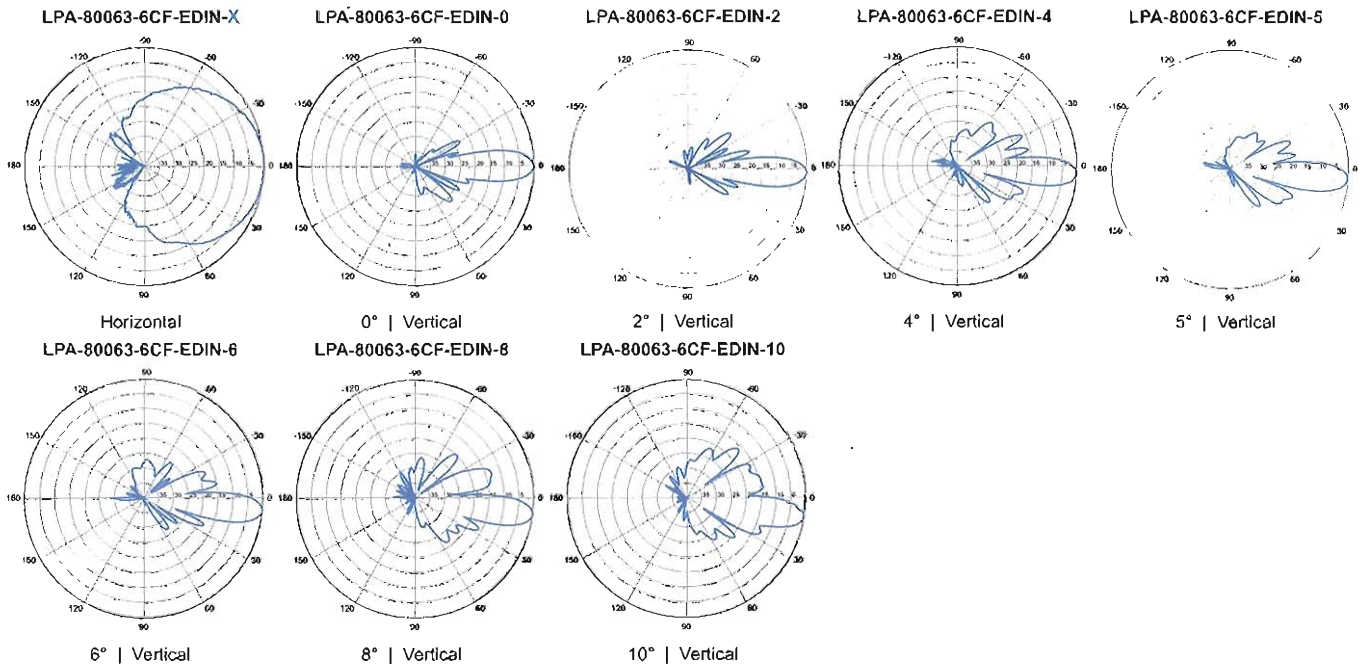
V-Pol | Log Periodic | 63° | 14.5 dBd

Replace "X" with desired electrical downtilt

Antenna is also available with NE connector(s)
Replace "EDIN" with "NE" in the model number when ordering.



Electrical Characteristics			
Frequency bands	806-960 MHz		
Polarization	Vertical		
Horizontal beamwidth	63°		
Vertical beamwidth	10°		
Gain	14.5 dBd (16.6 dBi)		
Electrical downtilt (X)	0, 2, 4, 5, 6, 8, 10		
Impedance	50Ω		
VSWR	≤1.4:1		
Null fill	5% (-26.02 dB)		
Input power	500 W		
Lightning protection	Direct Ground		
Connector(s)	1 Port / EDIN or NE / Female / Center (Back)		
Mechanical Characteristics			
Dimensions Length x Width x Depth	1805 x 385 x 332 mm 71.1 x 15.2 x 13.1 in		
Depth of antenna with z-bracket	372 mm 14.6 in		
Weight without mounting brackets	12.3 kg 27 lbs		
Survival wind speed	> 201 km/hr > 125 mph		
Wind area	Front: 0.70 m ² Side: 0.59 m ² Front: 7.5 ft ² Side: 6.3 ft ²		
Wind load @ 161 km/hr (100 mph)	Front: 885 N Side: 757 N Front: 199 lbf Side: 170 lbf		
Mounting Options			
	Part Number Fits Pipe Diameter Weight		
3-Point Mounting & Downtilt Bracket Kit (0-20°)	21700000 50-102 mm 2.0-4.0 in 11 kg 25 lbs		
Lock-Down Brace	If the lock-down brace is used, the maximum diameter of the mounting pipe is 88.9 mm or 3.5 in.		



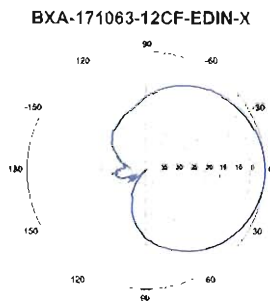
Quoted performance parameters are provided to offer typical or range values only and may vary as a result of normal manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to product may be made without notice.

BXA-171063-12CF-EDIN-X

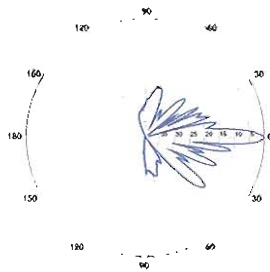
Replace "X" with desired electrical downtilt

X-Pol | FET Panel | 63° | 19.0 dBi

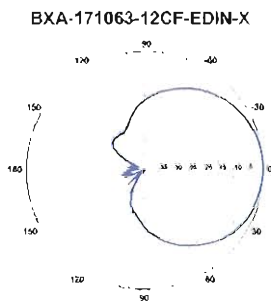
Electrical Characteristics	1710-2170 MHz		
	1710-1880 MHz	1850-1990 MHz	1920-2170 MHz
Frequency bands	1710-1880 MHz	1850-1990 MHz	1920-2170 MHz
Polarization	±45°	±45°	±45°
Horizontal beamwidth	68°	65°	60°
Vertical beamwidth	4.5°	4.5°	4.5°
Gain	16.1 dBd / 18.2 dBi	16.5 dBd / 18.6 dBi	16.9 dBd / 19.0 dBi
Electrical downtilt (X)		0, 2, 5	
Impedance		50Ω	
VSWR		≤1.5:1	
First upper sidelobe		< -17 dB	
Front-to-back ratio		> 30 dB	
In-band isolation		> 28 dB	
IM3 (20W carrier)		< -150 dBc	
Input power		300 W	
Lightning protection		Direct Ground	
Connector(s)	2 Ports / EDIN / Female / Center (Back)		
Operating temperature	-40° to +60° C / -40° to +140° F		
Mechanical Characteristics			
Dimensions Length x Width x Depth	1840 x 154 x 105 mm		72.4 x 6.1 x 4.1 in
Depth with z-brackets	133 mm		5.2 in
Weight without mounting brackets	6.8 kg		15 lbs
Survival wind speed	> 201 km/hr		> 125 mph
Wind area	Front: 0.28 m ² Side: 0.19 m ²	Front: 3.1 ft ² Side: 2.1 ft ²	
Wind load @ 161 km/hr (100 mph)	Front: 460 N Side: 304 N	Front: 103 lbf Side: 68 lbf	
Mounting Options			
	Part Number	Fits Pipe Diameter	Weight
2-Point Mounting Bracket Kit	26799997	50-102 mm 2.0-4.0 in	2.3 kg 5 lbs
2-Point Mounting & Downtilt Bracket Kit	26799999	50-102 mm 2.0-4.0 in	3.6 kg 8 lbs
Concealment Configurations	For concealment configurations, order BXA-171063-12CF-EDIN-X-FP		



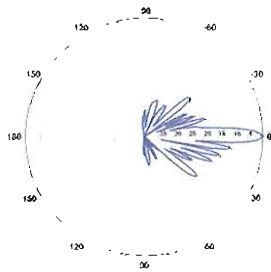
Horizontal | 1710-1880 MHz
BXA-171063-12CF-EDIN-0



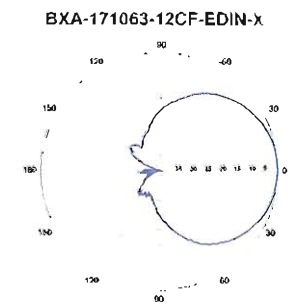
0° | Vertical | 1710-1880 MHz



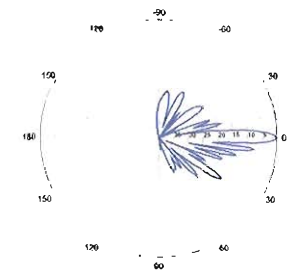
Horizontal | 1850-1990 MHz
BXA-171063-12CF-EDIN-0



0° | Vertical | 1850-1990 MHz



Horizontal | 1920-2170 MHz
BXA-171063-12CF-EDIN-0



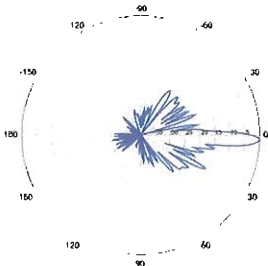
0° | Vertical | 1920-2170 MHz

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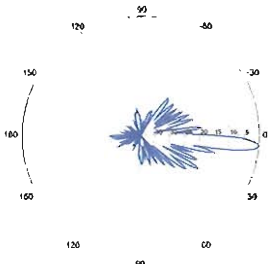
BXA-171063-12CF-EDIN-X

X-Pol | FET Panel | 63° | 19.0 dBi

BXA-171063-12CF-EDIN-2

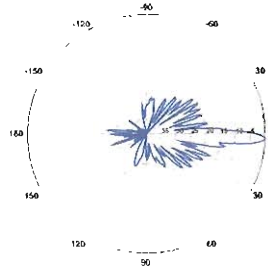


2° | Vertical | 1710-1880 MHz
BXA-171063-12CF-EDIN-S

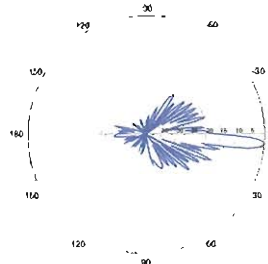


5° | Vertical | 1710-1880 MHz

BXA-171063-12CF-EDIN-2

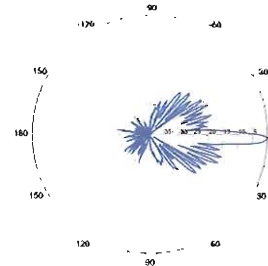


2° | Vertical | 1850-1990 MHz
BXA-171063-12CF-EDIN-L

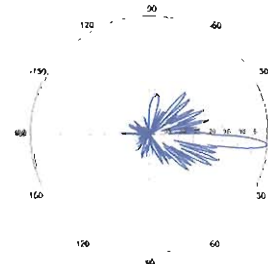


5° | Vertical | 1850-1990 MHz

BXA-171063-12CF-EDIN-2



2° | Vertical | 1920-2170 MHz
BXA-171063-12CF-EDIN-5



5° | Vertical | 1920-2170 MHz

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BXA-70063-6CF-EDIN-X

X-Pol | FET Panel | 63° | 14.5 dBd

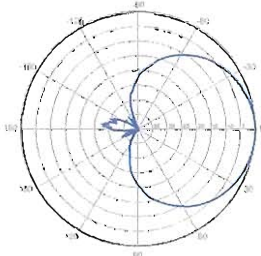
Replace "X" with desired electrical downtilt

Antenna is also available with NE connector(s). Replace "EDIN" with "NE" in the model number when ordering

Electrical Characteristics	696-900 MHz		
Frequency bands	696-806 MHz	806-900 MHz	
Polarization	±45°		
Horizontal beamwidth	65°	63°	
Vertical beamwidth	13°	11°	
Gain	14.0 dBd (16.1 dBi)	14.5 dBd (16.6 dBi)	
Electrical downtilt (X)	0, 2, 3, 4, 5, 6, 8, 10		
Impedance	50Ω		
VSWR	≤1.35:1		
Upper sidelobe suppression (0°)	-18.3 dB	-18.2 dB	
Front-to-back ratio (+/-30°)	-33.4 dB	-36.3 dB	
Null fill	5% (-26.02 dB)		
Isolation between ports	< -25 dB		
Input power with EDIN connectors	500 W		
Input power with NE connectors	300 W		
Lightning protection	Direct Ground		
Connector(s)	2 Ports / EDIN or NE / Female / Center (Back)		
Mechanical Characteristics			
Dimensions Length x Width x Depth	1804 x 285 x 132 mm	71.0 x 11.2 x 5.2 in	
Depth with z-brackets	172 mm	6.8 in	
Weight without mounting brackets	7.9 kg	17 lbs	
Survival wind speed	> 201 km/hr > 125 mph		
Wind area	Front: 0.51 m ² Side: 0.24 m ²	Front: 5.5 ft ² Side: 2.6 ft ²	
Wind load @ 161 km/hr (100 mph)	Front: 759 N Side: 391 N	Front: 169 lbf Side: 89 lbf	
Mounting Options	Part Number	Fits Pipe Diameter	Weight
3-Point Mounting & Downtilt Bracket Kit	36210008	40-115 mm 1.57-4.5 in	6.9 kg 15.2 lbs
Concealment Configurations	For concealment configurations, order BXA-70063-6CF-EDIN-X-FP		

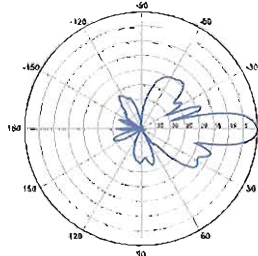


BXA-70063-6CF-EDIN-X



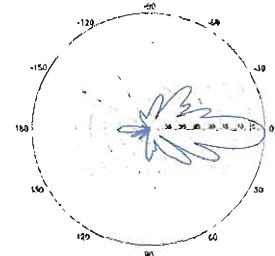
Horizontal | 750 MHz

BXA-70063-6CF-EDIN-0

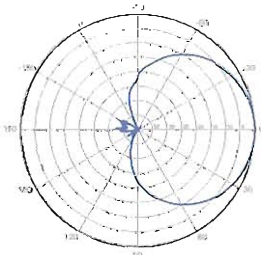


0° | Vertical | 750 MHz

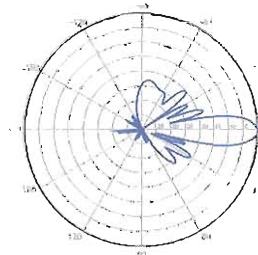
BXA-70063-6CF-EDIN-2



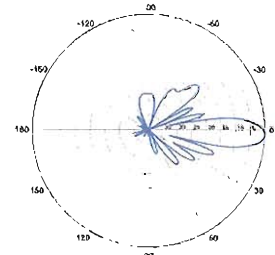
2° | Vertical | 750 MHz



Horizontal | 850 MHz



0° | Vertical | 850 MHz



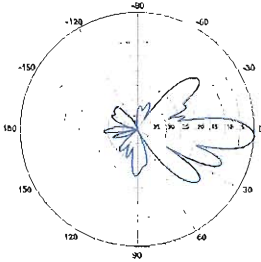
2° | Vertical | 850 MHz

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BXA-70063-6CF-EDIN-X

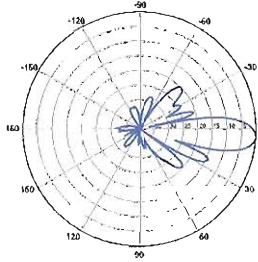
X-Pol | FET Panel | 63° | 14.5 dBd

BXA-70063-6CF-EDIN-3



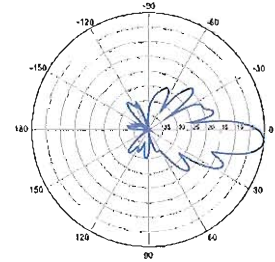
3° | Vertical | 750 MHz

BXA-70063-6CF-EDIN-4

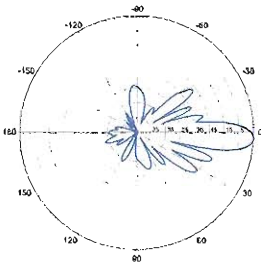


4° | Vertical | 750 MHz

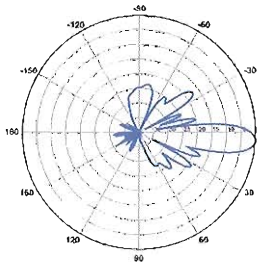
BXA-70063-6CF-EDIN-5



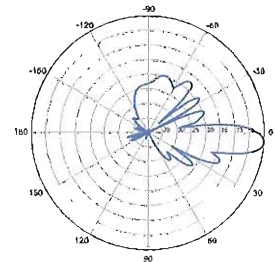
5° | Vertical | 750 MHz



3° | Vertical | 850 MHz

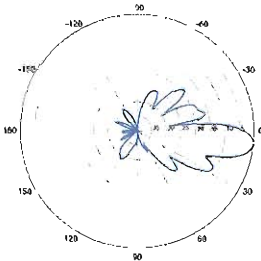


4° | Vertical | 850 MHz



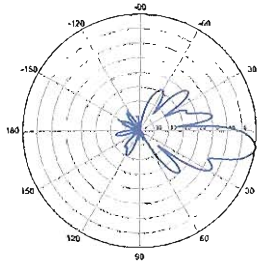
5° | Vertical | 850 MHz

BXA-70063-6CF-EDIN-6



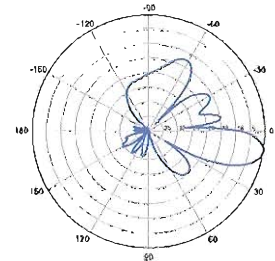
6° | Vertical | 750 MHz

BXA-70063-6CF-EDIN-8

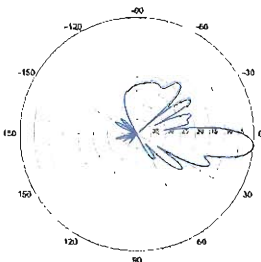


8° | Vertical | 750 MHz

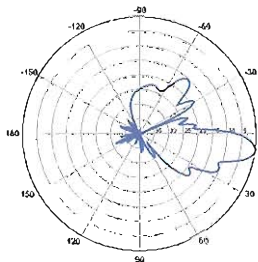
BXA-70063-6CF-EDIN-10



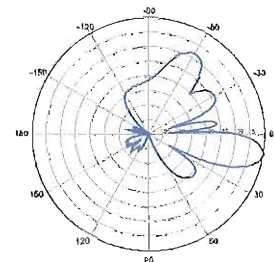
10° | Vertical | 750 MHz



6° | Vertical | 850 MHz



8° | Vertical | 850 MHz



10° | Vertical | 850 MHz

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Alcatel-Lucent RRH2x40-AWS

REMOTE RADIO HEAD

The Alcatel-Lucent RRH2x40-AWS is a high-power, small form-factor Remote Radio Head (RRH) operating in the AWS frequency band (1700/2100MHz - 3GPP Band 4). The Alcatel-Lucent RRH2x40-AWS is designed with an eco-efficient approach, providing operators with the means to achieve high quality and capacity coverage with minimum site requirements.



A distributed eNodeB expands deployment options by using two components, a Base Band Unit (BBU) containing the digital assets and a separate RRH containing the radio-frequency (RF) elements. This modular design optimizes available space and allows the main components of an eNodeB to be installed separately, within the same site or several kilometres apart.

The Alcatel-Lucent RRH2x40-AWS is linked to the BBU by an optical-fiber connection carrying downlink and uplink digital radio signals along with operations, administration and maintenance (OA&M) information. The Alcatel-Lucent RRH2x40-AWS has two transmit RF paths, 40 W RF output power per transmit path, and is designed to manage up to four-way receive diversity. The device is ideally suited to support macro coverage, with multiple-input multiple-output (MIMO) 2x2 operation in up to 20 MHz of bandwidth.

The Alcatel-Lucent RRH2x40-AWS is designed to make available all the benefits of a distributed eNodeB, with excellent RF characteristics, with low

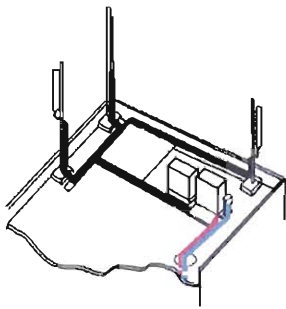
capital expenditures (CAPEX) and low operating expenditures (OPEX). The limited space available in some sites may prevent the installation of traditional single-cabinet BTS equipment or require costly cranes to be employed, leaving coverage holes. However, many of these sites can host an Alcatel-Lucent RRH2x40-AWS installation, providing more flexible site selection and improved network quality along with greatly reduced installation time and costs.

Fast, low-cost installation and deployment

The Alcatel-Lucent RRH2x40-AWS is a zero-footprint solution and operates noise-free, simplifying negotiations with site property owners and minimizing environmental impacts. Installation can easily be done by a single person because the Alcatel-Lucent RRH2x40-AWS is compact and weighs less than 20 kg (44 lb), eliminating the need for a crane to hoist the BTS cabinet to the rooftop. A site can be in operation in less than one day — a fraction of the time required for a traditional BTS.

Excellent RF performance

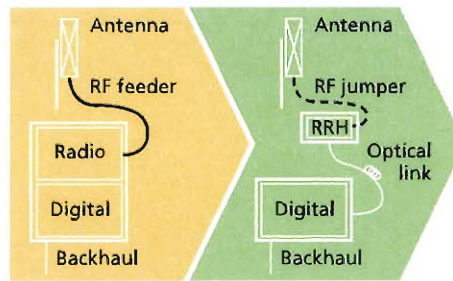
Because of its small size and weight, the Alcatel-Lucent RRH2x40-AWS can be installed close to the antenna. Operators can therefore locate the Alcatel-Lucent RRH2x40-AWS where RF engineering is deemed ideal, minimizing trade-offs between available sites and RF optimum sites. The RF feeder cost and installation costs are reduced or eliminated, and there is no need for a Tower Mounted Amplifier (TMA) because losses introduced by the RF feeder are greatly reduced. The Alcatel-Lucent RRH2x40-AWS provides more RF power while at the same time consuming less electricity.



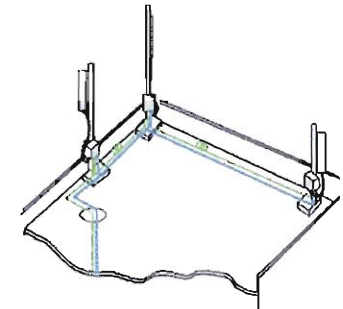
Macro

Features

- Zero-footprint deployment
- Easy installation, with a lightweight unit can be carried and set up by one person
- Optimized RF power, with flexible site selection and elimination of a TMA
- Convection-cooled (fanless)
- Noise-free
- Best-in-class power efficiency, with significantly reduced energy consumption



RRH for space-constrained cell sites



Distributed

Benefits

- Leverages existing real estate with lower site costs
- Reduces installation costs, with fewer installation materials and simplified logistics
- Decreases power costs and minimizes environmental impacts, with the potential for eco-sustainable power options
- Improves RF performance and adds flexibility to network planning

Technical specifications

Physical dimensions

- Height: 620 mm (24.4 in.)
- Width: 270 mm (10.63 in.)
- Depth: 170mm (6.7 in.)
- Weight (without mounting kit): less than 20 kg (44 lb)

Power

- Power supply: -48VDC

Operating environment

- Outdoor temperature range:
 - With solar load: -40°C to +50°C (-40°F to +122°F)
 - Without solar load: -40°C to +55°C (-40°F to +131°F)

- Passive convection cooling (no fans)
- Enclosure protection
 - IP65 (International Protection rating)

RF characteristics

- Frequency band: 1700/2100 MHz (AWS); 3GPP Band 4
- Bandwidth: up to 20 MHz
- RF output power at antenna port: 40 W nominal RF power for each Tx port
- Rx diversity: 2-way or 4-way with optional Rx Diversity module
- Noise figure: below 2.0 dB typical
- Antenna Line Device features
 - TMA and Remote electrical tilt (RET) support via AISG v2.0

Optical characteristics

Type/number of fibers

- Single-mode variant
 - One Single Mode Single Fiber per RRH2x, carrying UL and DL using CWDM
 - Single mode dual fiber (SM/DF)
- Multi-mode variant
 - Two Multi-mode fibers per RRH2x: one carrying UL, the other carrying DL

Optical fiber length

- Up to 500 m (0.31 mi), using MM fiber
- Up to 20 km (12.43 mi), using SM fiber

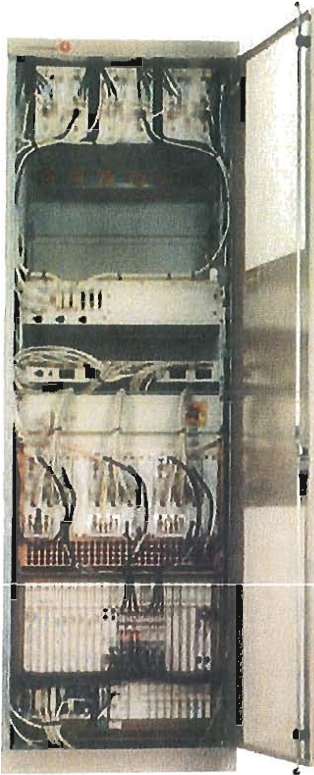
Digital Ports and Alarms

- Two optical ports to support daisy-chaining
- Six external alarms

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Lucent CDMA Modular Cell 4.0B Indoor

For CDMA Networks



Lucent CDMA Modular Cell 4.0B is a high capacity base station equipped with the state-of-the-art technologies developed by Bell Labs. The product brings you outstanding carrier density and immediate OPEX savings. This indoor product can support up to 8 carriers/3 sectors per frame. It is twice the density of Modular Cell 4.0 (indoor). Modular Cell 4.0B offers full spectrum coverage in a single frame, dramatically simplifying growth patterns. As the leader in spread spectrum technology, Lucent Technologies continues to introduce innovations to the market: Multi-Carrier Radio (15MHz), Block Filters/Wideband Filters, and 40W Power Amplifier Modules are the latest assets integrated in the base station.

Features

The Modcell 4.0B indoor version offers a small footprint with exceptional carrier density in a standard ETSI cabinet.

- Indoor Single Frame Configuration
- 1-8 carriers per frame at 3 sectors (will support up to 11 carriers with Auxiliary Amplifier Frame)
- Dual Band: one cell to the ECP & mobile
- Close Loop Gain Control
- Timing and Controller Redundancy
- Integrated Power option
- Support CDMA2000™1X, and EV-DO Rev.0, with future support to EV-DO Rev. A
- IP Backhaul and Ethernet Backhaul capable
- 6-Sector option ready
- Intelligent Antenna option ready

Benefits

- Optimized for highest carrier density, smooth growth in one frame
- Conserves indoor footprint, reducing hardware and floor space requirements
- Minimizes configuration complexity
- Software-Only Carrier Add at certain carrier counts
- Flexible channel growth planning
- Designed to use existing power supply
- Grow CDMA carriers on only 2 antennas/sector
- Multi-Carrier Radio (15MHz), Block Filters/Wideband Filters, and 40W Power Amplifier Modules



Technical Specifications

Description	Specification
1. Configurations	
a. Sectors	3, 4 and 6
b. Carriers	1–8 per frame at 3 sectors (up to 11 with Auxiliary Amplifier Frame)
2. CDMA Channel Card Capacity	12 slots; CMU IVB capable
3. T1, E1 Facilities	Maximum of 20 per cabinet when equipped with URC-II's
4. User Alarms	7 Power Alarms, 25 User Alarms
5. GPS Antenna	Yes
6. Air Interface Standards	T1A/E1A 95-A plus T5B-74; T1A/E1A 95-B for 850 MHz; CDMA 2000
7. Frequency Bands	850MHz/1900 MHz; 300 to 2100 MHz capable
8. Vocoder	8 Kbps; 8 Kbps EVRC; 13 Kbps; SMV-ready
9. Environmental Cabinet Housing	Standard ETSI cabinet; UL50 compliant; zero rear clearance
10. Cabinet Access	Front Access
11. Operating Temperature Range	Range: -5 to +40°C (continuous)
12. Dimensions	600 mm W x 600 mm D x 1880 mm H (23.6 x 23.6 x 74) inches
13. Estimated Installed Weight	365 kg (785 lbs.) DC [8 carriers in one cabinet]
14. Power Options	Integrated Power, AC 120/240 Volt Input, -48V or +24 V DC Conversion Non-integrated Power requires either + 24 VDC Input or - 48 VDC Input
15. Power Consumption	
a. 3 Carrier/3 Sectors	2167 W
b. 6 Carrier/3 Sectors	5449 W
c. 11 Carrier/3 Sectors	10026 W
16. RF Power (at J4)	25 W per carrier (850) FCC Rated short-term average 20 W per carrier (850) FCC Rated long-term average 20 W per carrier (1900) FCC Rated short-term average 16 W per carrier (1900) FCC Rated long-term average
17. Minimal Antenna Configuration	2 antennas/sector
18. Filter	Block and Wide Band Dual Duplex
19. Growth Frame	PCS AUX Frame, Dual Band Growth Frame
20. Operational Accessories	Integrated Power
21. Channel Elements	Channel pooling across sectors or carriers

To learn more about our comprehensive portfolio, please contact your Lucent Technologies Sales Representative or visit our web site at <http://www.lucent.com>.

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MOB-Mod4B-i 0106



SG100

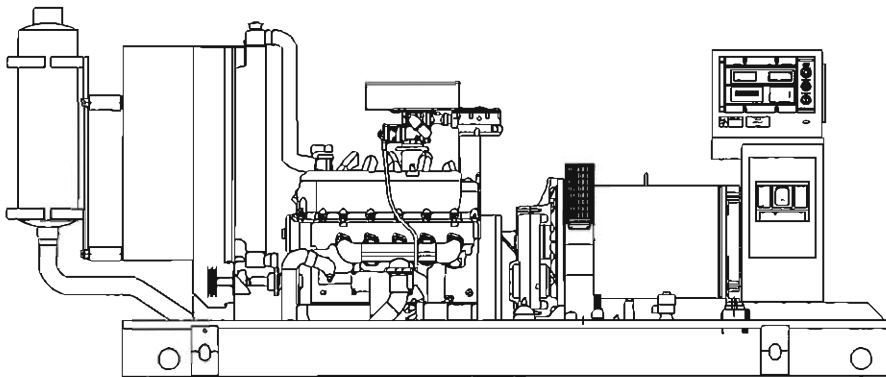
SG130

Liquid Cooled Gas Engine Generator Sets

Standby Power Rating

100KW 60 Hz

130KW 60 Hz



Power Matched

GENERAC 6.8GN ENGINE

Naturally Aspirated - Gear Driven
Meets EPA Emission Regulations

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TEST CRITERIA:**
 - ✓ PROTOTYPE TESTED
 - ✓ SYSTEM TORSIONAL TESTED
 - ✓ ELECTRO-MAGNETIC INTERFERENCE
 - ✓ NEMA MG1 EVALUATION
 - ✓ MOTOR STARTING ABILITY
 - ✓ SHORT CIRCUIT TESTING
 - ✓ UL2200 COMPLIANCE AVAILABLE
- **SOLID-STATE, DIGITAL, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component. You are never on your own when you own a GENERAC POWER SYSTEM.
- **GENERAC TRANSFER SWITCHES, SWITCHGEAR AND ACCESSORIES.** Long life and reliability is synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems, accessories, switchgear and controls for total system compatibility.

GENERAC®

APPLICATION & ENGINEERING DATA

SG100/SG130

GENERATOR SPECIFICATIONS

TYPE	Synchronous
ROTOR INSULATION	Class H
STATOR INSULATION	Class H
TOTAL HARMONIC DISTORTION	<3.5%
TELEPHONE INTERFERENCE FACTOR (TIF)	<50
ALTERNATOR OUTPUT LEADS 3 PHASE	4 wire
BEARINGS	Sealed Ball
COUPLING	Gear Drive
LOAD CAPACITY (STANDBY RATING)	100 kW and 130 kW
EXCITATION SYSTEM	PMG or Brushless

NOTE: Emergency loading in compliance with NFPA 99, NFPA 110. Generator rating and performance in accordance with ISO8528-5, BS5514, SAE J1349, ISO3046, and DIN6271 standards.

VOLTAGE REGULATOR

TYPE	Full Digital
SENSING	3 Phase
REGULATION	± 1/4%
FEATURES	Built into H-100 Control Panel V/F Adjustable Adjustable Voltage and Gain

GENERATOR FEATURES

- Revolving field heavy duty generator
- Quiet drive coupling
- Operating temperature rise 120 °C above a 40 °C ambient
- Insulation is Class H rated at 150 °C rise
- All prototype models have passed three phase short circuit testing

CONTROL PANEL FEATURES

- TWO FOUR LINE LCD DISPLAYS READ:
 - Voltage (all phases)
 - Power factor
 - kVAR
 - Engine speed
 - Run hours
 - Fault history
 - Coolant temperature
 - Low oil pressure shutdown
 - Overvoltage
 - Low coolant level
 - Not in auto position (flashing light)
 - ATS selection
 - Current (all phases)
 - kW
 - Transfer switch status
 - Low fuel pressure
 - Service reminders
 - Oil pressure
 - Time and date
 - High coolant temperature shutdown
 - Overspeed
 - Low coolant level
 - Exercise speed
- INTERNAL FUNCTIONS:
 - IT function for alternator protection from line to neutral and line to line short circuits
 - Emergency stop
 - Programmable auto crank function
 - 2 wire start for any transfer switch
 - Communicates with the Generac HTS transfer switch
 - Built-in 7 day exerciser
 - Adjustable engine speed at exerciser
 - RS232 port for GenLink® control
 - RS485 port remote communication
 - Canbus addressable
 - Governor controller and voltage regulator are built into the master control board
 - Temperature range -40 °C to 70 °C

ENGINE SPECIFICATIONS

MAKE	Generac
MODEL	V Type
CYLINDERS	10
DISPLACEMENT	6.8 Liter
BORE	3.55
STROKE	4.17
COMPRESSION RATIO	9:1
INTAKE AIR SYSTEM	Naturally Aspirated
VALVE SEATS	Hardened
LIFTER TYPE	Hydraulic

GOVERNOR SPECIFICATIONS

TYPE	Electronic
FREQUENCY REGULATION	Isochronous
STEADY STATE REGULATION	± 0.25%

All functions are factory preset.
Individual parameter adjustments can be made via GenLink®.

ENGINE LUBRICATION SYSTEM

OIL PUMP	Gear
OIL FILTER	Full flow spin-on cartridge
CRANKCASE CAPACITY	6 Quarts

ENGINE COOLING SYSTEM

TYPE	Closed
WATER PUMP	Bell driven
NUMBER OF FAN BLADES	7
FAN DIAMETER	23 inches
FAN MODE	Puller
COOLANT HEATER	1500W 120V

FUEL SYSTEM

FUEL TYPE	Natural gas, propane vapor, liquid propane
CARBURETOR	Down Draft
SECONDARY FUEL REGULATOR	Standard
FUEL SHUT OFF SOLENOID	Standard
OPERATING FUEL PRESSURE	11" - 14" H ₂ O

ELECTRICAL SYSTEM

BATTERY CHARGE ALTERNATOR	12V 30 Amp
STATIC BATTERY CHARGER	12V 2 Amp
RECOMMENDED BATTERY	Group 24F, 52SCCA
SYSTEM VOLTAGE	12 Volts

Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). (All ratings in accordance with BS5514, ISO3046, ISO8528 and DIN6271).

OPERATING DATA

	STANDBY							
	SG100				SG130			
	NG	AMP	LP	AMP	NG	AMP	LP	AMP
GENERATOR OUTPUT VOLTAGE/KW-60Hz								
120/240V, 1-phase, 1.0 pf	89	371	100	417	117	488	130	542
120/208V, 3-phase, 0.8 pf	94	326	100	347	122	423	130	451
120/240V, 3-phase, 0.8 pf	94	283	100	301	122	367	130	391
277/480V, 3-phase, 0.8 pf	94	141	100	150	122	183	130	195
600V, 3-phase, 0.8 pf	94	113	100	120	122	147	130	156
	NOTE: Consult your Generac dealer for additional voltages.							
MOTOR STARTING KVA								
Maximum at 35% instantaneous voltage dip with standard alternator—60 Hz	<u>240V</u>		<u>480V</u>		<u>240V</u>		<u>480V</u>	
with standard alternator—60 Hz	206		275		305		406	
with optional alternator—60 Hz	490		653		490		653	
FUEL	<u>N.G.</u>		<u>L.P.</u>		<u>N.G.</u>		<u>L.P.</u>	
Fuel consumption—60 Hz—100% Load*								
ft. ³ hr.	1260		507.8		1786		720	
m ³ hr.	35.7		14.4		50.6		20.4	
COOLING								
Coolant capacity	System - lit. (US gal.)	23.7 (6.3)		23.7 (6.3)		23.7 (6.3)		
	Engine - lit. (US gal.)	12.3 (3.3)		12.3 (3.3)		12.3 (3.3)		
	Radiator - lit. (US gal.)	11.4 (3.0)		11.4 (3.0)		11.4 (3.0)		
Coolant flow/min.	60 Hz - lit. (US gal.)	198 (52.3)		198 (52.3)		268 (70.5)		
Heat rejection to coolant	BTU/hr.	340,000		340,000		460,000		
Inlet air	60 Hz - m ³ /min. (cfm)	156 (5510)		156 (5510)		170 (6000)		
Max. operating air temp onto radiator	°C (°F)	60 (140)		60 (140)		60 (140)		
***see note								
Max. operating ambient temp	°C (°F)	50 (122)		50 (122)		50 (122)		
***see note								
Max. external pressure drop on radiator	in. H ₂ O	0.5		0.5		0.5		
COMBUSTION AIR REQUIREMENTS								
Flow at rated power	60 Hz - m ³ /min. (cfm)	8.3 (295)		8.3 (295)		10.7 (379)		
EXHAUST								
Exhaust flow at rated output	60 Hz - m ³ /min. (cfm)	26.6 (938)		26.6 (938)		34.0 (1206)		
Maximum recommended back pressure	Kpa (Hg)	10.0 (2.9")		10.0 (2.9")		10.0 (2.9")		
Exhaust temp at rated output	°C (°F)	677 (1250.0)		677 (1250.0)		677 (1250.0)		
Exhaust outlet size (2)	mm (in.)	64 (2.5)		64 (2.5)		64 (2.5)		
ENGINE								
Rated RPM	60 Hz	2300		2300		3000		
HP at rated KW**	60 Hz	147		147		189		
Piston speed	60 Hz - m/sec. (ft./min.)	8.1 (1597)		8.1 (1597)		10.6 (2083)		
BMEP	60 Hz - psi	122.3 / 116.9		122.3 / 116.9		120.5 / 115.1		
POWER ADJUSTMENT FOR AMBIENT CONDITIONS								
Temperature								
	5% for every 10°C above - °C	25		25		25		
	2.77% for every 10°F above - °F	77		77		77		
Altitude								
	1.1% for every 100 m above - m	183		183		183		
	3.5% for every 1000 ft. above - ft.	600		600		600		

* Refer to "Emissions Data Sheets" for maximum fuel flow for EPA and SCAQMD permitting purposes.

** Refer to "Emissions Data Sheets" for maximum bHP for EPA and SCAQMD permitting purposes.

*** Values given are maximum temperatures to which power adjustments can be applied. Consult your Generac Power Systems representative if operating conditions exceed these maximums.

STANDARD ENGINE & SAFETY FEATURES

SG100/SG130

- High Coolant Temperature Automatic Shutdown
- Low Coolant Level Automatic Shutdown
- Low Oil Pressure Automatic Shutdown
- Overspeed Automatic Shutdown (Solid-state)
- Crank Limiter (Solid-state)
- Oil Drain Extension
- Radiator Drain Extension
- Factory-Installed Cool Flow Radiator
- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Rubber-Booted Engine Electrical Connections
- Fuel Lockoff Solenoid
- Secondary Fuel Regulator (N.G. and L.P.)
- Stainless Steel Flexible Exhaust Connection
- Battery Charge Alternator
- Battery Cables
- Battery Tray
- Vibration Isolation of Unit to Mounting Base
- 12 Volt, Solenoid-Activated Starter Motor
- Air Cleaner
- Fan Guard
- Control Console
- Ischronous Governor

OPTIONS

■ OPTIONAL COOLING SYSTEM ACCESSORIES

- Radiator Duct Adapter
- 208/240V Coolant Heater

■ OPTIONAL FUEL ACCESSORIES

- Flexible Fuel Lines
- L.P. Liquid Withdrawal
- Automatic Gaseous Dual Fuel

■ OPTIONAL ELECTRICAL ACCESSORIES

- Battery Heater
- 2A Battery Charger
- 10A Dual Rate Battery Charger

■ OPTIONAL ALTERNATOR ACCESSORIES

- Alternator Upsizing
- Alternator Strip Heater
- Alternator Tropicalization
- Main Line Circuit Breaker

■ CONTROL CONSOLE OPTIONS

- Digital Controller H100 (Bulletin 0172110SBY)

■ ADDITIONAL OPTIONAL EQUIPMENT

- Automatic Transfer Switch (GTS, HTS)
- 21 Light Remote Annunciator

■ ADDITIONAL OPTIONAL EQUIPMENT (CONT.)

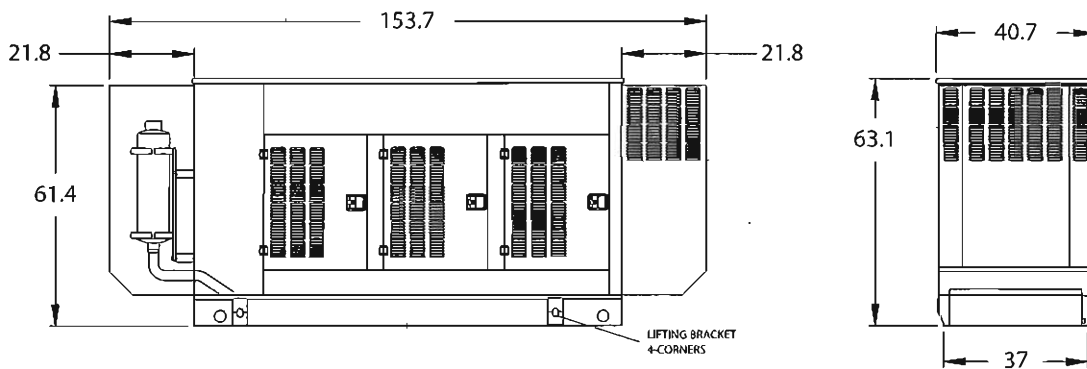
- Remote Relay Panels
- Oil Make-Up System
- Oil Heater
- 5 Year Warranties
- Export Boxing
- GenLink® Communications Software

■ OPTIONAL ENCLOSURES

- Weather Protective
- Sound Attenuated
- Aluminum and Stainless Steel
- Enclosed Muffler

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UNITS: INCHES

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Site Search Summary
 Relocated West Hartford West Facility
 139 North Main Street
 West Hartford, Connecticut

Existing Telecommunication Facilities

Cellco's existing West Hartford West Facility interacts with ten (10) existing cell sites in West Hartford and Hartford, Connecticut. Each of the existing cell sites listed below is within approximately three (3) miles of the existing West Hartford West Facility at 139 North Main Street.

	<u>Owner (Cellco Site Name)</u>	<u>Facility Height and Type</u>	<u>Location</u>	<u>Cellco Antenna Height (AGL)</u>
1.	Hartford 4	Roof-top	236 Sisson Avenue Hartford, CT	53'
2.	Hartford SW	Roof-top	110 Bartholomew Avenue Hartford, CT	58'
3.	Hartford NW	Tower	439 Homestead Avenue Hartford, CT	138'
4.	West Hartford N	Roof-top	345 North Main Street West Hartford, CT	73'
5.	Farmington 5	Church Steeple	One Westminster Drive West Hartford, CT	61.5'
6.	West Hartford 2	Tower	457 South Quaker Lane West Hartford, CT	100'
7.	West Hartford 3	Roof-top	2021 Albany Avenue West Hartford, CT	70'
8.	West Hartford Center	Roof-mounted Tower	14-20 Isham Road West West Hartford, CT	110'
9.	West Hartford 4	Tower	219 New Park Avenue Hartford, CT	105'
10.	Talcott 2	Tower	3114 Albany Avenue West Hartford, CT	128'

Sites Investigated in West Hartford

Cellco identified and investigated four (4) potential alternative site locations in the area surrounding the ASD campus in West Hartford prior to ASD agreeing to relocate Cellco's West Hartford West Facility to a new location on the ASD campus. None of the alternative sites investigated would have provided Cellco with an antenna height comparable to that provided at the new clock tower structure.

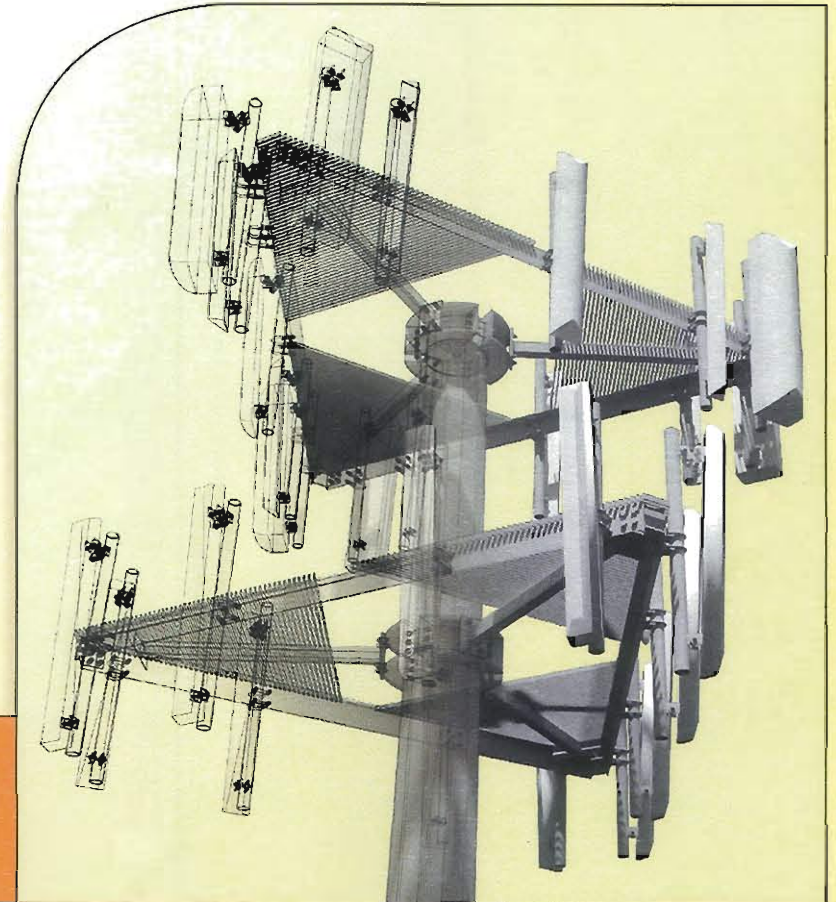
A listing of the sites investigated is provided below.

1. Roof-top of a three-story building at the UCONN – Greater Hartford Campus, off Asylum Avenue in West Hartford.
2. Roof-top of a three-story office building at 1028 Farmington Avenue in West Hartford.
3. Steeple at the First Baptist Church of West Hartford located at 90 North Main Street in West Hartford.
4. Steeple at the Universalist Church of West Hartford located at 433 Fern Road in West Hartford.

Visibility Analysis

Proposed Verizon Wireless Facility
American School for the Deaf
139 North Main Street
West Hartford, Connecticut

Prepared in November 2012 by:
All-Points Technology Corporation, P.C.
3 Saddlebrook Drive
Killingworth, CT 06141



Project Introduction

Cellco Partnership d/b/a Verizon Wireless is pursuing a Certificate of Environmental Compatibility and Public Need ("Certificate") from the Connecticut Siting Council ("Council") for the construction, maintenance and operation of a replacement wireless communications facility ("Facility") at 139 North Main Street in West Hartford, Connecticut (identified herein as the "host Property"). The existing Verizon Wireless "West Hartford West" Facility has served the community for numerous years and been an anchor site to the surrounding Verizon Wireless network in this area, which has developed over time in large part relying on this central location. The relocated Facility as proposed would continue to provide wireless services to West Hartford and be essential to the area network.

The host Property is occupied by the American School for the Deaf. The existing Facility is located within the cupola of the school's primary academic building which parallels North Main Street. The building is slated for demolition as part of the school's redevelopment plans. The relocated Facility would be housed within a proposed clock tower structure in the middle of the host Property at a ground elevation of approximately 160 feet above mean seas level ("ASML"). The clock tower would be approximately 29 feet by 29 feet in size and rise to a height of 90 feet above ground level ("AGL") when measured at the top of a replica cupola which will cap the structure. A 16-foot spire would extend the overall height to 106 feet AGL. Verizon Wireless would install antennas within the clock tower structure at heights of 54.5 feet and 64.5 feet AGL. Ancillary ground equipment and an emergency back-up generator would also be enclosed internally on the ground level of the structure. The clock tower is designed to accommodate an additional service provider (above Verizon Wireless) which also currently operates a wireless facility in the existing academic building.

At the request of Verizon Wireless, All-Points Technology Corporation, P.C. ("APT") prepared this Visibility Analysis to evaluate potential views associated with the proposed clock tower.

Site Description and Setting

The nearly 50-acre host Property is owned by the American School for the Deaf and is currently developed with a number of academic buildings, residency halls, athletic facilities, and landscaped grounds. A small portion of the western extent of the Property is currently undeveloped forest land and open water. A new academic building scheduled to replace the existing school building is currently under construction. The proposed clock tower would be centrally located on the school grounds on a maintained lawn area.

Land use within the immediate vicinity of the host Property is predominately residential in nature. The Study Area also includes institutional facilities, parks and cemeteries, and the West Hartford Center business district. The topography within the Study Area is generally characterized by gently rolling hills with steeper grades occurring to the west. Ground elevations range from approximately 80 feet AMSL to a height of approximately 550 feet AMSL. The tree cover within the Study Area consists mainly of mixed deciduous hardwood species with some stands of intermixed conifers and occupies approximately 2,932 acres of the 8,042-acre study area (36%).

METHODOLOGY

APT used the combination of a predictive computer model and in-field analysis to evaluate visibility associated with the proposed Facility. The predictive model provides an assessment of potential visibility throughout the entire Study Area, including private properties and other areas inaccessible for direct observations. A balloon float was also conducted to field verify results of the model, inventory visible and nonvisible locations, and to provide photographic documentation from publicly accessible areas. A description of the procedures used in the analysis is provided below.

Preliminary Computer Modeling

APT uses ArcGIS® Spatial Analyst, a computer modeling tool developed by Environmental Systems Research Institute, Inc. to calculate those areas from which at least the top of the proposed Facility is estimated to be visible. Project- and Study Area-specific data were incorporated into the computer model, including the Facility's location, height, and ground elevation, as well as the surrounding topography and existing vegetation which are two primary features that can prohibit direct lines of sight. Information used in the model included Connecticut LiDAR¹-based digital elevation data and a digital forest (or tree canopy) layer developed specifically for the Study Area. The LiDAR-based Digital Elevation Model ("DEM") represents topographic information for the state of Connecticut that was derived through the spatial interpolation of airborne LiDAR-based data collected in the year 2000 and has a horizontal resolution of ten (10) feet. The data was edited in 2007 and made available by the University of Connecticut through its Center for Land Use Education and Research. Mature trees and woodland areas depicted on digital ortho- (aerial) photographs (with one-foot pixel resolution) were manually digitized (hand-traced) in ArcGIS®, creating a geographic data layer for inclusion in the computer model. The digital aerial photographs, obtained from the University of Connecticut Map and Geographic Information Center (MAGIC) and ESRI (included as part of ArcGIS® version 10), were flown in 2004 and 2010, respectively and depict pre-leaf emergence (i.e., "leaf-off") conditions.

Once the data layers were entered, the ArcGIS® Spatial Analyst Viewshed tool was applied to achieve an estimate of locations where the Facility might be visible. First, only topography was used as a possible visual constraint; the tree canopy was omitted to evaluate potential visibility with no intervening vegetative screening. The initial omission of this data layer results in an excessive over-prediction, but provides an opportunity to identify and evaluate those areas with direct sight lines towards the Facility and gain some insight regarding potential seasonal views. Visibility varies seasonally with increased, albeit mostly obstructed, views occurring during "leaf-off" conditions. Each individual Study Area includes mature vegetation with a unique composition and density of woodlands, with mast or pole timber and branching providing the majority of screening in leafless conditions. Because tree spacing, dimensions and branching patterns as well as the understory differ greatly over even small areas, creating an accurate Study Area-specific "leaf-off" tree density data layer covering a two-mile radius becomes unmanageable. Considering that

¹ LiDAR is an acronym for Light Detection and Ranging. It is a technology that utilized lasers to determine the distance to an object or surface. LiDAR is similar to radar, but incorporates laser pulses rather than sound waves. It measures the time delay between transmission and reflection of the laser pulse.

a given Study Area has its own discrete forest characteristics, modeling for seasonal variations of visibility is problematic and, in our experience, even when incorporating conservative constraints into the model, the results tend to over-predict visibility in "leaf-off" conditions. Eliminating the tree canopy altogether, as performed in the preliminary analysis by assigning a 1-foot height value to this data layer, exaggerates areas of visibility because it assumes unobstructed sight lines everywhere but in those locations where intervening topography rises above the height of the proposed Facility. However, using this technique allows us to initially identify areas where seasonal visibility may occur and is especially useful during the in-field activities (described below) to further evaluate "leaf-off" scenarios. A conservative average tree canopy height of 50 feet was incorporated into the forest data layer and added to the DEM for a second iteration of the visibility map, thus providing a baseline assessment of intervening vegetation. These preliminary visibility maps were used during the in-field activities to compare the outcomes of the initial computer modeling with direct observations of the balloon float.

Additional data layers incorporated into the preliminary visibility map include protected and private, state and federal open space, obtained from the State of Connecticut Department of Energy and Environmental Protection ("CTDEEP"), which depict various land and water resources such as parks and forests, recreational facilities, dedicated open space, hiking and multi-use trails, public boat launches and schools, among other categories.

Several data that are not publicly available in GIS format are also reviewed, including state blue-blazed hiking trails, local recreational walking trails, and scenic roads. A review of the Connecticut Walk Book² East² revealed that no blue-blazed hiking trails are located within the Study Area. The nearest public walking trails are located within Westmoor Park, located approximately one mile to the northwest of the host Property. Lastly, based on a review of published information, no local or State-designated scenic roadways are present within the Study Area.

In-Field Activities

To supplement and fine tune the results of the computer modeling efforts, APT completed in-field verification activities consisting of a balloon float, vehicular and pedestrian reconnaissance, and photo-documentation.

Balloon Float and Field Reconnaissance

A balloon float was conducted on November 11, 2012. The balloon float activities consisted of raising an approximately four-foot diameter, helium-filled balloon tethered to a height of 106 feet AGL (the apex of the spire) at the proposed clock tower location, with flagging attached to the line at 90 feet AGL to identify the top of the cupola. Once the balloon was secured, APT performed a field reconnaissance by driving along the roads within the Study Area and inventorying those locations where the balloon and/or flagging could be seen above/through the tree mast and canopy. Visual observations from the reconnaissance were also used to evaluate the results of the preliminary visibility mapping and identify any discrepancies in the initial modeling.

² Connecticut Walk Book² East, The Guide to the Blue-Blazed Hiking Trails of Eastern Connecticut, Including the Metacomet and Mattabesett Trails, 19th Edition, Connecticut Forest & Park Association, 2005.

Weather conditions included sunny skies and calm winds (less than 2 mph), with a temperature of approximately 45 degrees Fahrenheit.

During the balloon float, several trees were randomly surveyed using a hand-held infrared laser range finder and Suunto clinometer to ascertain their heights. Numerous locations were selected to obtain tree canopy heights, including along roadways, wooded lots, and high- and low-lying areas to provide for the irregularities associated with different land characteristics and uses found within the Study Area. The average canopy height was developed based on measurements and comparative observations, in this case approximately 55 feet AGL. Throughout Connecticut, the tree canopy height varies from about 55 feet to in excess of 80 feet (where eastern white pine becomes a dominant component of the forest type, average tree heights may be even slightly higher). This general uniformity is most likely the result of historic state-wide clear cutting of forests for charcoal production in the late 1800s and early 1900s. Approximately 69% of Connecticut's forests are characterized as mature³.

Information obtained during the balloon float was subsequently incorporated into the computer model to refine the visibility map.

Photographic Documentation

During the field reconnaissance, APT recorded its observations and photographed several vantage points where the balloon was and was not visible to document the view towards the proposed Facility. At each photo location, the geographic coordinates of the camera's position were logged using global positioning system ("GPS") equipment technology.

Photographs were taken with a Nikon D-3000 digital camera body and Nikon 18 to 135 millimeter ("mm") zoom lens. For the photographs presented in this report, the lens was set to 50mm to maintain the relation of sizes between objects similar to what the human eye might perceive.

"The lens that most closely approximates the view of the unaided human eye is known as the normal focal-length lens. For the 35 mm camera format, which gives a 24x36 mm image, the normal focal length is about 50 mm."⁴

³ USDA Resource Bulletin NE-160, 2004.

⁴ Warren, Bruce. Photography, West Publishing Company, Eagan, MN, c. 1993, (page 70).

The table below summarizes characteristics of the photographs presented in the attachment to this report including a description of each location, view orientation and the distance from where the photo was taken relative to the proposed Facility. The photo locations are depicted on the visibility analysis map presented at the end of this report.

PHOTO LOCATIONS DEPICTED IN THIS ANALYSIS

Photo No.	Location	View Orientation	Distance to Facility
1	Across North Main Street from School Entrance	Southwest	± 0.29-Mile
2	Across North Main Street from School Entrance	Southwest	± 0.29-Mile
3	Adjacent to #44 Hilltop Drive	Northwest	± 0.14-Mile
4	Adjacent to #52 Hilltop Drive	Northwest	± 0.12-Mile
5	Adjacent to #58 Hilltop Drive	Northwest	± 0.10-Mile
6	Intersection of Hilltop Drive & Fern Street	Northwest	± 0.17-Mile
7	Adjacent to #16 Cobbs Road	Northeast	± 0.14-Mile
8	Fernridge Road cul-de-sac	Northeast	± 0.29-Mile
9	Fernridge Road	Northeast	± 0.35-Mile
10	Fernridge Park	Northeast	± 0.35-Mile
11	Braeburn School (sidewalk off parking circle)	Northeast	± 0.80-Mile
12	Fairview Cemetery	Northeast	± 0.59-Mile
13	Fernridge Park	Northeast	± 0.31-Mile
14	Whitmore Avenue	Northeast	± 0.47-Mile
15	Intersection of Linwold Road & Linnard Road	Southwest	± 0.38-Mile
16	Intersection of North Main Street & Linnard Road	Southwest	± 0.30-Mile
17	Intersection of Wyndwood Road & Banbury Lane	South	± 0.11-Mile
18	Intersection of Brookside Boulevard & Brookside Place	Southwest	± 0.32-Mile
19	Brookside Place	South	± 0.37-Mile
20	Rustic Lane	East	± 0.31-Mile
21	East Maxwell Drive	Northeast	± 0.31-Mile
22	Asylum Avenue & Shade Lane	Southeast	± 0.64-Mile
23	Intersection of Fern Street & North Main Street	Northwest	± 0.36-Mile

Final Visibility Mapping

Field data and observations were incorporated into the mapping data layers, including the photo locations, areas that experienced land use changes since the 2010 aerial photo flight, and those places where the initial model was found to either under or over-predict visibility. The revised average tree canopy height data layer (using 55 feet AGL) was merged with the DEM and added to the base ground elevations. As a final step, forested areas were extracted from areas of potential visibility, with a buffer of 500 feet built into those areas inaccessible for field verification, assuming that a person standing within a forest would not be able to view the Facility from beyond this distance due to the presence of intervening tree mast and/or understory. Each location is dependent on the specific density and composition of the surrounding

woodlands, and it is understood that some locations within the 500-foot buffer could provide visibility of at least portions of the Facility at any time of the year. In "leaf-on" conditions, this distance is overly conservative as the deciduous vegetation substantially hinders direct views in many cases at close range. However, even in "leaf off" conditions when views expand, tree mast still serves to block lines of sight, even at distances less than 500 feet. For purposes of this analysis, it was reasoned that contiguous forested land beyond 500 feet of its wooded edge facing the Facility would consist of light-impenetrable trees of a uniform height. Once the additional data was integrated into the model, APT re-calculated the visibility of the Facility from within the Study Area to produce the final visibility map.

Photographic Simulations

Simulations of the proposed Facility were generated for those photographs where the balloon was visible during the in-field activities and portray scaled renderings of the Facility from these locations. Using field data, site plan information and 3-dimension (3D) modeling software, spatially referenced models of the site area and Facility were generated and merged. The geographic coordinates obtained in the field for the photograph locations were incorporated into the model to produce virtual camera positions within the spatial 3D model. Photo simulations were then created using a combination of renderings generated in the 3D model and photo-rendering software programs. Photo-documentation and simulations are presented in the attachment at the end of this report. The photographs of the balloon are included to provide visual reference points for the location, height and proportions of the proposed Facility relative to the scene.

A rendering of proposed conditions at the host Property has also been prepared and is presented with the simulations. Representing a future view from North Main Street, this graphic depicts the clock tower and new academic building upon completion.

Visibility Analysis Results

Results of this analysis, which are documented on the accompanying map graphic, indicate that year-round visibility would be primarily limited to the school grounds. Views will extend off the host Property eastward along North Main Street across from the school entrance and, to a lesser degree, south on Hilltop Drive and north on Wyndwood Road where views of the top of the clock tower (cupola, dome and spire) may be seen from select locations. A total of 42± acres within the Study Area would have some visibility of the clock tower above the tree canopy year-round (that is, during both "leaf-off" and "leaf-on" conditions). As depicted on the visibility analysis map, views of the clock tower would be restricted to within a few hundred feet of the host Property. In general, year-round views of the Facility would be limited to this modest geographic footprint by the combination of the relatively short height of the clock tower (top of cupola dome at 90 feet) and the intervening topography and mature vegetation that dominate the Study Area. Many of the views from off the host Property are obstructed in one manner or another by intervening trees or homes (or both) such that only the cupola and dome would be seen. Approximately 38 residential properties located within the Study Area are expected to have at least partial views of the Facility during "leaf-on" conditions.

Seasonal views, achieved during "leaf-off" conditions, would expand slightly beyond the year-round visibility footprint, offering obstructed views of the clock tower through the tree mast from select locations

along Hilltop Drive, Fern Street, Cobbs Road, and Fern Ridge Road to the south; North Main Street and Linnard Road to the east; Wyndwood Road, Banbury Lane and Brookside Place to the north; and Rustic Lane, Cliffmore Road and East Maxwell Drive to the west. Several of these locations currently have views of existing campus infrastructure during the “leaf-off” season. Based on the results of this analysis, we estimate that approximately 118 additional acres have the potential to offer some views of the Facility through the trees during “leaf-off” conditions. Most of the potential seasonal visibility appears limited to within approximately 1,500 feet of the proposed Facility relocation. Approximately 154 additional residential properties within the Study Area could have at least partial views of the Facility through the intervening trees during “leaf-off” conditions. Many of these locations would have heavily obstructed views through the tree mast that are limited to the spire.

The table below presents an approximate street inventory of residential properties⁶ within the Study Area that have the potential for views of the clock tower. APT did not have the ability to evaluate views from private properties beyond the street frontage and relied on the computer model to calculate the total number of residential parcels within the view shed. The number of residential properties predicted to have potential views of the clock tower was calculated by including any parcel in the total whenever the visibility “footprint” intersected or overlapped a property boundary, regardless of the extend of coverage within that particular lot.

APPROXIMATE NUMBER OF RESIDENTIAL PROPERTIES WITH POTENTIAL VIEWS

Street	Year-round Visibility	Seasonal Visibility
North Main Street	6	14
Hilltop Drive	17	34
Cobbs Road	0	15
Fern Street	1	29
Ferridge Road	0	13
Linnard Road	0	9
Wyndwood Road	14	12
Banbury lane	0	5
Brookside Boulevard	0	3
Brookside Place	0	2
Rustic Lane	0	6
Cliffmore Road	0	11
East Maxwell Drive	0	1

Note: Seasonal visibility denotes residential properties in addition to those with potential year-round views.

No views of the clock tower would be achieved from nearby open space areas, including Ferridge Park, Mooney's Woods, and Westmoor Park; or from Fairview Cemetery and North Cemetery.

⁶ For purposes of this analysis, the term “residential property” may, in addition to parcels occupied by homes, also include agricultural land, forested tracts with some clearing, and/or parcels with uninhabited structures. Potential visibility identified on a residential property does not necessarily mean that views would be achieved from within dwellings, or on exterior decks, porches or patios that might be associated with a parcel. Further, it may be possible to view the Facility from within portions of the shaded areas indicating potential visibility, but not necessarily from all locations within those shaded areas.

The Facility has been carefully designed to serve both form and function in that it preserves the school's iconic building detail through the replication of the cupola, dome and spire while allowing for the relocation of existing wireless telecommunications antennas and equipment in a concealed, stealth manner. The majority of residential parcel along the roads that abut the host property currently have views of the school campus, including the existing cupola, dome and spire. Although the proposed Facility relocation would shift these features about 500 feet to the west, the cupola's elevation AMSL will remain within 20 feet of current conditions. The net result would be a corresponding shift in the cupola's view shed westward, but would not constitute a dramatic change to existing conditions, particularly because the project is not introducing an entirely "new" feature to the landscape.

Proximity to Schools and Commercial Child Day Care Centers

The host Property is occupied by the American School for the Deaf, which operates a commercial child day care center (Montessori Day Care). No school or commercial child day care buildings are or will be located within 250 feet of the proposed Facility. The nearest off-site school (Bugbee Elementary) is located over 0.5 mile (approximately 2,750 feet) to the northwest. The nearest off-site commercial child day care center (Our Children's Center) is located approximately 2,000 feet southeast of the proposed Facility. Neither of these off-site locations would have views of the proposed Facility.

ATTACHMENTS

ATTACHMENTS



RENDERING

REPRESENTATION OF FUTURE SITE CONDITIONS



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	NORTH MAIN STREET AT SCHOOL ENTRANCE	SOUTHWEST	+/- 0.29 MILE	YEAR ROUND



SIMULATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	NORTH MAIN STREET AT SCHOOL ENTRANCE	SOUTHWEST	+/- 0.29 MILE	YEAR ROUND



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	NORTH MAIN STREET AT SCHOOL ENTRANCE	SOUTHWEST	+/- 0.29 MILE	YEAR ROUND



SIMULATION

PHOTO

2

LOCATION

NORTH MAIN STREET AT SCHOOL ENTRANCE

ORIENTATION

SOUTHWEST

DISTANCE TO SITE

+/- 0.29 MILE

VISIBILITY

YEAR ROUND



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	ADJACENT TO 44 HILLTOP DRIVE	NORTHWEST	+/- 0.14 MILE	YEAR ROUND



SIMULATION

PHOTO

3

LOCATION

ADJACENT TO 44 HILLTOP DRIVE

ORIENTATION

NORTHWEST

DISTANCE TO SITE

+/- 0.14 MILE

VISIBILITY

YEAR ROUND



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	ADJACENT TO 52 HILLTOP DRIVE	NORTHWEST	+/- 0.12 MILE	YEAR ROUND



SIMULATION

PHOTO

4

LOCATION

ADJACENT TO 52 HILLTOP DRIVE

ORIENTATION

NORTHWEST

DISTANCE TO SITE

+/- 0.12 MILE

VISIBILITY

YEAR ROUND



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
5	ADJACENT TO 58 HILLTOP DRIVE	NORTHWEST	+/- 0.10 MILE	YEAR ROUND



SIMULATION

PHOTO

5

LOCATION

ADJACENT TO 58 HILLTOP DRIVE

ORIENTATION

NORTHWEST

DISTANCE TO SITE

+/- 0.10 MILE

VISIBILITY

YEAR ROUND



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	INTERSECTION OF HILLTOP DRIVE & FERN STREET	NORTHWEST	+/- 0.17 MILE	SEASONAL



SIMULATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	INTERSECTION OF HILLTOP DRIVE & FERN STREET	NORTHWEST	+/- 0.17 MILE	SEASONAL



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	ADJACENT TO 16 COBBS ROAD	NORTHEAST	+/- 0.14 MILE	SEASONAL



SIMULATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	ADJACENT TO 16 COBBS ROAD	NORTHEAST	+/- 0.14 MILE	SEASONAL



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
8	FERNRIDGE ROAD CUL-DE-SAC	NORTHEAST	+/- 0.29 MILE	SEASONAL



SIMULATION

PHOTO

8

LOCATION

FERN RIDGE ROAD CUL-DE-SAC

ORIENTATION

NORTHEAST

DISTANCE TO SITE

+/- 0.29 MILE

VISIBILITY

SEASONAL



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
9	FERNRIDGE ROAD	NORTHEAST	+/- 0.35 MILE	SEASONAL



DOCUMENTATION

PHOTO

10

LOCATION

FERNRIDGE PARK

ORIENTATION

NORTHEAST

DISTANCE TO SITE

+/- 0.35 MILE

VISIBILITY

NOT VISIBLE



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
11	BRAEBURN SCHOOL (SIDEWALK OFF PARKING CIRCLE)	NORTHEAST	+/- 0.80 MILE	NOT VISIBLE



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
12	FAIRVIEW CEMETERY	NORTHEAST	+/- 0.59 MILE	NOT VISIBLE



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
13	FERNRIDGE PARK	NORTHEAST	+/- 0.31 MILE	NOT VISIBLE



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
14	WHITMORE AVENUE	NORTHEAST	+/- 0.47 MILE	NOT VISIBLE



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
15	INTERSECTION OF LINWOLD ROAD & LINNARD ROAD	SOUTHWEST	+/- 0.38 MILE	SEASONAL



SIMULATION

PHOTO

15

LOCATION

INTERSECTION OF LINWOLD ROAD & LINNARD ROAD

ORIENTATION

SOUTHWEST

DISTANCE TO SITE

+/- 0.38 MILE

VISIBILITY

SEASONAL



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
16	INTERSECTION OF NORTH MAIN STREET & LINNARD ROAD	SOUTHWEST	+/- 0.30 MILE	YEAR ROUND



SIMULATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
16	INTERSECTION OF NORTH MAIN STREET & LINNARD ROAD	SOUTHWEST	+/- 0.30 MILE	YEAR ROUND



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
17	INTERSECTION OF WYNDWOOD ROAD & BANBURY LANE	SOUTH	+/- 0.11 MILE	YEAR ROUND



SIMULATION

PHOTO

17

LOCATION

INTERSECTION OF WYNDWOOD ROAD & BANBURY LANE

ORIENTATION

SOUTH

DISTANCE TO SITE

+/- 0.11 MILE

VISIBILITY

YEAR ROUND



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
18	INTERSECTION OF BROOKSIDE BOULEVARD & BROOKSIDE PLACE	SOUTHWEST	+/- 0.32 MILE	SEASONAL



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
19	BROOKSIDE PLACE	SOUTH	+/- 0.37 MILE	SEASONAL



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
20	RUSTIC LANE	EAST	+/- 0.31 MILE	SEASONAL



SIMULATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
20	RUSTIC LANE	EAST	+/- 0.31 MILE	SEASONAL



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
21	EAST MAXWELL DRIVE	NORTHEAST	+/- 0.31 MILE	SEASONAL



SIMULATION

PHOTO

21

LOCATION

EAST MAXWELL DRIVE

ORIENTATION

NORTHEAST

DISTANCE TO SITE

+/- 0.31 MILE

VISIBILITY

SEASONAL



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
22	ASYLUM AVENUE & SHADY LANE (ACROSS FROM BUGBEE ELEMENTARY SCHOOL)	SOUTHEAST	+/- 0.64 MILE	NOT VISIBLE



DOCUMENTATION

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
23	INTERSECTION OF FERN STREET & NORTH MAIN STREET	NORTHWEST	+/- 0.36 MILE	SEASONAL



SIMULATION

PHOTO

23

LOCATION

INTERSECTION OF FERN STREET & NORTH MAIN STREET

ORIENTATION

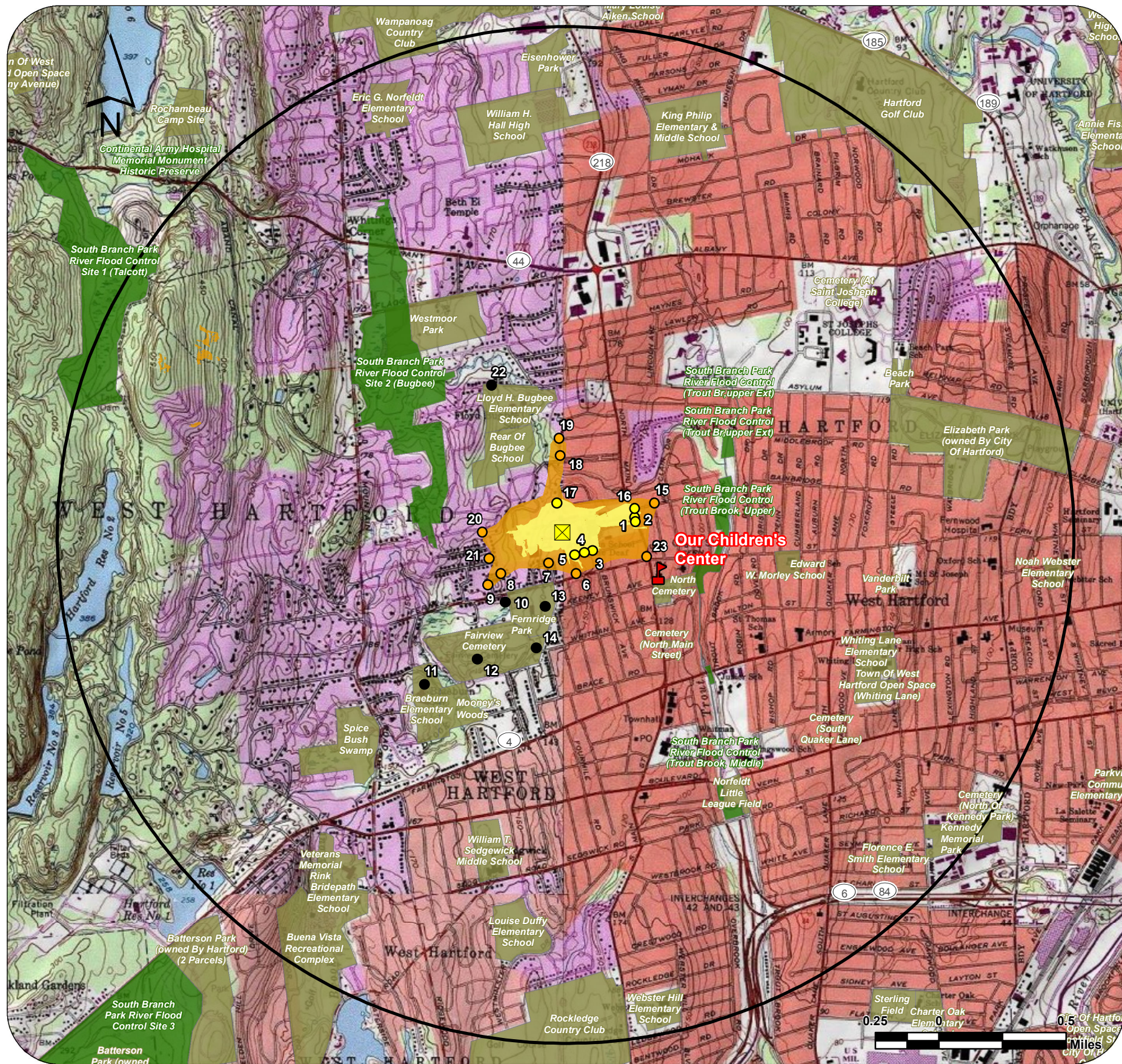
NORTHWEST

DISTANCE TO SITE

+/- 0.36 MILE

VISIBILITY

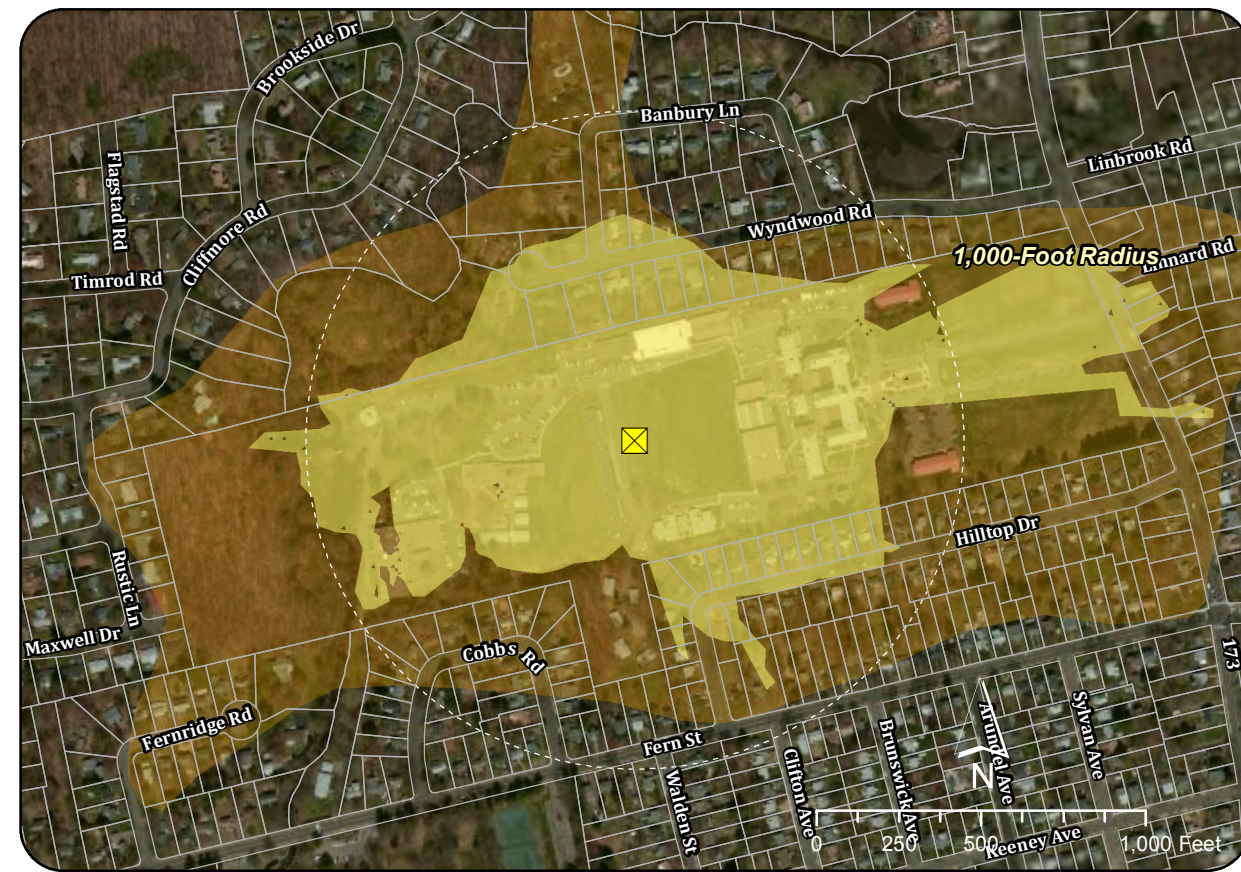
SEASONAL



VISIBILITY ANALYSIS MAP
 PROPOSED RELOCATED WIRELESS
 TELECOMMUNICATIONS FACILITY
 AMERICAN SCHOOL FOR THE DEAF
 139 NORTH MAIN STREET
 WEST HARTFORD, CONNECTICUT

NOTES:
 - Map compiled November 2012
 - Viewshed analysis conducted using ESRI's Spatial Analyst.
 - Proposed Facility height is 106 feet AGL.
 - Existing tree canopy height estimated at 55 feet.
 - Study Area is comprised of a two-mile radius surrounding the proposed facility and includes 8,042 acres of land.
 - Balloon Float Conducted on 11/11/12.
 - The shaded areas on this map depicting year-round or seasonal visibility indicate places where it may be possible to view at least portions of the Facility; however, it does not represent that all locations within those shaded areas would have views.

***DATA SOURCES:**
 Please see attached Documentation Page for a complete list of sources depicted on this map and reviewed as a part of the visual analysis

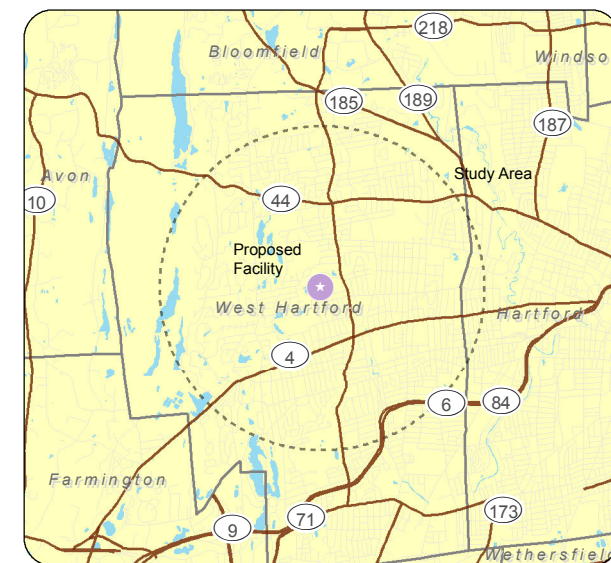
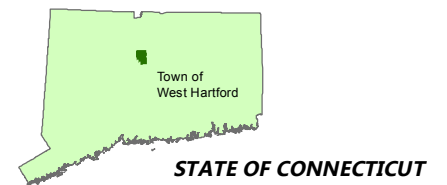


AERIAL PHOTOGRAPH DEPICTING SITE AND SURROUNDING AREA

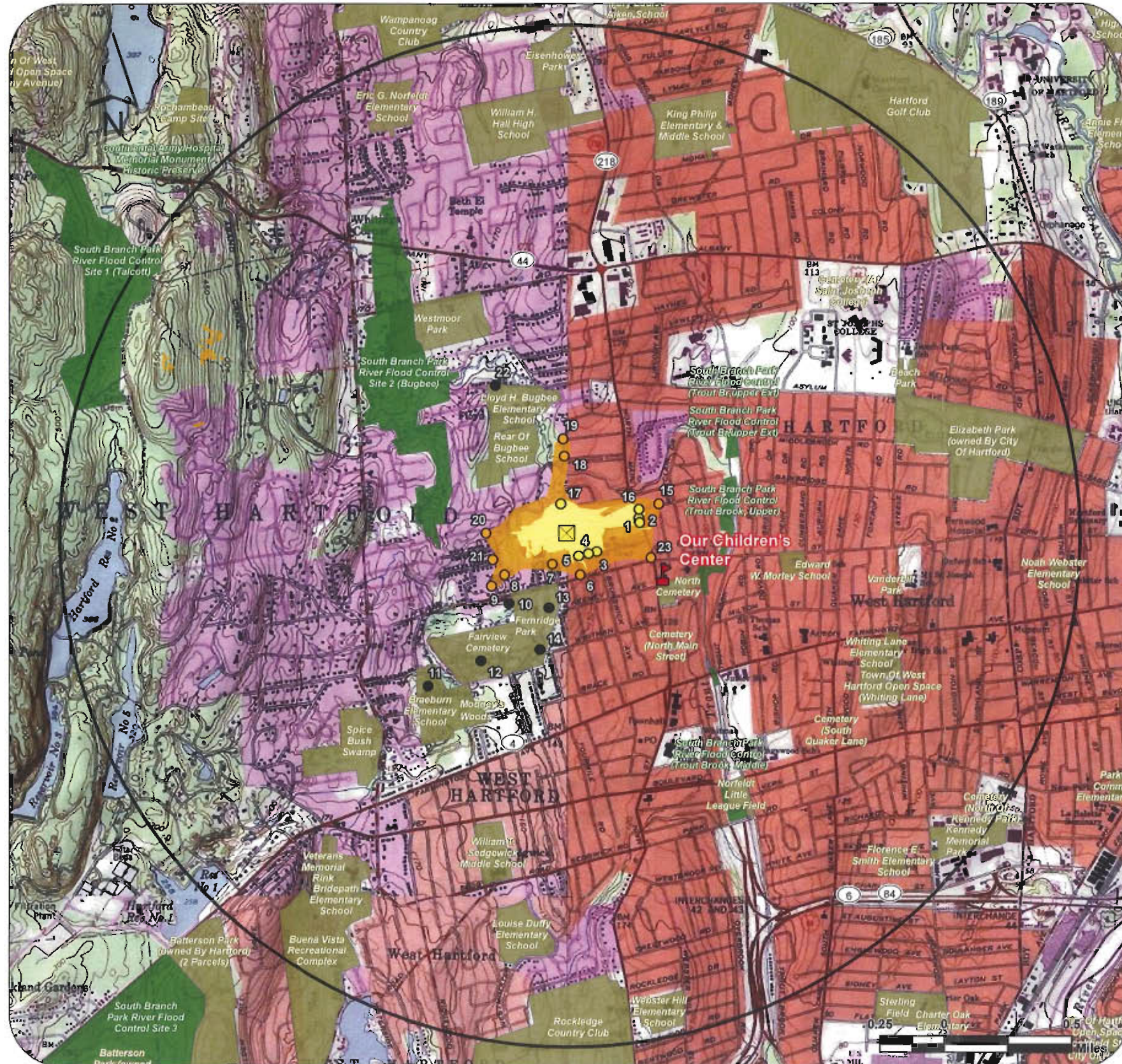
Legend

- Proposed Facility
- Commercial Child Day Care Facility
- Photo Point Location**
- Not Visible
- Seasonally Visible
- Visible Year-Round
- DEP Boat Launch*
- Year-Round Visibility (Approx. 42 Acres)
- Seasonal Visibility (Approx. 118 Acres)
- Study Area (2-Mile Radius)
- Federal Open Space*
- Protected Properties (CT DEP)
- Protected Properties (Municipal)

*No Data within Study Area



STUDY AREA AND VICINITY



VISIBILITY ANALYSIS MAP

PROPOSED RELOCATED WIRELESS
TELECOMMUNICATIONS FACILITY
AMERICAN SCHOOL FOR THE DEAF
139 NORTH MAIN STREET
WEST HARTFORD, CONNECTICUT

NOTES:

- Map compiled November 2012
- Viewshed analysis conducted using ESRI's Spatial Analyst.
- Proposed Facility height is 106 feet AGL
- Existing tree canopy height estimated at 55 feet.
- Study Area is comprised of a two-mile radius surrounding the proposed facility and includes 8,042 acres of land.
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**AERIAL PHOTOGRAPH DEPICTING
SITE AND SURROUNDING AREA**

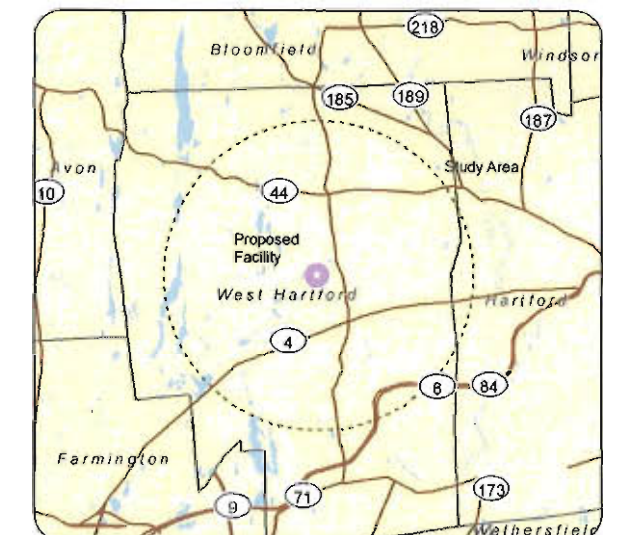
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- Commercial Child Day Care Facility
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- Study Area (2-Mile Radius)
- Federal Open Space*
- Protected Properties (CT DEP)
- Protected Properties (Municipal)

*No Data within Study Area



STATE OF CONNECTICUT



STUDY AREA AND VICINITY



DOCUMENTATION

SOURCES CONSULTED FOR VISIBILITY ANALYSES

Verizon Wireless Relocated West Hartford West Facility

Physical Geography / Background Data

Center for Land Use Education and Research, University of Connecticut (<http://clear.uconn.edu>)

- *Land Use / Land Cover (2006)
- *Coniferous and Deciduous Forest (2006)
- *LiDAR data – topography (2007)
- *Aerial photography (2004)

Town of West Hartford

- *GIS Parcel Level Data

Environmental Systems Research Institute, Inc. (digital orthophotos)

- *Aerial Photography (2010)

United States Geological Survey

- *USGS topographic quadrangle maps: Avon (1984); Hartford North (1992); and New Britain (1992)

Heritage Consultants

- ^State Scenic Highways (based on Department of Transportation data, updated monthly)

^Municipal Scenic Roads (by website, phone and/or email/fax - current)

Dedicated Open Space & Recreation Areas

Connecticut Department of Energy and Environmental Protection (DEEP)

- *DEEP Property (May 2007)
- *Federal Open Space (1997)
- *Municipal and Private Open Space (1997)
- *DEEP Boat Launches (1994)

Connecticut Forest & Parks Association

- ^Connecticut Walk Book East – The Guide to the Blue-Blazed Hiking Trails of Eastern Connecticut including the Metacomet and Mattabesett Trails, 19th Edition, 2005.
- ^Connecticut Walk Book West – The Guide to the Blue-Blazed Hiking Trails of Western Connecticut including the Metacomet and Mattabesett Trails, 19th Edition, 2006.

Town of West Hartford website (www.westhartford.org)

- ^Walking Trails (current)

Other

^ConnDOT Scenic Strips (based on Department of Transportation data)

*Available to the public in GIS-compatible format (some require fees).

^ Data not available to general public in GIS format. Reviewed independently and, where applicable, GIS data later prepared specifically for this Study Area.

DOCUMENTATION

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USFWS COMPLIANCE DETERMINATION

January 7, 2013

Verizon Wireless
99 East River Drive
East Hartford, CT 06108

APT Project No.: CT141710

Attn: Alexandria Carter

**Re: Proposed Verizon Wireless
West Hartford West
Facility Relocation
139 North Main Street
West Hartford, Connecticut**

Dear Ms. Carter,

At your request, All-Points Technology Corporation, P.C. ("APT") performed an evaluation with respect to possible federally-listed, threatened or endangered species in order to determine if the proposed referenced telecommunications facility would result in a potential adverse effect to federally-listed species.

Project Summary:

State: Connecticut

County: Hartford

Address: 139 North Main Street, West Hartford, CT

Latitude/Longitude Coordinates: N41°46'14.235" W73°44'58.558"

Size of Property: ±49.6 acres

Watershed: Trout Brook

This evaluation was performed in accordance with the January 17, 2012 policy statement of the United States Department of the Interior Fish and Wildlife Service (USFWS) New England Field Office. A copy of the January 17, 2012 USFWS policy statement as well as the July 31, 2008 list of federally endangered and threatened species in Connecticut are enclosed for reference.

No federally-listed endangered or threatened species are known to occur in the Town of West Hartford, Connecticut (refer to the enclosed listing) and as such the proposed development will not result in an adverse effect to any federally-listed endangered or threatened species. In further support of this finding, a request for rare species review by the Connecticut Department of Energy & Environmental Protection ("CTDEEP") Natural Diversity Data Base ("NDDB") resulted in issuance of a January 4, 2013 letter stating records for a State Special Concern Species Eastern Box Turtle (*Terrapene carolina carolina*) exist in the vicinity of the proposed project¹; a copy of the letter is enclosed. APT submitted an Eastern Box Turtle protection plan to NDDB for review resulting in a response that "I concur that by utilizing these protocols that the proposed activities and telecommunications development will not have an adverse impact on the eastern box turtle population that may occur in this area of West Hartford." Please note that Eastern Box Turtle is not a federally-listed endangered or threatened species.

¹ NDDB review #201207339

Bald Eagle

The bald eagle has been delisted and maintains protection under the Bald and Golden Eagle Protection Act ("Eagle Act") and the Migratory Bird Treaty Act ("MBTA"). No bald eagle nests, roosting or foraging areas were observed in close proximity to the proposed Facility. Therefore, the proposed telecommunications facility should not result in disturbance² to Bald Eagles.

Conclusion

Since no federally-listed endangered or threatened species are known to occur in the Town of West Hartford and the CTDEEP did not identify any federally-listed species, no further consultation with USFWS regarding this issue is required. A January 17, 2012 letter from the USFWS indicating that no further Endangered Species Act coordination is necessary is enclosed. This federally-listed rare species review follows the 2012 procedure and guidelines provided by the USFWS New England Field Office.³

Sincerely,



Dean Gustafson
Senior Environmental Scientist

Enclosures

² "Disturb means to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior." (Eagle Act)

³ <http://www.fws.gov/newengland/EndangeredSpec-Consultation.htm>, web site accessed December 18, 2012 and January 7, 2013.

USFWS Policy Documents

- January 17, 2012 Telecommunications Policy Statement
- July 31, 2008 Inventory of Federally Listed Endangered and Threatened Species In Connecticut
- January 4, 2013 CTDEEP NDDDB Letter
- January 17, 2012 no further coordination necessary letter



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 17, 2012

To Whom It May Concern:

The U.S. Fish and Wildlife Service's (Service) New England Field Office has determined that individual project review for certain types of activities associated with communication towers is **not required**. These comments are submitted in accordance with provisions of the Endangered Species Act (ESA) of 1973 (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*).

Due to the rapid expansion of the telecommunication industry, we are receiving a growing number of requests for review of **existing** and **new** telecommunication facilities in relation to the presence of federally-listed or proposed, threatened or endangered species, critical habitat, wilderness areas and/or wildlife preserves. We have evaluated our review process for proposed communications towers and believe that individual correspondence with this office is not required for the following types of actions relative to **existing** facilities:

1. the re-licensing of existing telecommunication facilities;
2. audits of existing facilities associated with acquisition;
3. routine maintenance of existing tower sites, such as painting, antenna or panel replacement, upgrading of existing equipment, etc.;
4. co-location of new antenna facilities on/in existing structures;
5. repair or replacement of existing towers and/or equipment, provided such activities do not significantly increase the existing tower mass and height, or require the addition of guy wires.

In order to obviate the need to contact this office in the future for individual environmental review for **existing** communication towers or antenna facilities, please note that we are not aware of any federally-listed, threatened or endangered species that are being adversely affected by any existing communication tower or antenna facility in the following states: Vermont, New Hampshire, Rhode Island, Connecticut and Massachusetts. Furthermore, we are not aware of any **existing** telecommunication towers in federally-designated critical habitats, wilderness areas or wildlife preserves. Therefore, no further consultation with this office relative to the impact of the above referenced activities on federally-listed species is required.

January 17, 2012

Future Coordination with this Office Relative to New Telecommunication Facilities

We have determined that proposed projects are not likely to adversely affect any federally-listed or proposed species when the following steps are taken to evaluate new telecommunication facilities:

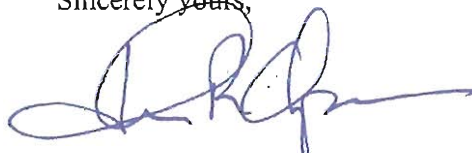
1. If the facility will be installed within or on an existing structure, such as in a church steeple or on the roof of an existing building, no further coordination with this office is necessary. Similarly, new antennas or towers in urban and other developed areas, in which no natural vegetation will be affected, do not require further review.
2. If the above criteria cannot be met, your review of our lists of threatened and endangered species locations within Vermont, New Hampshire, Rhode Island, Connecticut and Massachusetts may confirm that no federally-listed endangered or threatened species are known to occur in the town or county where the project is proposed.
3. If a listed species is present in the town or county where the project is proposed, further review of our lists of threatened and endangered species may allow you to conclude that suitable habitat for the species will not be affected. Based on past experiences, we anticipate that there will be few, if any, projects that are likely to impact piping plovers, roseate terns, bog turtles, Jesup's milk-vetch or other such species that are found on coastal beaches, riverine habitats or in wetlands because communication towers typically are not located in these habitats.

For projects that meet the above criteria, there is no need to contact this office for further project review. A copy of this letter should be retained in your file as the Service's determination that no listed species are present, or that listed species in the general area will not be affected. Due to the high workload associated with responding to many individual requests for threatened and endangered species information, we will no longer be providing response letters for activities that meet the above criteria. This correspondence and the species lists remain valid until January 1, 2013. Updated consultation letters and species lists are available on our website:

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

Thank you for your cooperation, and please contact Mr. Anthony Tur of this office at 603-223-2541 for further assistance.

Sincerely yours,



Thomas R. Chapman
Supervisor
New England Field Office

**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
	Piping Plover	Threatened	Coastal Beaches	Clinton, Westbrook, Old Saybrook.
	Puritan Tiger Beetle	Threatened	Sandy beaches along the Connecticut River	Cromwell, Portland
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
	Indiana Bat	Endangered	Mines, Caves	
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, New London 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, Indiana bat, Seabeach amaranth and American burying beetle are considered extirpated in Connecticut.

-There is no federally-designated Critical Habitat in Connecticut.

7/31/2008



Connecticut Department of
**ENERGY &
ENVIRONMENTAL
PROTECTION**

January 4, 2013

Mr. Dean Gustafson
All-Points Technology Corporation, P.C.
30 Bogg Lane
Lebanon, CT 06249
dgustafson@allpointstech.com

Project: New Telecommunications Facility for Verizon Wireless at a West Hartford Site Relocation (American School for the Deaf) at 139 North Main Street in West Hartford, Connecticut

Request No.: 201207339

Dear Mr. Gustafson,

I have reviewed Natural Diversity Data Base maps and files regarding the area delineated on the map you provided for the proposed New Telecommunications Facility for Verizon Wireless at a West Hartford Site Relocation (American School for the Deaf) at 139 North Main Street in West Hartford Connecticut. According to our information we have records for State Special Concern Species *Terrapene carolina carolina* (eastern box turtle) from the vicinity of this property.

Thank you for sending me the document regarding the protocols you will follow to ensure the protection of eastern box turtle with respect to this project. I concur that by utilizing these protocols that the proposed activities and telecommunications development will not have an adverse impact on the eastern box turtle population that may occur in this area of West Hartford. Thank you for implementing these protection measures and for adhering to the eastern box turtle protection measures.

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 Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, 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, or dawn.mckay@ct.gov. 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 DEEP for the proposed site.

Sincerely,

Dawn M. McKay
Environmental Analyst 3



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 17, 2012

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 information currently available to us, no federally listed or proposed, threatened or endangered species or critical habitat under the jurisdiction of the U.S. Fish and Wildlife 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. No further Endangered Species Act coordination 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 of this office at 603-223-2541 if we can be of further assistance.

Sincerely yours,

Thomas R. Chapman
Supervisor
New England Field Office



NDDB COMPLIANCE DETERMINATION

January 7, 2013

**Verizon Wireless
99 East River Drive
East Hartford, CT 06108**

APT Project No.: CT141710

Attn: Alexandria Carter

**Re: Proposed Verizon Wireless
West Hartford West
Facility Relocation
139 North Main Street
West Hartford, Connecticut**

Dear Ms. Carter,

At your request, All-Points Technology Corporation, P.C. ("APT") submitted a request for Natural Diversity Data Base ("NDDB") State Listed Species Review¹ to the Connecticut Department of Energy & Environmental Protection ("CTDEEP") for an evaluation with respect to possible state-listed, threatened, endangered or special concern species in order to determine if the proposed referenced telecommunications facility would result in a potential adverse effect to state-listed species.

NDDB staff responded that records of Eastern Box Turtle (*Terrapene carolina carolina*), a State Special Concern Species, exist in the vicinity of the proposed project and that Eastern Box Turtle protocols to protect this species during construction would facilitate NDDB's review of the proposed project.² APT submitted an Eastern Box Turtle protection plan to NDDB for review resulting in a response that "I concur that by utilizing these protocols that the proposed activities and telecommunications development will not have an adverse impact on the eastern box turtle population that may occur in this area of West Hartford." A copy of the Eastern Box Turtle protection plan and NDDB's January 4, 2013 letter are enclosed.

Conclusion

No adverse impact on Eastern Box Turtle will occur provided the Eastern Box Turtle protection plan is properly implemented during construction. Please feel free to contact me at (860) 984-9515 or dgustafson@allpointstech.com with any questions.

Sincerely,

Dean Gustafson
Senior Environmental Scientist

Enclosures

¹ State application form DEP-APP-007, submitted electronically on November 24, 2012.

² Dawn McKay, personal communication, January 3, 2013.

Attachments

- Eastern Box Turtle Protection Plan
- January 4, 2013 CTDEEP NDDDB Letter



January 4, 2013

Department of Energy & Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

APT Project No.: CT141710

Attn: Dawn McKay
Elaine Hinsch

Re: NDDB #201207339
Verizon Wireless West Hartford
West Site Relocation Facility
139 North Main Street
West Hartford, Connecticut

Dear Ms. McKay and Ms. Hinsch,

All-Points Technology Corporation, P.C. ("APT") had previously submitted a Natural Diversity Data Base ("NDDB") State Listed Species Review request on behalf of Verizon Wireless for a relocation facility on the American School for the Deaf campus located at 139 North Main Street in West Hartford, Connecticut. APT understands that NDDB records reveal Eastern Box Turtle (*Terrapene c. carolina*), a State Special Concern Species, in the vicinity of the proposed project¹.

The enclosed protective measures, which will be incorporated into the construction drawings (Development and Management Plans) should the project receive approval by the Connecticut Siting Council, would avoid unintentional mortality to Eastern Box Turtle as a result of proposed construction activities for the Verizon Wireless facility. The proposed Eastern Box Turtle protection program consists of several components: isolation of the project perimeter; periodic inspection and maintenance of isolation structures; turtle sweeps; education of all contractors and sub-contractors prior to initiation of work on the site; protective measures; and, reporting. An example of the poster material that would be posted at the construction site as part of the contractor education component is also enclosed. With adherence to this Eastern Box Turtle protection program, the proposed development at this property would not have an adverse effect on this state-listed species.

Please feel free to contact me at (860) 984-9515 or dgustafson@allpointstech.com with any questions or if additional information is required.

Sincerely,

Dean Gustafson
Senior Environmental Scientist

Enclosures

¹ Dawn McKay, personal communication, January 3, 2013.

Eastern Box Turtle Protection Plan

EASTERN BOX TURTLE PROTECTION PROGRAM

The construction area is located in proximity to Eastern Box Turtle (*Terrapene c. carolina*) habitat, a State Special Concern Species. The following protective measures will avoid unintentional mortality to Eastern Box Turtle as a result of construction activities for the site improvements proposed. With adherence to this Eastern Box Turtle protection program, the proposed development at this property will not have an adverse effect on this rare species.

It is of the utmost importance that the Contractor complies with the requirements for the installation of protective measures and the education of employees and subcontractors performing work on the project site if work will occur during the Eastern Box Turtle's active period (April 1 to November 1). All-Points Technology Corporation, P.C. ("APT") will serve as the Environmental Monitor for this project to ensure that the Eastern Box Turtle protection measures are implemented properly. The Contractor shall contact Dean Gustafson, Senior Wetland Scientist at APT, at least 5 business days prior to the pre-construction meeting. Mr. Gustafson can be reached at (860) 984-9515 and at dgustafson@allpointstech.com.

The proposed Eastern Box Turtle protection program consists of several components: isolation of the project perimeter; periodic inspection and maintenance of isolation structures; turtle sweeps; education of all contractors and sub-contractors prior to initiation of work on the site; protective measures; and, reporting.

1. Isolation Measures

- a. Installation of conventional silt fencing, which will also serve as an isolation of the work zone from surrounding areas and is required for erosion control compliance, shall be performed by the Contractor following clearing activities and prior to any earthwork. APT will inspect the work zone area prior to and following erosion control barrier installation to ensure the area is free of Eastern Box Turtles.
- b. The fencing will consist of conventional erosion control woven fabric, installed approximately six inches below surface grade to bury the bottom of the silt fence and staked at seven to ten-foot intervals using four-foot oak stakes or approved equivalent. In addition to required daily inspection by the Contractor, the fencing will be inspected for tears or breaches in the fabric following installation and at approximately one-week intervals or within 24 hours of a storm event of 0.25 inch or greater by APT. Inspections will be conducted by APT throughout the course of the construction project.
- c. The extent of the barrier fencing will effectively isolate the construction area, including equipment and material storage areas, from possible migrating turtles. Field conditions may require the installation of additional barrier fencing at the direction of APT. The Contractor shall maintain additional supplies of barrier fencing and erosion controls on site for this purpose.
- d. No equipment, vehicles or construction materials shall be stored outside of barrier fencing.

2. Contractor Education:

- a. Prior to work on site, the Contractor shall attend an educational session at the pre-construction meeting with APT. This orientation and educational session will consist of an introductory session with photos identifying Eastern Box Turtle,

stressing the non-aggressive nature of this species and the absence of need to destroy animals that might be encountered, how to properly handle these species if encountered and the need to follow Protective Measures as described in Section 3.

- b. Also stressed in the education session will be means to discriminate between the species of concern and other native species to avoid unnecessary, "false alarms".
- c. The Contractor will be provided with cell phone and email contacts for APT Environmental Monitor staff to immediately report any encounters with Eastern Box Turtle. Poster materials will be provided by APT to the Contractor for posting on the job site to maintain worker awareness, along with any visitors, to the sensitive environmental nature of the job site.

3. Protective Measures

- a. A thorough cover search of the construction area will be performed by an APT Environmental Monitor for Eastern Box Turtle prior to and following installation of silt fencing to remove any species from the work zone prior to the initiation of construction activities.
- b. Prior to the start of construction each day, the Contractor shall search the entire work area for Eastern Box Turtle.
- c. If Eastern Box Turtle are found, it should be carefully grasped in both hands, one on each side of the shell, between the turtle's forelimbs and the hind limbs, and placed just outside of the isolation barrier in the approximate direction it was heading.
- d. Special care shall be taken by the Contractor during early morning and evening hours so that possible basking or foraging turtles are not harmed by construction activities.
- e. Erosion control measures will be removed no later than 30 days following final site stabilization so as not to impede migration of turtles or other wildlife.

4. Reporting

- a. Weekly inspection reports (brief narrative and applicable photos) will be submitted to the Connecticut Siting Council for compliance verification. Any observations of Eastern Box Turtle will be included in the reports.
- b. Following completion of the construction project, APT will provide a summary report to CTDEEP documenting the monitoring and maintenance of the barrier fence and observations of any Eastern Box Turtle encountered.

Eastern Box Turtle Poster

CAUTION

EASTERN BOX TURTLES ARE KNOWN TO INHABIT THIS AREA



Identification: Eastern Box Turtles (*Terrapene c. carolina*) are small, terrestrial turtles ranging from 4.5 to 6.6 inches in length. The shell (carapace) is readily distinguished by its high domed shaped. The color of the shell is brown or black with numerous irregular yellow, orange or reddish markings. The belly (plastron) typically has a light and dark variable pattern, but may be completely tan, brown or black. The head, neck and legs also vary in color but are generally dark with orange or yellow mottling. Box turtles are terrestrial and inhabit many types of habitats including deciduous forests, brushy fields, thickets, streams, ponds and wetlands.

What to do if you find a box turtle: Box turtles are protected by Connecticut's threatened and endangered species legislation and **cannot** be injured, killed, or retained as a pet. If you find a box turtle move the turtle to a safe location away from any construction activity in the direction that the turtle was heading. Carefully pick up the turtle by its shell (carapace) between the front and hind legs with both hands. Be sure to hold the turtle closer to their hind legs as they may reach over and bite if your hands are too close to the head. The turtle may hiss and should retract into its shell.

Who to contact: Please report any finds and relocation of Eastern Box Turtle immediately to Dean Gustafson of All-Points Technology Corporation, P.C. at (860) 984-9515.



Connecticut Department of
**ENERGY &
ENVIRONMENTAL
PROTECTION**

January 4, 2013

Mr. Dean Gustafson
All-Points Technology Corporation, P.C.
30 Bogg Lane
Lebanon, CT 06249
dgustafson@allpointstech.com

Project: New Telecommunications Facility for Verizon Wireless at a West Hartford Site Relocation (American School for the Deaf) at 139 North Main Street in West Hartford, Connecticut

Request No.: 201207339

Dear Mr. Gustafson,

I have reviewed Natural Diversity Data Base maps and files regarding the area delineated on the map you provided for the proposed New Telecommunications Facility for Verizon Wireless at a West Hartford Site Relocation (American School for the Deaf) at 139 North Main Street in West Hartford Connecticut. According to our information we have records for State Special Concern Species *Terrapene carolina carolina* (eastern box turtle) from the vicinity of this property.

Thank you for sending me the document regarding the protocols you will follow to ensure the protection of eastern box turtle with respect to this project. I concur that by utilizing these protocols that the proposed activities and telecommunications development will not have an adverse impact on the eastern box turtle population that may occur in this area of West Hartford. Thank you for implementing these protection measures and for adhering to the eastern box turtle protection measures.

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 Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, 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, or dawn.mckay@ct.gov. 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 DEEP for the proposed site.

Sincerely,

A handwritten signature in cursive script that reads 'Dawn M. McKay'.

Dawn M. McKay
Environmental Analyst 3



C Squared Systems, LLC
65 Dartmouth Drive, Unit A3
Auburn, NH 03032
(603) 644-2800
support@csquaredsystems.com

Calculated Radio Frequency Emissions



West Hartford W

139 North Main Street, West Hartford, CT 06107

November 27, 2012

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1. Introduction

The purpose of this report is to investigate compliance with applicable FCC regulations for the proposed relocation and modifications to the existing Verizon Wireless/AT&T antenna arrays currently mounted within the cupola on the main academic building at the American School for the Deaf, located at 139 North Main Street in West Hartford, CT. The coordinates of the existing cupola are 41° 46' 15.65" N, 72° 44' 50.27" W. A replacement structure will be located approximately 660' west of the existing building, with coordinates of 41° 46' 14.25" N, 72° 44' 58.78" W.

Verizon Wireless is proposing the following modifications:

- 1) Remove all equipment and antennas from the existing academic building cupola;
- 2) Install a total of 15 antennas (5 per sector) to support their 700/850/1900/2100 MHz technologies in the new clock tower building.

AT&T is proposing the following modifications:

- 3) Remove all equipment and antennas from the existing academic building cupola;
- 4) Install a total of 3 multi-band antennas (1 per sector) to support their 700/850/1900 MHz technologies in the new clock tower building.

2. FCC Guidelines for Evaluating RF Radiation Exposure Limits

In 1985, the FCC established rules to regulate radio frequency (RF) exposure from FCC licensed antenna facilities. In 1996, the FCC updated these rules, which were further amended in August 1997 by OET Bulletin 65 Edition 97-01. These new rules include Maximum Permissible Exposure (MPE) limits for transmitters operating between 300 kHz and 100 GHz. The FCC MPE limits are based upon those recommended by the National Council on Radiation Protection and Measurements (NCRP), developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI).

The FCC general population/uncontrolled limits set the maximum exposure to which most people may be subjected. General population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

Public exposure to radio frequencies is regulated and enforced in units of milliwatts per square centimeter (mW/cm^2). The general population exposure limits for the various frequency ranges are defined in the attached "FCC Limits for Maximum Permissible Exposure (MPE)" in Attachment B of this report.

Higher exposure limits are permitted under the occupational/controlled exposure category, but only for persons who are exposed as a consequence of their employment and who have been made fully aware of the potential for exposure, and they must be able to exercise control over their exposure. General population/uncontrolled limits are five times more stringent than the levels that are acceptable for occupational, or radio frequency trained individuals. Attachment B contains excerpts from OET Bulletin 65 and defines the Maximum Exposure Limit.

Finally, it should be noted that the MPE limits adopted by the FCC for both general population/uncontrolled exposure and for occupational/controlled exposure incorporate a substantial margin of safety and have been established to be well below levels generally accepted as having the potential to cause adverse health effects.

3. RF Exposure Prediction Methods

The emission field calculation results displayed in the following figures were generated using the following formula as outlined in FCC bulletin OET 65:

$$\text{Power Density} = \left(\frac{1.6^2 \times EIRP}{4\pi \times R^2} \right) \times \text{Off Beam Loss}$$

Where:

EIRP = Effective Isotropic Radiated Power

$$R = \text{Radial Distance} = \sqrt{(H^2 + V^2)}$$

H = Horizontal Distance from antenna in meters

V = Vertical Distance from radiation center of antenna in meters

Ground reflection factor of 1.6

Off Beam Loss is determined by the selected antenna pattern

These calculations assume that the antennas are operating at 100 percent capacity and power, and that all channels are transmitting simultaneously. Obstructions (trees, buildings, etc.) that would normally attenuate the signal are not taken into account. The calculations assume even terrain in the area of study and do not take into account actual terrain elevations which could attenuate the signal. As a result, the predicted signal levels reported below are much higher than the actual signal levels will be from the finished relocation.

4. Calculation Results

Table 1 below outlines the power density information for the site. Because the proposed Verizon and AT&T antennas are directional in nature, the majority of the RF power is focused out towards the horizon. As a result, there will be less RF power directed below the antennas relative to the horizon, and consequently lower power density levels around the base of the proposed clock tower. Please refer to Attachments C & D for the vertical patterns of the proposed Verizon and AT&T antennas. The calculated results for Verizon and AT&T in Table 1 include a nominal 10 dB off-beam pattern loss to account for the lower relative gain below the antennas.

Carrier	Antenna Height (Feet)	Operating Frequency (MHz)	Number of Trans.	ERP Per Transmitter (Watts)	Power Density (mw/cm ²)	Limit	%MPE
Verizon	71	869	9	200	0.1284	0.5793	22.16%
Verizon	76	1900	3	200	0.0374	1.0000	3.74%
Cingular	76	1930	3	427	0.0797	1.0000	7.97%
Cingular	71	880	6	296	0.1267	0.5867	21.59%
AT&T UMTS	44.5	880	2	982	0.0357	0.5867	6.08%
AT&T UMTS	44.5	1900	2	1355	0.0492	1.0000	4.92%
AT&T LTE	44.5	734	1	1313	0.0238	0.4893	4.87%
AT&T GSM	44.5	880	1	491	0.0089	0.5867	1.52%
AT&T GSM	44.5	1900	4	813	0.0590	1.0000	5.90%
Verizon LTE	54.5	698	1	1005	0.0122	0.4653	2.61%
Verizon Cellular	54.5	869	9	564	0.0614	0.5793	10.61%
Verizon PCS	64.5	1900	7	715	0.0433	1.0000	4.33%
Verizon AWS	64.5	2110	1	1959	0.0169	1.0000	1.69%
Total							42.54%

Table 1: Carrier Information^{1 2 3}

¹ The existing CSC filing for Verizon/Cingular should be removed and replaced with the updated Verizon/AT&T technologies and values provided in Table 1. Please note that %MPE values listed are rounded to two decimal points. The total %MPE listed is a summation of each unrounded contribution. Therefore, summing each rounded value may not reflect the total value listed in the table.

² In the case where antenna models are not uniform across all 3 sectors for the same frequency band, the antenna model with the highest gain was used for the calculations to present a worse-case scenario.

³ Antenna heights listed for Verizon and AT&T are in reference to the Centek Engineering Construction Drawings dated August 10, 2012.

5. Conclusion

The above analysis verifies that emissions from the proposed site will be below the maximum power density levels as outlined by the FCC in the OET Bulletin 65 Ed. 97-01. Even when using conservative methods, the cumulative power density from the transmit antennas at the proposed facility is well below the limits for the general public. The highest expected percent of Maximum Permissible Exposure at ground level is **42.54% of the FCC limit**.

As noted previously, obstructions (trees, buildings, etc.) that would normally attenuate the signal are not taken into account. As a result, the predicted signal levels are more conservative (higher) than the actual signal levels will be from the finished modifications.

6. Statement of Certification

I certify to the best of my knowledge that the statements in this report are true and accurate. The calculations follow guidelines set forth in ANSI/IEEE Std. C95.3, ANSI/IEEE Std. C95.1 and FCC OET Bulletin 65 Edition 97-01.



Daniel L. Goulet
C Squared Systems, LLC

November 27, 2012

Date

Attachment A: References

OET Bulletin 65 - Edition 97-01 - August 1997 Federal Communications Commission Office of Engineering & Technology

ANSI C95.1-1982, American National Standard Safety Levels With Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 300 kHz to 100 GHz. IEEE-SA Standards Board

IEEE Std C95.3-1991 (Reaff 1997), IEEE Recommended Practice for the Measurement of Potentially Hazardous Electromagnetic Fields - RF and Microwave. IEEE-SA Standards Board

Attachment B: FCC Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure⁴

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (E) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1500	-	-	f/300	6
1500-100,000	-	-	5	6

(B) Limits for General Population/Uncontrolled Exposure⁵

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (E) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time E ² , H ² or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1500	-	-	f/1500	30
1500-100,000	-	-	1.0	30

f = frequency in MHz * Plane-wave equivalent power density

Table 2: FCC Limits for Maximum Permissible Exposure (MPE)

⁴ Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

⁵ General population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

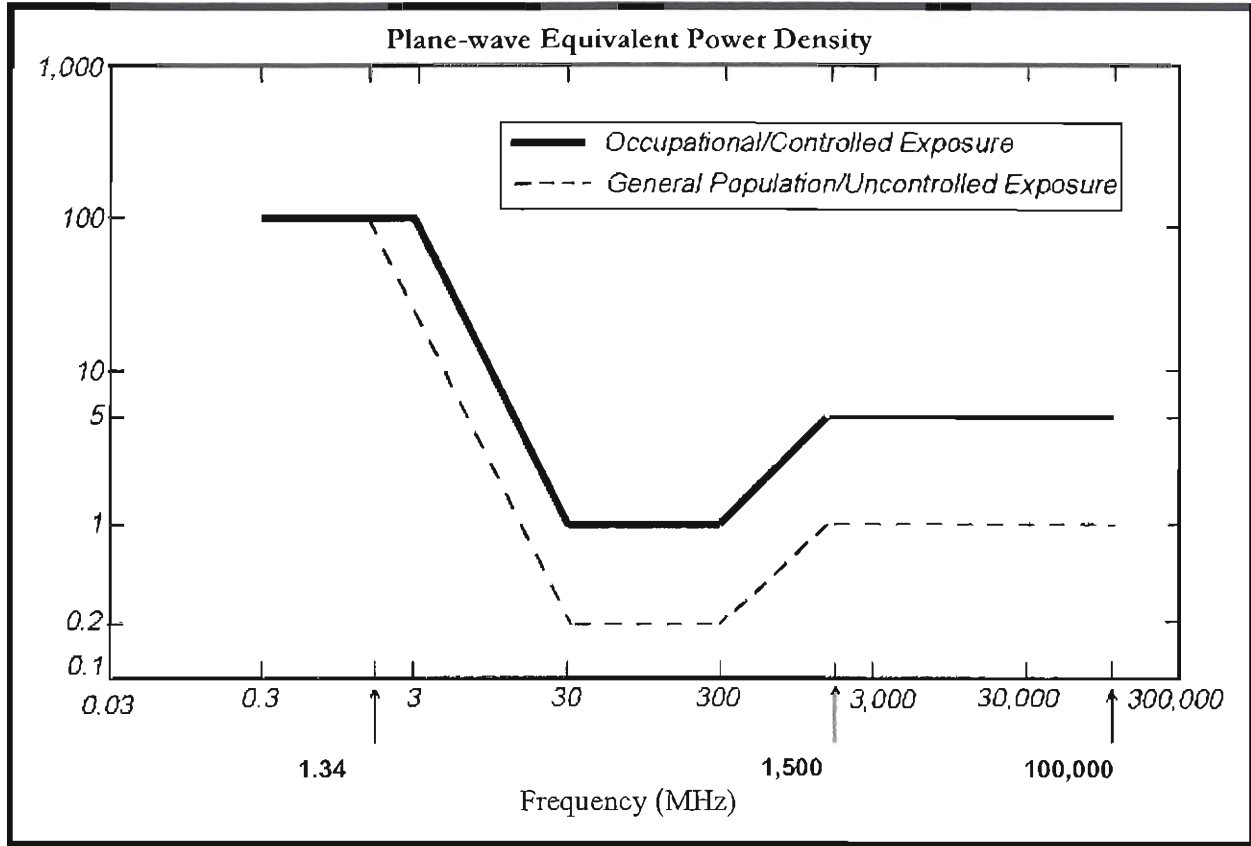
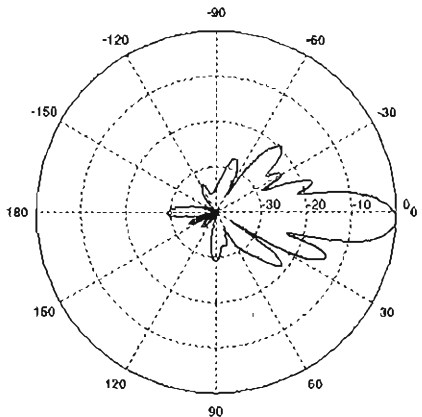
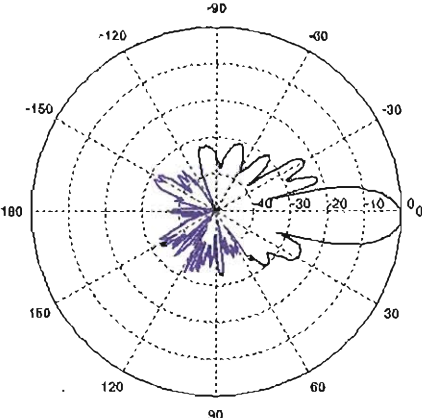
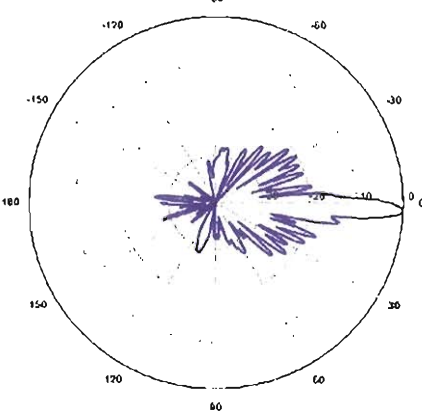


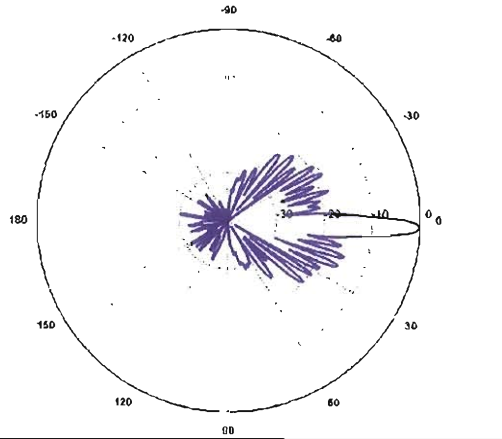
Figure 1: Graph of FCC Limits for Maximum Permissible Exposure (MPE)

Attachment C: Verizon Antenna Data Sheets and Electrical Patterns

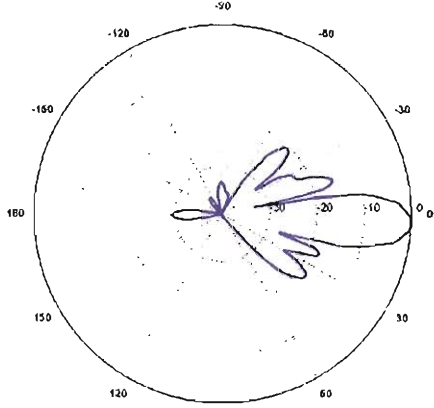
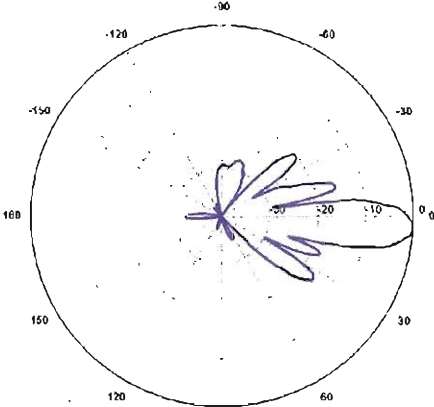
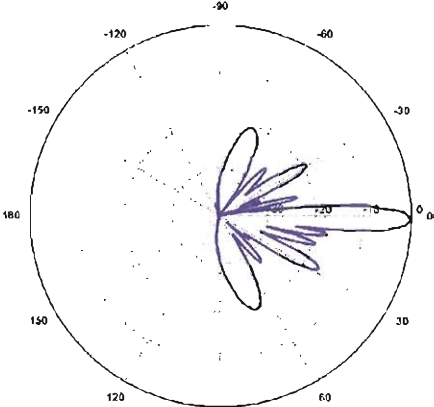
<p>700 MHz</p> <p>Manufacturer: Amphenol Model #: BXA-70063-6CF-EDIN-2 Frequency Band: 696-806 MHz Gain: 14.0 dBd Vertical Beamwidth: 13° Horizontal Beamwidth: 65° Polarization: ± 45° Size L x W x D: 71.0" x 11.2" x 5.2"</p>	 <p>A polar plot showing the radiation pattern for a 700 MHz antenna. The plot is circular with concentric dashed lines representing gain levels at 10, 20, and 30 dBd. Radial lines indicate angles from 0 to 180 degrees in 30-degree increments. The main lobe is centered at 0 degrees, extending to approximately 30 dBd. There are several side lobes, with the largest being at approximately 180 degrees, reaching about 15 dBd. The pattern is roughly symmetrical about the 0-degree axis.</p>
<p>850 MHz</p> <p>Manufacturer: Amphenol Model #: LPA-80063-6CF-EDIN-2 Frequency Band: 806-960 MHz Gain: 14.5 dBd Vertical Beamwidth: 10° Horizontal Beamwidth: 63° Polarization: Vertical Size L x W x D: 71.1" x 15.2" x 13.1"</p>	 <p>A polar plot showing the radiation pattern for an 850 MHz antenna. The plot is circular with concentric dashed lines representing gain levels at 10, 20, and 30 dBd. Radial lines indicate angles from 0 to 180 degrees in 30-degree increments. The main lobe is centered at 0 degrees, extending to approximately 30 dBd. There are several side lobes, with the largest being at approximately 180 degrees, reaching about 15 dBd. The pattern is roughly symmetrical about the 0-degree axis.</p>
<p>1900 MHz</p> <p>Manufacturer: Amphenol Model #: BXA-171063-12CF-EDIN-2 Frequency Band: 1850-1990 MHz Gain: 16.5 dBd Vertical Beamwidth: 4.5° Horizontal Beamwidth: 65° Polarization: ± 45° Size L x W x D: 72.4" x 6.1" x 4.1"</p>	 <p>A polar plot showing the radiation pattern for a 1900 MHz antenna. The plot is circular with concentric dashed lines representing gain levels at 10, 20, and 30 dBd. Radial lines indicate angles from 0 to 180 degrees in 30-degree increments. The main lobe is centered at 0 degrees, extending to approximately 30 dBd. There are several side lobes, with the largest being at approximately 180 degrees, reaching about 15 dBd. The pattern is roughly symmetrical about the 0-degree axis.</p>

2100 MHz

Manufacturer: Amphenol
Model #: BXA-171063-12CF-EDIN-2
Frequency Band: 1920-2170 MHz
Gain: 16.9 dBd
Vertical Beamwidth: 4.5°
Horizontal Beamwidth: 60°
Polarization: ± 45°
Size L x W x D: 72.4" x 6.1" x 4.1"



Attachment D: AT&T Antenna Data Sheets and Electrical Patterns

<p>700 MHz</p> <p>Manufacturer: KMW Model #: AM-X-CD-16-65-00T-RET Frequency Band: 698-806 MHz Gain: 13.4 dBd Vertical Beamwidth: 12.3° Horizontal Beamwidth: 65° Polarization: Dual Slant ± 45° Size L x W x D: 72.0" x 11.8" x 5.9"</p>	
<p>850 MHz</p> <p>Manufacturer: KMW Model #: AM-X-CD-16-65-00T-RET Frequency Band: 824-894 MHz Gain: 13.9 dBd Vertical Beamwidth: 11.5° Horizontal Beamwidth: 63° Polarization: Dual Slant ± 45° Size L x W x D: 72.0" x 11.8" x 5.9"</p>	
<p>1900 MHz</p> <p>Manufacturer: KMW Model #: AM-X-CD-16-65-00T-RET Frequency Band: 1850-1990 MHz Gain: 15.3 dBd Vertical Beamwidth: 6° Horizontal Beamwidth: 67° Polarization: Dual Slant ± 45° Size L x W x D: 72.0" x 11.8" x 5.9"</p>	



WETLANDS DELINEATION REPORT

November 26, 2012

**Ms. Alexandria Carter
Verizon Wireless
99 East River Drive
East Hartford, CT 06108**

APT Project No.: CT141710

**Re: Wetlands Delineation Report
139 North Main Street
West Hartford, Connecticut**

Dear Ms. Carter,

All-Points Technology Corporation, P.C. ("APT") understands that a relocated wireless telecommunications facility ("Facility") is proposed by Verizon Wireless at 139 North Main Street in West Hartford, Connecticut ("Site" or "Subject Property"). At your request, Dean Gustafson, a Connecticut registered Professional Soil Scientist conducted an inspection of the Subject Property on November 21, 2012 to determine the presence or absence of wetlands and watercourses. The delineation methodologies followed were consistent with both the Connecticut Inland Wetlands and Watercourses Act (IWWA) and the 1987 Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (January 2012). The results of this wetland investigation are provided below.

Site and Project Description:

The Subject Property consists of an approximately 49.6-acre institutional property occupied by a number of academic buildings, athletic facilities, and residency halls associated with the American School for the Deaf. The western extent of the property is currently undeveloped, consisting of upland forest, open water associated with Trout Brook and Williams Pond, and bordering floodplain wetland resources. The surrounding land-use consists of residential development to the north, south, east, and west.

One wetland area consisting primarily of a forested and emergent floodplain associated with Trout Brook and Williams Pond was identified and delineated in the western portion of the Subject Property, located approximately 800 feet west of the proposed relocation Facility. The delineated wetland boundary consists primarily of a well-developed bank and maintained lawn. Please refer to the enclosed Wetlands Delineation Map for the approximate location of the identified resource area. Wetlands were marked with pink and blue plastic flagging tape numbered with the following sequence: WF 1 to 18. General weather conditions encountered during the above-referenced inspection include mid 40 °F temperatures with generally sunny skies. Weather conditions preceding the above-referenced inspection date resulted in ground conditions of no snow accumulation and no evidence of ground frost throughout the inspection.

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

3 SADDLEBROOK DRIVE · KILLINGWORTH, CT 06419 · PHONE 860-663-1697 · FAX 860-663-0935

P.O. BOX 504 · 116 GRANDVIEW ROAD · CONWAY, NH 03818 · PHONE 603-496-5853 · FAX 603-447-2124

Regulation of Wetlands:

Wetlands and watercourses are regulated by local, state and federal regulations, with the local and state sharing definitions of these resources whereas the federal definition differs. The proposed Facility is under the exclusive jurisdiction of the State of Connecticut Siting Council, and therefore exempt from local regulation. Wetlands identified on the Site are considered Waters of the United States and therefore any impact would be subject to jurisdiction by the U.S. Army Corps of Engineers (“ACOE”) New England District.

Town of West Hartford: The Town of West Hartford regulates activities within wetlands and watercourses and within 150 feet of wetlands and watercourses through administration of the Connecticut Inland Wetlands and Watercourses Act (IWWA).

State of Connecticut: The IWWA requires the regulation of activities affecting or having the potential to affect wetlands under Sec. 22a-36 through 22a-45 of the Connecticut General Statutes. The IWWA is administered through local municipalities. The IWWA defines wetlands as areas of poorly drained, very poorly drained, floodplain, and alluvial soils, as delineated by a soil scientist. Watercourses are defined as bogs, swamps, or marshes, as well as lakes, ponds, rivers, streams, etc., whether natural or man-made, permanent or intermittent. Intermittent watercourse determinations are 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.

ACOE: The ACOE regulates the discharge of dredged or fill material into waters of the United States under Section 404 of the Clean Water Act. Waters of the United States are navigable waters, tributaries to navigable waters, wetlands adjacent to those waters, and/or isolated wetlands that have a demonstrated interstate commerce connection. The Corps Wetlands Delineation Manual defines wetlands as “[t]hose areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

Soil Description:

Soil types encountered throughout the Site were generally consistent with digitally available soil survey information obtained from the Natural Resources Conservation Service (NRCS)¹. Wetland soils on the property include Limerick and Saco soils. The non-wetland soils were examined along the wetland boundary and more distant upland areas during the delineation, including the Facility location. They are dominated by Udorthents and Urban land. Detailed descriptions of wetland and upland soil types are provided below.

¹ NRCS Web Soil Survey, <http://websoilsurvey.nrcs.usda.gov/app/>, accessed on November 16, 2012.

Wetland Soils:

The **Limerick** series consists of very deep, poorly drained soils on flood plains of major rivers, larger tributaries, and occasionally smaller streams. They formed in loamy alluvium. Varves or thin strata that vary in color, texture, or reaction are common. Most areas of Limerick soils are flooded for periods of several days each year, usually in late winter or early spring.

The **Saco** series consists of very deep, very poorly drained soils formed in silty alluvial deposits. They are nearly level soils on flood plains, subject to frequent flooding. Depth to the coarse-textured substratum layers is more than 40 inches. The surface soil is very dark gray to black silt loam, underlain directly by a mottled, gray to grayish brown substratum. Some pedons have a mucky surface up to 5 inches thick. The soils formed in depressions in recent silty alluvium. In places water is ponded on the surface from late fall through early spring. These soils flood in the spring and after periods of heavy rainfall.

Upland Soils:

Udorthents is a miscellaneous land type used to denote moderately well to excessively drained earthen material which has been so disturbed by cutting, filling, or grading that the original soil profile can no longer be discerned.

Urban land is a miscellaneous land type consisting mostly of buildings, paved roads and parking lots. Typically included with this unit are small, intermingled areas disturbed by cutting, filling, or grading such that the original soil profile can no longer be discerned.

Wetlands Discussion:

Wetland 1 Classification Summary:

Wetland 1 ² (WF 1 - 18)	System Palustrine	Subsystem	Class Forested	Subclass Broad-leaved Deciduous	Water Regime Seasonally Flooded	Special Modifier Partly Drained
Watercourse Type (east bank delineated)	Perennial <input checked="" type="checkbox"/>	Intermittent <input type="checkbox"/>	Tidal <input type="checkbox"/>	Special Aquatic Habitat (none)	Vernal Pool <input type="checkbox"/>	Other <input type="checkbox"/>

Wetland 1 Description:

Wetland 1 is a complex of forested and emergent wetland habitats associated with the floodplain of Trout Brook and Williams Pond. The delineated eastern bank is well developed with maintained lawn associated with the American School for the Deaf. This well-developed bank appears to limit the extent of the active floodplain along the east side of Trout Brook. Trout Brook flows into Williams Pond to the north, a named open water body on the subject parcel north and across the western extent of the Subject Property. Four concrete culvert outlets from stormwater generated by the American School for the Deaf are located along the delineated eastern boundary of the wetland.

² Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Jamestown, ND: Northern Prairie Wildlife Research Center Online. <http://www.npwrc.usgs.gov/resource/wetlands/classwet/index.htm-contents>.

Wetland 1 Dominant Vegetation:

Dominant Wetland Species Common Name (<i>Latin Name</i>)	Dominant Adjacent Upland Species Common Name (<i>Latin Name</i>)
red maple (<i>Acer rubrum</i>)	Eastern white pine (<i>Pinus strobus</i>)
American sycamore (<i>Platanus occidentalis</i>)	red pine (<i>Pinus resinosa</i>)
green ash (<i>Fraxinus pennsylvanica</i>)	red maple (<i>Acer rubrum</i>)
common spicebush (<i>Lindera benzoin</i>)	silver maple (<i>Acer saccharinum</i>)
silver maple (<i>Acer saccharinum</i>)	pin oak (<i>Quercus palustris</i>)
speckled alder (<i>Alnus incana</i>)	American elm (<i>Ulmus americana</i>)
soft rush (<i>Juncus effusus</i>)	Scots pine (<i>Pinus sylvestris</i>)
multiflora rose (<i>Rosa multiflora</i>)*	
arrow-leaf tearthumb (<i>Persicaria sagittata</i>)	
broad-leaf cattail (<i>Typha latifolia</i>)	
winged euonymus (<i>Euonymus alatus</i>)*	
Marrow's honeysuckle (<i>Lonicera morrowii</i>)*	
Eastern cottonwood (<i>Populus deltoides</i>)	
black willow (<i>Salix nigra</i>)	
pussywillow (<i>Salix discolor</i>)	
pin oak (<i>Quercus palustris</i>)	
American elm (<i>Ulmus americana</i>)	

* denotes Connecticut Invasive Plants Council invasive species

Summary:

No likely adverse impact to wetlands is associated with the proposed Verizon Wireless development due to the approximate 800-foot separating distance. No temporary impacts associated with construction activities are anticipated provided sedimentation and erosion controls are designed, installed and maintained during construction activities in accordance with the 2002 Connecticut Guidelines For Soil Erosion and Sediment Control.

In addition, as no direct impact to federal wetlands is associated with Verizon Wireless' development activities, **NO significant change in surface features** (e.g., wetland fill, deforestation or water diversion) will result in accordance with the National Environmental Policy Act Categorical Exclusion checklist.

If you have any questions regarding the above-referenced information, please feel free to contact me at (860) 984-9515 or at dgustafson@allpointstech.com.

Sincerely,

All-Points Technology Corporation, P.C.



Dean Gustafson
Professional Soil Scientist

Enclosure

Wetlands Delineation Map

Wetlands Delineation Map



Base Map Source: 2010 Bing Color Aerial Photograph with 1-foot Resolution

Legend

-  Proposed Facility Relocation
-  Subject Parcel
-  Connecticut Parcel
-  APT Delineated Wetland Boundary
-  Approximate Wetland Area

**Proposed Verizon Wireless
Communications Facility Relocation
139 North Main Street
West Hartford, Connecticut**

Monday, November 26, 2012



FEMA Flood Zone Map



Source: 2010 Bing Aerial Images w/ 1-ft Resolution

- Legend**
- Proposed Facility Relocation
 - Subject Parcel
 - CT Parcel
 - FEMA General Flooding Classification 100 Year Flood Zone
 - 500 Year Flood Zone
 - Floodway in Zone AE
 - Other Flood Areas

Proposed Verizon Wireless Communications Facility Relocation 139 North Main Street West Hartford, Connecticut

Friday, December 07, 2012

Note: Digital flood hazard zones depicted hereon is reflective of flood information shown on FIRM Community Panel No. 344

verizonwireless

ALL-POINTS
TECHNOLOGY CORPORATION

Additional information is available in this community, contact your local Flood Insurance Program at (800) 638-6620.



MAP SCALE 1" = 500'



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

PANEL 344 OF 675
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS: _____
 COMMUNITY: _____
 WEST HARTFORD, TOWN OF: _____
 NUMBER: 00662
 PANEL: 0344
 SUFFIX: F

PANEL D344F

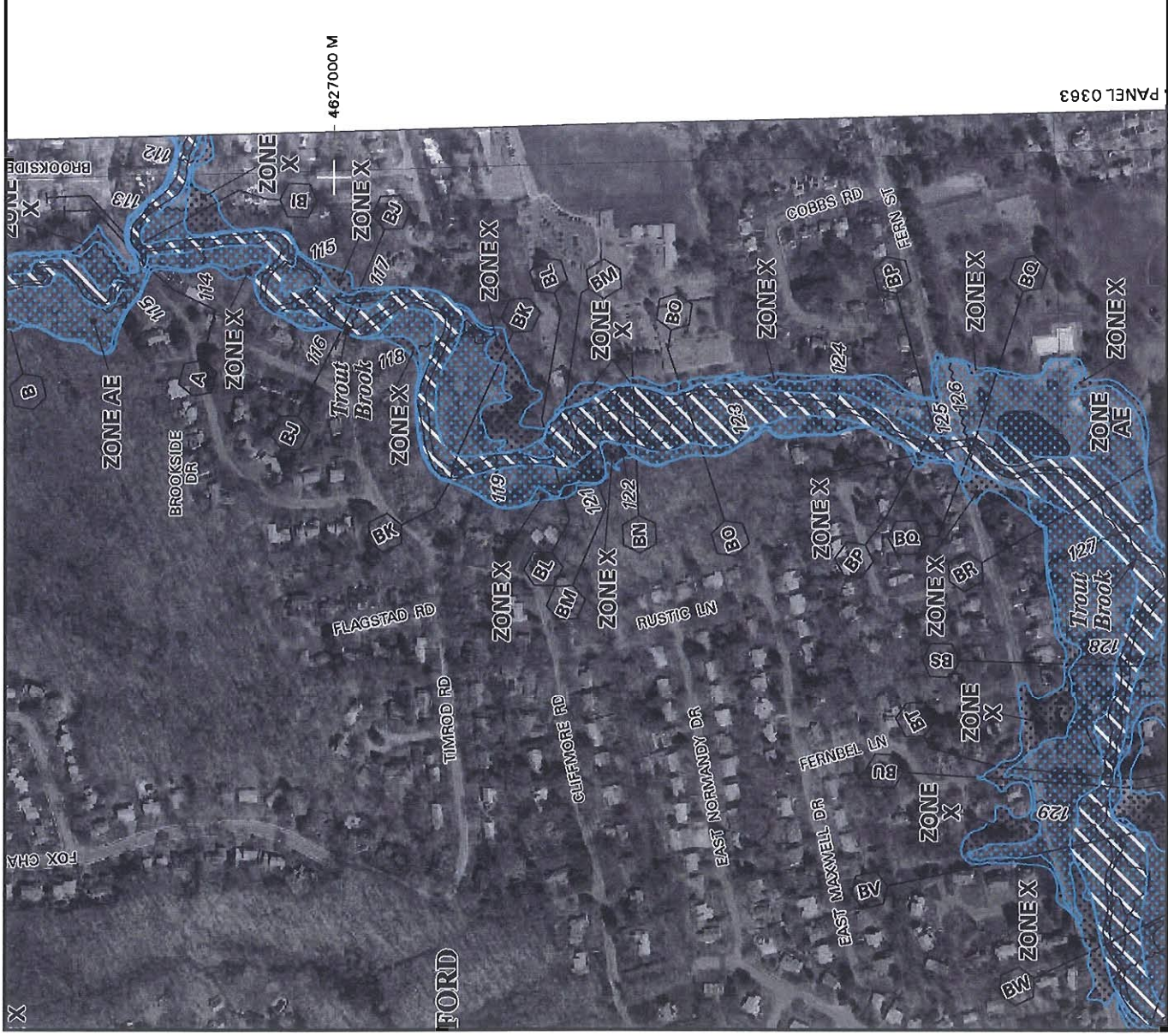
MAP NUMBER
 09003C0344F

EFFECTIVE DATE:
 SEPTEMBER 26, 2008

Notice to User: The Map Number shown below should be used only in conjunction with the community name shown above and should be used on insurance applications for the subject community.

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.msc.fema.gov



Flood insurance is available in this community. contact your local Flood Insurance Program at (800) 638-6620.



MAP SCALE 1" = 500'



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

PANEL 363 OF 675
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

PANEL 0363F

CONTAINS: _____
 COMMUNITY: _____
 WEST: HARTFORD, TOWN OF _____
 NUMBER: _____
 PANEL: _____
 SUBSEX: _____
 DESIGN: _____
 DATE: _____
 FIRM: _____

MAP NUMBER
 09003C0363F

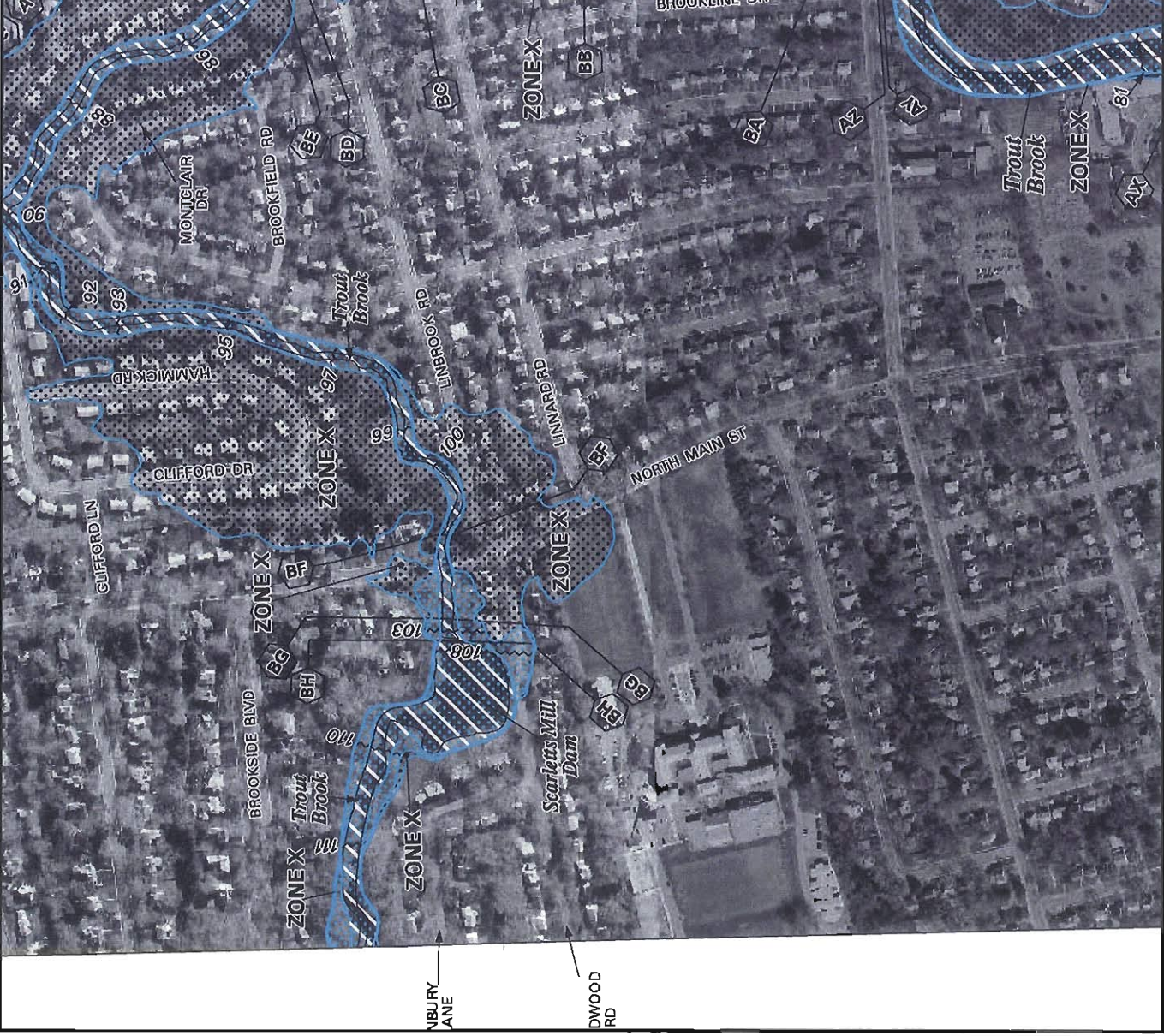
EFFECTIVE DATE:
 SEPTEMBER 26, 2008

Notice to User: The Map Number shown below should be used for all insurance applications for the subject community.

DEPARTMENT OF LANDS AND FORESTRY
 CONNECTICUT

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-I-M-T 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.msc.fema.gov



TOWAIR Determination Results

***** NOTICE *****

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. The structure meets the 6.10-meter (20-foot) Rule criteria.

Your Specifications

NAD83 Coordinates

Latitude	41-46-14.2 north
Longitude	072-44-58.5 west

Measurements (Meters)

Overall Structure Height (AGL)	32.3
Support Structure Height (AGL)	27.4
Site Elevation (AMSL)	49.1

Structure Type

B - Building

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

SITE NAME: West Hartford West Relo
SITE NUMBER: 2011696657
ATTY/DATE: Dubuque/August 2012

LAND LEASE AGREEMENT

This Agreement, made this 20th day of December, 2012 between The American School, at Hartford, for the Deaf, a/k/a the American School of Hartford for the Deaf, a/k/a The American School at Hartford for the Deaf, a/k/a American School for the Deaf, a specially-chartered Connecticut corporation with its principal mailing address at 139 North Main Street, West Hartford, CT 06107, hereinafter designated LESSOR, and Celco Partnership d/b/a Verizon Wireless, with its principal office located at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. The LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

1. PREMISES. LESSOR hereby leases to LESSEE a portion of that certain parcel of property (the entirety of LESSOR's property is referred to hereinafter as the Property), located at 139 North Main Street, West Hartford, Hartford County, Connecticut, and such portion being described as a 100' by 60' parcel containing 6,000 square feet (the "Land Space"), together with the non-exclusive right (the "Rights of Way") for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks, over or along a twenty (20') foot wide right-of-way extending from the nearest public right-of-way, North Main Street, to the Land Space, and for the installation and maintenance of natural gas lines, utility wires, poles, cables, conduits, and pipes under one or more rights of way from the Land Space, said Land Space and Rights of Way (hereinafter collectively referred to as the "Premises") being substantially as described herein in Exhibit "A" attached hereto and made a part hereof. The Property is also shown on the Tax Map of the Town of West Hartford as Parcel 3836 1 137 0001 and is further described in Exhibit "B" attached hereto and made a part hereof.

In the event any public utility is unable to use the Rights of Way, the LESSOR hereby agrees to grant an additional right-of-way either to the LESSEE or to the public utility at no cost to the LESSEE.

2. SURVEY. Either Party may, at such Party's expense, survey the Property and the Premises, and said survey shall then become Exhibit "C" which shall be attached hereto and made a part hereof, and shall control in the event of boundary and access discrepancies between it and Exhibit "A". LESSOR also hereby grants to LESSEE the right to access the Property for the purpose of preparing such survey.

3. TERM; RENTAL.

a. This Agreement shall be effective as of the date of execution by both Parties, provided, however, the initial term shall be for five (5) years and shall commence on the Commencement Date (as hereinafter defined) at which time rental payments shall commence and

be due at a total annual rental of _____ Dollars to be paid in equal monthly installments on the first day of the month, in advance, to LESSOR or to such other person, firm or place as LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date by notice given in accordance with Paragraph 23 below.

LESSOR and LESSEE acknowledge that LESSEE currently leases space at the Property (the "Current Leased Space") from LESSOR pursuant to a Lease Agreement dated May 20, 1993, (Contract # 4042) as amended by that certain Addendum to Lease Agreement dated April 30, 1993 and as further amended by that certain Second Addendum to Lease Agreement dated December 23, 2008 (as amended, the "Gallaudet Hall Lease") and that LESSOR is requiring LESSEE to vacate the Current Leased Space. This Agreement shall commence based upon the date LESSEE completes installation of the equipment on the Premises and removes its equipment from the Current Leased Space. In the event such date falls between the 1st and 15th of the month, this Agreement shall commence on the 1st of that month, and if such date falls between the 16th and 31st of the month, then this Agreement shall commence on the 1st day of the following month (either, the "Commencement Date"). LESSOR and LESSEE agree that they shall acknowledge in writing the Commencement Date. As of the Commencement Date, the Gallaudet Hall Lease shall terminate and be of no further force and effect except for such provisions that by their terms survive the termination or expiration of the Gallaudet Hall Lease.

LESSOR and LESSEE acknowledge and agree that initial rental payment(s) shall not actually be sent by LESSEE until thirty (30) days after a written acknowledgement confirming the Commencement Date. By way of illustration of the preceding sentence, if the Commencement Date is January 1 and the written acknowledgement confirming the Commencement Date is dated January 14, LESSEE shall send to the LESSOR the rental payments for January 1 and February 1 by February 13.

Upon agreement of the Parties, LESSEE may pay rent by electronic funds transfer and in such event, LESSOR agrees to provide to LESSEE bank routing information for such purpose upon request of LESSEE.

b. LESSOR hereby agrees to provide to LESSEE, at no cost to LESSOR, certain documentation (the "Rental Documentation") evidencing LESSOR's interest in, and right to receive payments under, this Agreement, including without limitation: (i) a complete and fully executed Internal Revenue Service Form W-9, or equivalent, in a form acceptable to LESSEE, for any party to whom rental payments are to be made pursuant to this Agreement; and (ii) other documentation requested by LESSEE in LESSEE's reasonable discretion. From time to time during the Term of this Agreement and within thirty (30) days of a written request from LESSEE, LESSOR agrees to provide updated Rental Documentation in a form reasonably

acceptable to LESSEE. The Rental Documentation shall be provided to LESSEE in accordance with the provisions of and at the address given in Paragraph 23. Delivery of Rental Documentation to LESSEE shall be a prerequisite for the payment of any rent by LESSEE and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rental payments until Rental Documentation has been supplied to LESSEE as provided herein.

Within fifteen (15) days of obtaining an interest in the Property or this Agreement, any assignee(s), transferee(s) or other successor(s) in interest of LESSOR ("LESSOR's Successor") shall provide to LESSEE Rental Documentation in the manner set forth in the preceding paragraph. From time to time during the Term of this Agreement and within thirty (30) days of a written request from LESSEE, LESSOR's Successor agrees to provide updated Rental Documentation in a form reasonably acceptable to LESSEE. Delivery of Rental Documentation to LESSEE by LESSOR's Successor shall be a prerequisite for the payment of any rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rental payments to LESSOR's Successor until Rental Documentation has been supplied to LESSEE as provided herein.

Notwithstanding any provisions of this Paragraph 3 to the contrary, the term "LESSOR's Successor" shall not include: (i) any party that obtains title to or an interest in only such portions of the Property that do not include any part of the Premises; and (ii) any party whose only interest in the Premises consists of non-exclusive rights in and to the area subject to the Rights of Way.

4. EXTENSIONS. This Agreement shall automatically be extended for five (5) additional five (5) year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least six (6) months prior to the end of the then current term.

5. ANNUAL INCREASES DURING EXTENSIONS. The annual rental for each year of each term after the initial term shall increase by _____ of the annual rental payable with respect to the immediately preceding year.

6. ADDITIONAL EXTENSIONS. If at the end of the fifth (5th) five (5) year extension term this Agreement has not been terminated by either Party by giving to the other written notice of an intention to terminate it at least three (3) months prior to the end of such term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of five (5) years and for five (5) year terms thereafter until terminated by either Party by giving to the other written notice of its intention to so terminate at least three (3) months prior to the end of such term. The initial term and all extensions shall be collectively referred to herein as the "Term".

7. TAXES. LESSEE recognizes that LESSOR's real property, including but not limited to the Property, is exempt from taxation. If LESSOR's real property, including but not limited to the Property, is no longer exempt from property taxes as a result of this Agreement, LESSOR shall have the right to terminate this Agreement upon sixty (60) days written notice. If LESSOR decides not to terminate this Agreement as set forth in this Paragraph, LESSEE shall, at LESSEE's sole cost

and expense, obtain either a tax partition of the Property or a ruling from the Tax Assessor that LESSEE's usage of the Property is de minimis and will not affect LESSOR's tax exempt status.

LESSEE shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property which LESSOR demonstrates is the result of LESSEE's use of the Premises and/or the installation, maintenance, and operation of the LESSEE's improvements, and any sales tax imposed on the rent (except to the extent that LESSEE is or may become exempt from the payment of sales tax in the jurisdiction in which the Property is located), including any increase in real estate taxes at the Property which LESSOR demonstrates arises from the LESSEE's improvements and/or LESSEE's use of the Premises.

LESSOR and LESSEE shall each be responsible for the payment of any taxes, levies, assessments and other charges imposed including franchise and similar taxes imposed upon the business conducted by LESSOR or LESSEE at the Property. Notwithstanding the foregoing, LESSEE shall not have the obligation to pay any tax, assessment, or charge that LESSEE is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Paragraph shall be construed as making LESSEE liable for any portion of LESSOR's income taxes in connection with any Property or otherwise; provided, however, that in the event LESSOR is subject to unrelated business income tax ("UBIT") as a result of this Agreement, LESSEE shall promptly reimburse LESSOR the amount of such UBIT. Except as set forth in this Paragraph, LESSOR shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property.

LESSEE shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which LESSEE is wholly or partly responsible for payment. LESSOR shall reasonably cooperate with LESSEE at LESSEE's expense in filing, prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal or other similar document. In the event that as a result of any appeal or challenge by LESSEE, there is a reduction, credit or repayment received by the LESSOR for any taxes previously paid by LESSEE, LESSOR agrees to promptly reimburse to LESSEE the amount of said reduction, credit or repayment. In the event that LESSEE does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, LESSOR will pursue such dispute at LESSEE's sole cost and expense upon written request of LESSEE.

8. USE; GOVERNMENTAL APPROVALS. LESSEE shall use the Premises for the purpose of constructing, maintaining, repairing and operating a communications facility and uses incidental thereto, and LESSEE shall comply with all Laws (as defined in Paragraph 33) with regard to same. A security fence may be placed around the perimeter of the Premises at the discretion of LESSEE (not including the Rights of Way). All improvements, equipment, antennas and conduits (the "Improvements") shall be at LESSEE's expense and their installation shall be at the discretion and option of LESSEE. LESSEE shall have the right to replace, repair, add or otherwise modify its utilities, equipment, antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits or

frequencies are specified or not on any exhibit attached hereto, during the Term. Construction, maintenance and repair of the Improvements shall comply with all Laws and shall be done in a good and workmanlike manner. LESSEE shall keep the Improvements in neat and clean condition and in good order and repair.

It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining after the execution date of this Agreement all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which will permit LESSEE use of the Premises as set forth above. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action which would adversely affect the status of the Property with respect to the proposed use thereof by LESSEE.

In the event that (i) any of such applications for such Governmental Approvals should be finally rejected; (ii) any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by governmental authority; (iii) LESSEE determines that such Governmental Approvals may not be obtained in a timely manner; (iv) LESSEE determines that any soil boring tests are unsatisfactory; (v) LESSEE determines that the Premises is no longer technically compatible for its use, or (vi) LESSEE, in its sole discretion, determines that the use the Premises is obsolete or unnecessary, LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE, or upon such later date as designated by LESSEE. All rentals paid to said termination date shall be retained by LESSOR. Upon such termination, this Agreement shall be of no further force or effect except to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. Otherwise, the LESSEE shall have no further obligations for the payment of rent to LESSOR.

The Parties acknowledge that LESSOR has approved LESSEE's preliminary plans for the Improvements, which preliminary plans are dated July 13, 2012. LESSOR shall have the right to approve any material changes to such plans and any material modifications to the Improvements during the Term, but only to the extent such material changes or modifications affect the exterior of the Improvements. Such approval shall not be unreasonably withheld. LESSOR shall have a thirty (30) day review period following receipt of such proposed changes or modifications, and in the event LESSOR has not responded to LESSEE within such thirty (30) day period, such changes or modifications shall be deemed approved.

9. **INDEMNIFICATION.** Subject to Paragraph 10 below, each Party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying Party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other Party, or its employees, contractors or agents.

10. INSURANCE.

a. The Parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or to the Property, resulting from any fire, or other casualty of the kind covered by standard fire insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the Parties, or either of them. These waivers and releases shall apply between the Parties and they shall also apply to any claims under or through either Party as a result of any asserted right of subrogation. All such policies of insurance obtained by either Party concerning the Premises or the Property shall waive the insurer's right of subrogation against the other Party.

b. LESSOR and LESSEE each agree that at its own cost and expense, each will maintain commercial general liability insurance with limits not less than \$1,000,000 for injury to or death of one or more persons in any one occurrence and \$500,000 for damage or destruction to property in any one occurrence. LESSOR and LESSEE each agree that it will include the other Party as an additional insured.

11. LIMITATION OF LIABILITY. Except for indemnification pursuant to Paragraphs 9 and 29, neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

12. ANNUAL TERMINATION. Notwithstanding anything to the contrary contained herein, provided LESSEE is not in default hereunder beyond applicable notice and cure periods, LESSEE shall have the right to terminate this Agreement upon the annual anniversary of the Commencement Date provided that three (3) months prior notice is given to LESSOR.

13. INTERFERENCE. LESSEE agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of LESSOR or other lessees of the Property which existed on the Property prior to the date this Agreement is executed by the Parties. In the event any after-installed LESSEE's equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at LESSEE's option, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement or relocate the equipment as long as LESSEE is making a good faith effort to remedy the interference issue. LESSOR agrees that LESSOR and/or any other tenants of the Property who currently have or in the future take possession of the Property will be permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to the then existing equipment of LESSEE. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this

Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

Notwithstanding the foregoing, LESSEE acknowledges and agrees that the hearing aid equipment used by LESSOR in the frequency ranges of 60-80 megahertz and 464.975 megahertz do not cause measurable interference to LESSEE, and LESSEE covenants that it will not install any equipment that will interfere with such frequencies. In the event LESSEE's equipment causes measurable interference with LESSOR's hearing aid equipment, LESSEE will take all steps necessary to correct and eliminate the interference.

14. REMOVAL AT END OF TERM. LESSEE shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of the Agreement, remove its building(s), antenna structure(s) (except footings), equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. LESSOR agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of LESSEE shall remain the personal property of LESSEE and LESSEE shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable Laws. If such time for removal causes LESSEE to remain on the Premises after termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed.

15. HOLDOVER. LESSEE has no right to retain possession of the Premises or any part thereof beyond the expiration of that removal period set forth in Paragraph 14 herein, unless the Parties are negotiating a new lease or lease extension in good faith. In the event that the Parties are not in the process of negotiating a new lease or lease extension in good faith, LESSEE holds over in violation of Paragraph 14 and this Paragraph 15, then the rent then in effect payable from and after the time of the expiration or earlier removal period set forth in Paragraph 14 shall equal to the rent applicable during the month immediately preceding such expiration or earlier termination.

16. UTILITIES. All utilities serving the Premises shall be installed by LESSEE, and LESSEE shall pay all installation, maintenance, repair, replacement and use expenses or charges related thereto. All such utilities shall be installed underground within the Rights-of Way.

17. RIGHTS UPON SALE. Should LESSOR, at any time during the Term decide (i) to sell or transfer all or any part of the Property to a purchaser other than LESSEE, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE's rights hereunder under the terms of this Agreement. To the extent that LESSOR grants to a third party by easement or other legal instrument an interest in and to that portion of the Property occupied by LESSEE for the purpose of operating and

maintaining communications facilities or the management thereof and in conjunction therewith, assigns this Agreement to said third party, LESSOR shall not be released from its obligations to LESSEE under this Agreement, and LESSEE shall have the right to look to LESSOR and the third party for the full performance of this Agreement.

LESSEE acknowledges that LESSOR is planning to subdivide the Property for the purpose of creating separate parcels of land located to the west of the Land Space (the "Separate Parcels"). At such time as such subdivision is approved by the Town of West Hartford and the approved subdivision plan is filed in the West Hartford Town Clerk's Office, the Separate Parcels shall no longer be deemed to be part of the Property, and the terms and provisions of this Agreement shall no longer encumber the Separate Parcels, and this Agreement shall be of no further force and effect with regard to the Separate Parcels.

18. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises.

19. TITLE. LESSOR represents and warrants to LESSEE as of the execution date of this Agreement that LESSOR has full authority to enter into and execute this Agreement. LESSEE acknowledges that as to matters of title, LESSEE is relying upon its own title search.

20. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing signed by the Parties or in a written acknowledgment in the case provided in Paragraph 3. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity.

21. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the Laws of the State in which the Property is located.

22. ASSIGNMENT. This Agreement may be sold, assigned or transferred by the LESSEE without any approval or consent of the LESSOR to the LESSEE's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of LESSEE's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Agreement may not be sold, assigned or transferred without the written consent of the LESSOR, which such consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of LESSEE or transfer upon

partnership or corporate dissolution of LESSEE shall constitute an assignment hereunder. LESSEE may sublet the Premises within its sole discretion, upon notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties hereto.

23. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

LESSOR: The American School, at Hartford, for the Deaf, a/k/a the
American School of Hartford for the Deaf, a/k/a
The American School at Hartford for the Deaf, a/k/a
American School for the Deaf
139 North Main Street
West Hartford, CT 06107
Attention: Chief Financial Officer

LESSEE: Celco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

24. SUCCESSORS. This Agreement shall extend to and bind the heirs, personal representative, successors and assigns of the Parties hereto.

25. SUBORDINATION AND NON-DISTURBANCE. LESSOR shall obtain not later than fifteen (15) days following the execution of this Agreement, a Non-Disturbance Agreement, as defined below, from its existing mortgagee(s), ground lessors and master lessors, if any, of the Property. At LESSOR's option, this Agreement shall be subordinate to any future master lease, ground lease, mortgage, deed of trust or other security interest (a "Mortgage") by LESSOR which from time to time may encumber all or part of the Property or right-of-way; provided, however, as a condition precedent to LESSEE being required to subordinate its interest in this Agreement to any future Mortgage covering the Property, LESSOR shall obtain for LESSEE's benefit a non-disturbance and attornment agreement in the form reasonably satisfactory to LESSEE, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize LESSEE's right to remain in occupancy of and have access to the Premises as long as LESSEE is not in default of this Agreement beyond applicable notice and cure periods. The

Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its successor's interest (a "Purchaser") acquires an ownership interest in the Property, Lender or such successor-in-interest or Purchaser will (1) honor all of the terms of the Agreement, (2) fulfill LESSOR's obligations under the Agreement, and (3) promptly cure all of the then-existing LESSOR defaults under the Agreement. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, LESSEE will execute an agreement for Lender's benefit in which LESSEE (1) confirms that the Agreement is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of the Property and (3) agrees to accept a cure by Lender of any of LESSOR's defaults, provided such cure is completed within the deadline applicable to LESSOR. In the event LESSOR defaults in the payment and/or other performance of any mortgage or other real property interest encumbering the Property, LESSEE may, at its sole option and without obligation, cure or correct LESSOR's default and upon doing so, LESSEE shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or other real property interest and LESSEE shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by LESSEE to cure or correct such defaults.

26. RECORDING. LESSOR agrees to execute a Memorandum of this Agreement which LESSEE may record with the appropriate recording officer. The date set forth in the Memorandum of Lease is for recording purposes only and bears no reference to commencement of either the Term or rent payments.

27. DEFAULT:

a. In the event there is a breach by LESSEE with respect to any of the provisions of this Agreement or its obligations under it, including the payment of rent, LESSOR shall give LESSEE written notice of such breach. After receipt of such written notice, LESSEE shall have fifteen (15) days in which to cure any monetary breach and thirty (30) days in which to cure any non-monetary breach, provided LESSEE shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSEE commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSOR may not maintain any action or effect any remedies for default against LESSEE unless and until LESSEE has failed to cure the breach within the time periods provided in this Paragraph.

b. In the event there is a breach by LESSOR with respect to any of the provisions of this Agreement or its obligations under it, LESSEE shall give LESSOR written notice of such breach. After receipt of such written notice, LESSOR shall have thirty (30) days in which to cure any such breach, provided LESSOR shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and LESSOR commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. LESSEE may not maintain any action or effect any remedies for default against LESSOR unless and until LESSOR

has failed to cure the breach within the time periods provided in this Paragraph. Notwithstanding the foregoing to the contrary, it shall be a default under this Agreement if LESSOR fails, within five (5) days after receipt of written notice of such breach, to perform an obligation required to be performed by LESSOR if the failure to perform such an obligation interferes with LESSEE's ability to conduct its business on the Property; provided, however, that if the nature of LESSOR's obligation is such that more than five (5) days after such notice is reasonably required for its performance, then it shall not be a default under this Agreement if performance is commenced within such five (5) day period and thereafter diligently pursued to completion.

28. REMEDIES. Upon a default, the non-defaulting Party may at its option (but without obligation to do so), perform the defaulting Party's duty or obligation on the defaulting Party's behalf, including but not limited to the obtaining of reasonably required insurance policies. The costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party upon invoice therefor. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the Laws or judicial decisions of the state in which the Premises are located; provided, however, LESSOR shall use reasonable efforts to mitigate its damages in connection with a default by LESSEE. If LESSEE so performs any of LESSOR's obligations hereunder, the full amount of the reasonable and actual cost and expense incurred by LESSEE shall immediately be owing by LESSOR to LESSEE, and LESSOR shall pay to LESSEE upon demand the full undisputed amount thereof with interest thereon from the date of payment at the greater of (i) ten percent (10%) per annum, or (ii) the highest rate permitted by applicable Laws. Notwithstanding the foregoing, if LESSOR does not pay LESSEE the full undisputed amount within thirty (30) days of its receipt of an invoice setting forth the amount due from LESSOR, LESSEE may offset the full undisputed amount, including all accrued interest, due against all fees due and owing to LESSOR until the full undisputed amount, including all accrued interest, is fully reimbursed to LESSEE.

29. ENVIRONMENTAL.

a. LESSOR will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time hereafter be in effect, that are or were in any way related to activity now conducted in, on, or in any way related to the Property, unless such conditions or concerns are caused by the specific activities of LESSEE in the Premises.

b. LESSOR shall hold LESSEE harmless and indemnify LESSEE from and assume all duties, responsibility and liability at LESSOR's sole cost and expense, for all duties, responsibilities, and liability (for payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to: a) failure to comply with

any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect, unless such non-compliance results from conditions caused by LESSEE; and b) any environmental or industrial hygiene conditions arising out of or in any way related to the condition of the Property or activities conducted thereon, unless such environmental conditions are caused by LESSEE.

30. CASUALTY. In the event of damage by fire or other casualty to the Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, then LESSEE may, at any time following such fire or other casualty, provided LESSOR has not completed the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Agreement upon fifteen (15) days prior written notice to LESSOR. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. Notwithstanding the foregoing, the rent shall abate during the period of repair following such fire or other casualty in proportion to the degree to which LESSEE's use of the Premises is impaired.

31. CONDEMNATION. In the event of any condemnation of all or any portion of the Property, this Agreement shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If as a result of a partial condemnation of the Premises or Property, LESSEE, in LESSEE's sole discretion, is unable to use the Premises for the purposes intended hereunder, or if such condemnation may reasonably be expected to disrupt LESSEE's operations at the Premises for more than forty-five (45) days, LESSEE may, at LESSEE's option, to be exercised in writing within fifteen (15) days after LESSOR shall have given LESSEE written notice of such taking (or in the absence of such notice, within fifteen (15) days after the condemning authority shall have taken possession) terminate this Agreement as of the date the condemning authority takes such possession. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to the equipment, conduits, fixtures, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Agreement. If LESSEE does not terminate this Agreement in accordance with the foregoing, this Agreement shall remain in full force and effect as to the portion of the Premises remaining, except that the rent shall be reduced in the same proportion as the rentable area of the Premises taken bears to the total rentable area of the Premises. In the event that this Agreement is not terminated by reason of such condemnation, LESSOR shall promptly repair any damage to the Premises caused by such condemning authority.

32. SUBMISSION OF AGREEMENT/PARTIAL INVALIDITY/AUTHORITY. The submission of this Agreement for examination does not constitute an offer to lease the Premises and this Agreement becomes effective only upon the full execution of this Agreement by the Parties. If any provision herein is invalid, it shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement. Each of the Parties hereto warrants to the other that the person or persons executing this Agreement on behalf of such Party has the full right, power and authority to enter into and execute this Agreement on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Agreement.

33. APPLICABLE LAWS. During the Term, LESSOR shall maintain the Property in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) (collectively "Laws"). LESSEE shall, in respect to the condition of the Premises and at LESSEE's sole cost and expense, comply with (a) all Laws relating solely to LESSEE's specific and unique nature of use of the Premises (other than general office use); and (b) all building codes requiring modifications to the Premises due to the improvements being made by LESSEE in the Premises.

34. SURVIVAL. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. Additionally, any provisions of this Agreement which require performance subsequent to the termination or expiration of this Agreement shall also survive such termination or expiration.

35. CAPTIONS. The captions contained in this Agreement are inserted for convenience only and are not intended to be part of the Agreement. They shall not affect or be utilized in the construction or interpretation of the Agreement.

36. SUBLEASING. LESSEE shall have the right, within its sole discretion, to sublet any portion of the Premises, provided that if LESSEE subleases space to New Cingular Wireless PCS, LLC or its related companies, then LESSOR shall be entitled to _____ of any gross rental payments. Such payments shall be made by New Cingular Wireless PCS, LLC or its related companies directly to LESSOR. LESSEE shall be entitled to _____ of any contributions to LESSEE's costs associated with leasing the Premises and site development, including any contributions from New Cingular Wireless PCS, LLC or its related companies. As to all other subleasees, LESSEE shall be entitled to _____ of any gross rental payments. LESSOR shall cooperate with LESSEE in its efforts to sublease the Premises and until space is no longer available, LESSOR shall encourage the co-location of facilities of third parties in lieu of leasing to such third parties other portions of its Property.

[Signatures appear on next page]


IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR:
**THE AMERICAN SCHOOL, AT
HARTFORD, FOR THE DEAF,
A/K/A THE AMERICAN SCHOOL OF
HARTFORD FOR THE DEAF, A/K/A
THE AMERICAN SCHOOL AT
HARTFORD FOR THE DEAF, A/K/A
AMERICAN SCHOOL FOR THE DEAF**



WITNESS

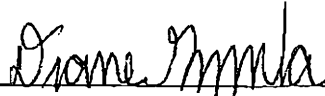


By: 

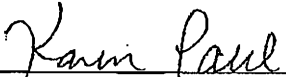
Edward F. Peltier
Its: Executive Director

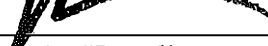
Date: December 10, 2012

LESSEE:
**CELLCO PARTNERSHIP, a Delaware
general partnership d/b/a
Verizon Wireless**



WITNESS

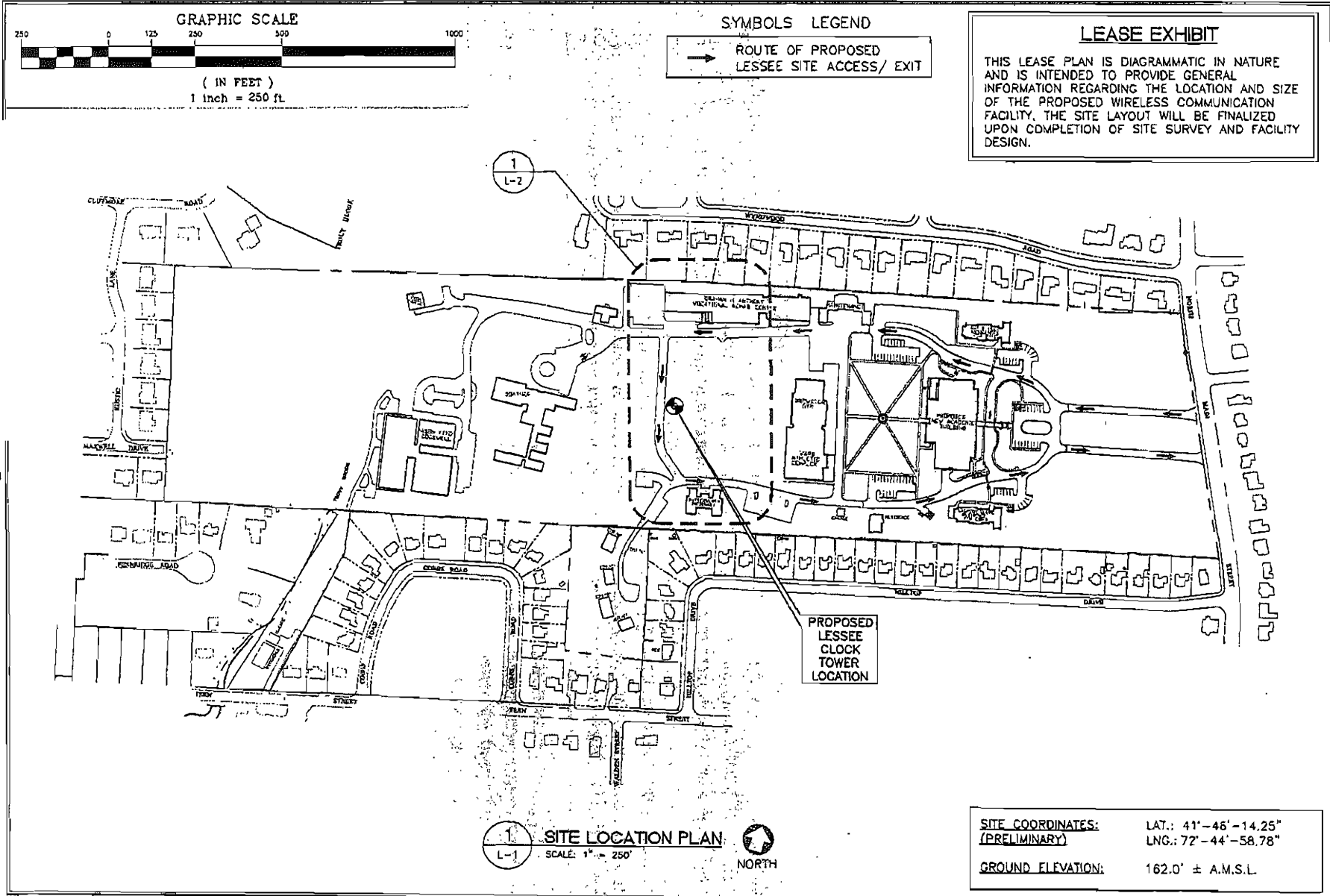


By: 

David R. Heverling

Its: Area Vice President Network

Date: 12 20 12



DESIGNED BY:	DB
CHECKED BY:	DB
DRAWN BY:	CF
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45	07/17/11
46	07/17/11
47	07/17/11
48	07/17/11
49	07/17/11
50	07/17/11

CENITEK engineering
 Centelco on Solutions
 1001 Old Street
 PO Box 488-887 Fox
 633 North Hartford Road, Hartford, CT 06105
 www.cenitek.com

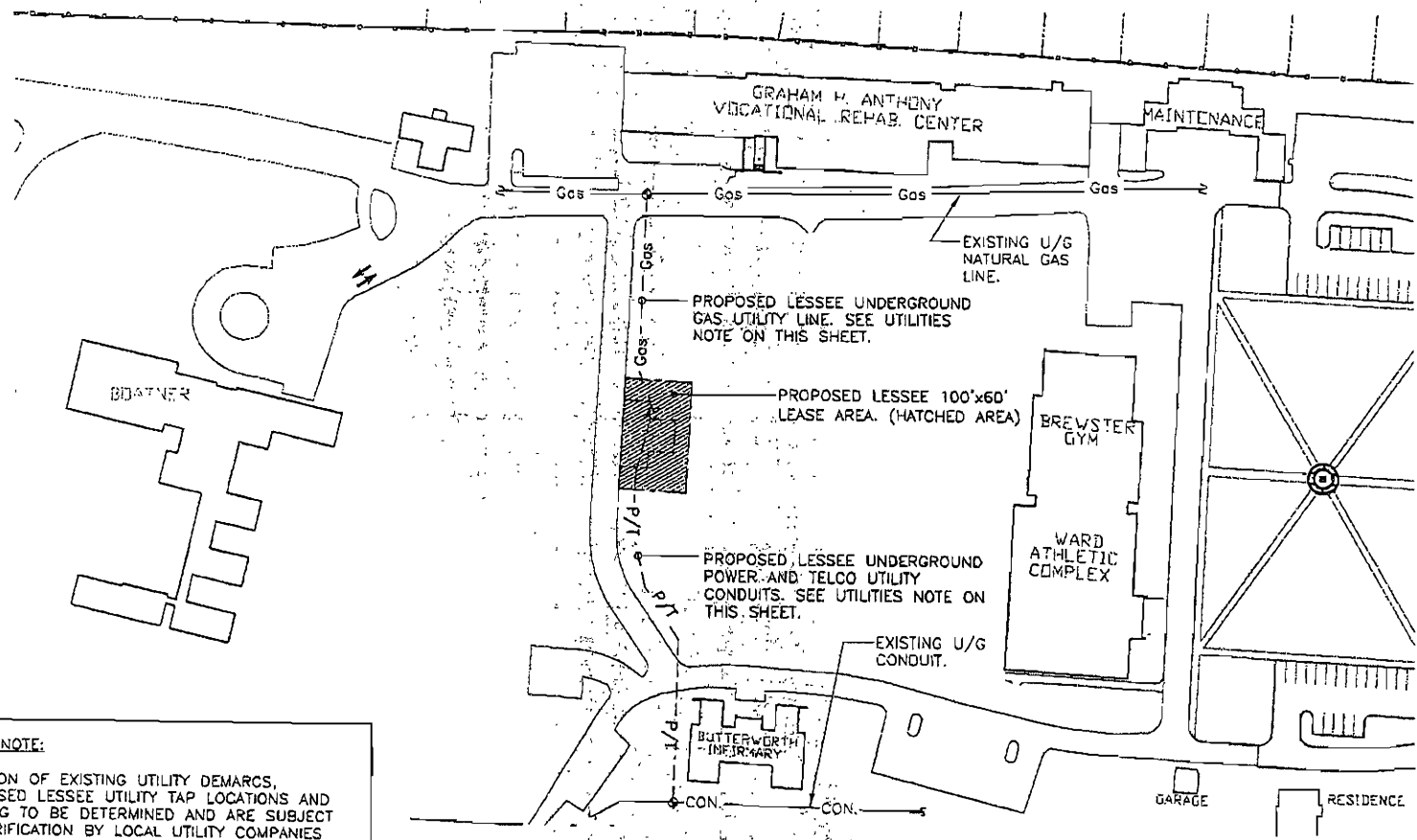
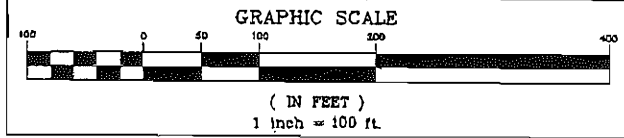
Celco Partnership d/b/a Verizon Wireless
West Hartford West
 RELOCATION
 138 NORTH MAIN STREET
 WEST HARTFORD, CT

DATE: 07/13/11
 SCALE: AS SHOWN
 JOB NO. 11077

PROJECT NO.
L-1

LEASE EXHIBIT

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



UTILITIES NOTE:

1. LOCATION OF EXISTING UTILITY DEMARCS, PROPOSED LESSEE UTILITY TAP LOCATIONS AND ROUTING TO BE DETERMINED AND ARE SUBJECT TO VERIFICATION BY LOCAL UTILITY COMPANIES AND PROPERTY OWNER.

1 PARTIAL SITE PLAN
L-2 SCALE: 1" = 100' NORTH

DESIGNED BY:	BAE
DRAWN BY:	DMC
CHECKED BY:	DFC
DATE:	
REVISION:	
DATE:	
BY:	
DATE:	
BY:	
DATE:	
BY:	
DATE:	
BY:	
DATE:	
BY:	
DATE:	

PROFESSIONAL SEAL AND SIGNATURE

CENITEK engineering
 Civil and Survey Engineering
 www.Cenitek.com
 484-6980
 484-6387 Fax
 652 North Barford Road, Brentford, CT 06405

Celco Partnership d/b/a Verizon Wireless
West Hartford West
 RELOCATION
 139 NORTH MAIN STREET
 WEST HARTFORD, CT
 DATE: 07/13/12
 SCALE: AS SHOWN
 SHEET NO. 12027

SHEET NO. L-2

Exhibit "B"

(Legal Description of the Property)

A certain piece or parcel of land situated in the Town of West Hartford, County of Hartford and State of Connecticut, known as 139 North Main Street, a/k/a 137 North Main Street, and being comprised of the property described in the following instruments recorded in the West Hartford Land Records:

Volume 38 at Page 59
Volume 218 at Page 71
Volume 276 at Page 248
Volume 284 at Page 128
Volume 337 at Page 52

Excepting therefrom certain pieces or parcels of land as conveyed out in the following instruments recorded in the West Hartford Land Records:

Volume 270 at Page 422
Volume 4072 at Page 3
Volume 4072 at Page 32
Volume 4072 at Page 61

NOTE: Name of record owner, including A/K/As: American School, At Hartford, For The Deaf, a/k/a The American School At Hartford For The Deaf, a/k/a American School At Hartford For The Deaf, a/k/a The American School, At Hartford For The Deaf, a/k/a The American School, At Hartford, For The Deaf, a/k/a American School for the Deaf