

ATTACHMENT 3

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General Facility Description

Candlewood Road

(Map E3, Lot E002)

Glastonbury, Connecticut

Owner: John J. & Joyce A. Vullo Trustees

8.91 Acre Parcel

The proposed tower site is located on an approximately 8.91 acre parcel located on Candlewood Road and owned by John J. & Joyce A. Vullo Trustees. It is classified in the Residence A Zoning District and is improved with horse pastures, barns and stables.

The proposed telecommunications facility includes an approximately 3,100 s.f. lease area located in the central section of the host parcel adjacent to an existing barn. The facility as currently proposed consists of a new self-supporting monopine tower 120' in height with faux branches extending to an overall height of approximately 127' AGL. AT&T would install up to twelve (12) panel antennas and related equipment at a centerline height of 116' above grade level (AGL). The tower would be designed for future shared use of the structure by other FCC licensed wireless carriers. An AT&T 11.5' x 16' equipment shelter would be installed at the tower base on a 12' x 24' concrete pad within the tower compound with a space for a generator.

The tower compound would consist of a 3,100 s.f area to accommodate AT&T's equipment and provide for future shared use of the facility by other carriers. The tower compound would be enclosed by an 8' foot high chain link fence. Vehicle access to the facility would be provided from Candlewood Road over an existing bituminous concrete driveway a distance of approximately 680' and a proposed gravel access driveway of approximately 30' to the proposed

compound. Utility connections would be routed underground from an existing utility pole #144 located on Candlewood Road.

Facilities and Equipment Specification

I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: To be determined
- B. TYPE: Self-Supporting monopole tower
- C. HEIGHT: 127' AGL (120' with faux branches extending to 127')
DIMENSIONS: Tower structure approximately 5' in diameter at the base, tapering to approximately 3.5' at the top.
- D. TOWER LIGHTING: None anticipated.

II. TOWER LOADING:

- A. AT&T - up to 12 panel antennas
 - a. Model - Andrew SBNH-1D6565C or equivalent panel antenna
 - b. Antenna Dimensions - approximately 96"H x 12"W x 7"D
 - c. Position on Tower - 116' centerline AGL
 - d. Transmission Lines - DC, Fiber and RET lines internal to tower.
 - e. Remote Radio Heads & Surge Arrestors on platform
- B. Future Carriers - To be determined

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The tower will be designed in accordance with American National Standards Institute TIA/EIA-222-F "Structural Standards for Steel Antenna

Towers and Antenna Support Structures” and the 2003 International Building Code with 2005 Connecticut Amendment. The foundation design would be based on soil conditions at the site. The details of the tower and foundation design will be provided as part of the final D&M plan.

SITE EVALUATION REPORT
GLASTONBURY

I. LOCATION

- A. COORDINATES: 41° 43' 41.34" N
72° 35' 20.30" W
- B. GROUND ELEVATION: 108'± AMSL
- C. USGS MAP: USGS 7.5 quadrangle for Glastonbury
- D. SITE ADDRESS: Candlewood Road
Glastonbury, CT 06033
- E. ZONING WITHIN ¼ MILE OF SITE: Abutting areas are zoned Residence A to the north and west. Residence A and Residence AAA to the south. Reserved Land and Residence A to the east.

II. DESCRIPTION

- A. SITE SIZE: 8.91 Ac (Vol 2752, Page 250)
LEASE AREA/COMPOUND AREA: 3,100 SF/2,500 SF
- B. TOWER TYPE/HEIGHT: A 120' Monopine with top of branches at 127' AGL.
- C. SITE TOPOGRAPHY AND SURFACE: Subject site slopes east to west and is occupied by horse pastures, barns, and stables. There is a small barn located onsite adjacent (south) of the proposed facility. There is also a large horse stable onsite located to the south west of the proposed facility.
- D. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The proposed compound is located in the center (grassed area) of a 8.91± acre parcel which is currently occupied by horse pastures, barns, and stables. To the north, south and west are open pastures and single family residences. To the east is an open pasture, a municipal park (Addison Park), and single family residences. There are wetlands on-site to the north and west of the proposed compound. The nearest wetland point is northwest of the

proposed compound (55'±). The proposed underground telco trench runs adjacent and parallel to the northern wetland boundary.

- E. LAND USE WITHIN ¼ MILE OF SITE: Residential land to the north, south and west. A Municipal Park (Addison Park) and Residential land is located to the east.

III. FACILITIES

- A. POWER COMPANY: Northeast Utilities Service Company
- B. POWER PROXIMITY TO SITE: 50'±
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: 705'±
- E. VEHICLE ACCESS TO SITE: Access to the proposed telecommunication facility will be along an existing bituminous driveway (680'+/-) and a proposed gravel access driveway (30'+/-).
- F. OBSTRUCTION: There is an existing man made pond located on site, west of the proposed facility. There is an existing drain that will run under the proposed gravel access driveway. There is an existing wetland located on site, north and west of the proposed facility.
- G. CLEARING AND FILL REQUIRED: Total area of disturbance is 9,700 sf.; no trees will need to be removed. The site improvements shall entail approximately 203 CY of cut for utility trenching and approximately 62 CY of broken stone for the compound and driveway construction.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: JOHN J. & JOYCE A. VULLO TRUSTEES
- C. ADDRESS: 541 Griswold Street Glastonbury, CT 06033
- D. DEED ON FILE AT: Volume 2752, Page 250



Site Impact Statement

Site: Glastonbury

**Site Address: Candlewood Road
Glastonbury, CT 06033**

Access distances:

Distance of new access driveway: 30± feet
Distance along existing bituminous driveway: 680± feet
Total vehicle access to the proposed facility: 710± feet

Distance to Nearest Wetlands

55'+/- northwest of the proposed facility
The proposed underground telco trench runs adjacent and parallel to the northern wetland boundary.

Distance to Property Lines:

179'+/- to the northern property boundary from the tower
132'+/- to the southern property boundary from the tower
357'+/- to the western property boundary from the tower
883'+/- to the eastern property boundary from the tower

154'+/- to the northern property boundary from the compound
107'+/- to the southern property boundary from the compound
319'+/- to the western property boundary from the compound
857'+/- to the eastern property boundary from the compound

Residence Information:

There are 58 single family residences, 2 free standing condominiums, and 6 multi-unit condominium buildings within 1,000' feet of the compound. The closest off site residence is 422 feet to the northwest and is located at Parcel E3-0820-E0003 (62 Candlewood Road).

Special Building Information:

There is an existing man made pond located on site, west of the proposed facility. There are an existing wetland areas located on site, north and west of the proposed facility.

Tree Removal Count:

No trees will need to be removed to construct the equipment areas.

Cut/Fill: The site improvements shall entail approximately 203 CY of cut for utility trenching and approximately 62 CY of broken stone for the compound and driveway construction.

Clearing/Grading Necessary: Total area of disturbance = 9,700 SF



Tree Inventory

May 9, 2014

Cuddy & Feder, LLP
Attn: Christopher Fisher, Esq.
445 Hamilton Avenue
14th Floor
White Plains, NY 10601

RE: Tree Inventory
Site: CT507 Glastonbury
Candlewood Road
Glastonbury, CT 06033

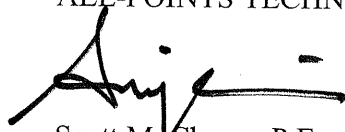
Dear Mr. Fisher:

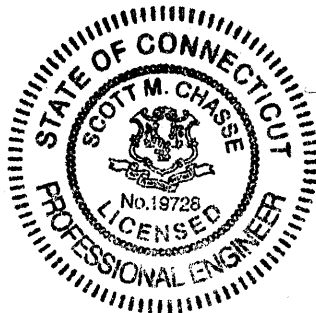
A Tree Inventory was completed at the subject site on January 29, 2014 to determine the size and quantity of existing trees that will need to be removed for the installation of the proposed facility. The proposed site has suitable access, but clearing and earthwork will be required to improve the access route and to construct the compound area. Installation of the proposed compound area improvements will not require the removal of any trees.

The area to be disturbed for construction of the compound area will be approximately 3,100 square feet of existing lawn/meadow area. The area to be cleared is located on the interior of the site. An existing bituminous driveway exists on site. A 30' proposed gravel access driveway is required to connect to the proposed compound. The total combined area of disturbance for compound, access drive, and utility improvements is 9,700 sf.

Sincerely,

ALL-POINTS TECHNOLOGY CORPORATION, P.C.


Scott M. Chasse, P.E.
Principal



**MESSAGE CENTER MANAGEMENT
GLASTONBURY CT507
1000' RESIDENTIAL BUILDING LIST**

PARCEL ID	STREET ADDRESS	BUILDING TYPE	DISTANCE FROM COMPOUND* (ft)
E3-0820-E0003	62 CANDLEWOOD ROAD	Single Family	422+/-
F3-5730-W0003	27 QUERIDO DRIVE	Single Family	967+/-
E3-4030-S0006	48 LINDSAY LANE	Single Family	828+/-
E3-4030-S0005	40 LINDSAY LANE	Single Family	760+/-
E3-4030-S0004	32 LINDSAY LANE	Single Family	732+/-
E3-4030-S0003	24 LINDSAY LANE	Single Family	708+/-
E3-4030-S0002	16 LINDSAY LANE	Single Family	683+/-
E3-0820-E0005A	92 CANDLEWOOD ROAD	Single Family	691+/-
E3-4030-N0005	39 LINDSAY LANE	Single Family	946+/-
E3-4030-N0004	31 LINDSAY LANE	Single Family	917+/-
E3-4030-N0003	23 LINDSAY LANE	Single Family	884+/-
E3-4030-N0002	15 LINDSAY LANE	Single Family	874+/-
E3-4030-N0001	13 LINDSAY LANE	Single Family	876+/-
E3-0820-W0004C	113 CANDLEWOOD ROAD	Single Family	857+/-
E3-0820-W0004B	101 CANDLEWOOD ROAD	Single Family	773+/-
E3-0820-W0004A	91 CANDLEWOOD ROAD	Single Family	724+/-
E3-0820-W0003A	79 CANDLEWOOD ROAD	Single Family	639+/-
E3-0820-W0003	61 CANDLEWOOD ROAD	Single Family	585+/-
E3-0820-W0003B	57 CANDLEWOOD ROAD		
E3-0820-W0002	45 CANDLEWOOD ROAD	Single Family	594+/-
E4-0820-E0002A	4 CANDLEWOOD ROAD	Single Family	578+/-
E3-4080-S0039	286 LONG HILL DRIVE	Single Family	968+/-
E3-4080-S0038	278 LONG HILL DRIVE	Single Family	943+/-
E3-4080-S0037	270 LONG HILL DRIVE	Single Family	927+/-
E3-4080-S0036	264 LONG HILL DRIVE	Single Family	950+/-
E3-4080-S0035	258 LONG HILL DRIVE	Single Family	993+/-
E3-0820-W0003C	49 CANDLEWOOD ROAD	Single Family	820+/-
E3-3880-S0027	232 LANCASTER ROAD	Single Family	998+/-
E4-2760-N0040	529 GRISWOLD STREET	Single Family	700+/-
E4-2760-N0040C	541 GRISWOLD STREET	Single Family	424+/-
E4-2760-S0033A	524 GRISWOLD STREET	Single Family	933+/-
E4-2760-S0033B	532 GRISWOLD STREET	Single Family	900+/-
E4-2760-S0033C	540 GRISWOLD STREET	Single Family	864+/-
E4-6420-E0004	22 SNOWBERRY LANE	Free Standing Condominium	908+/-
E4-6420-E0003	16 SNOWBERRY LANE	Free Standing Condominium	961+/-
E4-7020-E0008	7 TARRYBROOK DRIVE	Single Family	694+/-
E4-7020-E0007	13 TARRYBROOK DRIVE	Single Family	605+/-
E4-7020-E0006	21 TARRYBROOK DRIVE	Single Family	552+/-
E4-7020-E0005	29 TARRYBROOK DRIVE	Single Family	501+/-
E4-7020-E0004	35 TARRYBROOK DRIVE	Single Family	468+/-
E4-7020-E0003	41 TARRYBROOK DRIVE	Single Family	556+/-
E4-7020-E0002	47 TARRYBROOK DRIVE	Single Family	649+/-
E4-7020-E0001	55 TARRYBROOK DRIVE	Single Family	757+/-
E4-7020-W0004	8 TARRYBROOK DRIVE	Single Family	781+/-
E4-7020-W0003	20 TARRYBROOK DRIVE	Single Family	742+/-
E4-7020-W0002	36 TARRYBROOK DRIVE	Single Family	650+/-
E4-2760-N0041B	581 GRISWOLD STREET	Single Family	856+/-
E4-2760-N0041C	597 GRISWOLD STREET	Single Family	815+/-

E4-2760-N0041D	607 GRISWOLD STREET	Single Family	781+/-
F4-7220-E0005	36 TWELVE ACRE LANE	Single Family	756+/-
E4-7220-W0004	35 TWELVE ACRE LANE	Single Family	468+/-
F4-7220-E0004	34 TWELVE ACRE LANE	Single Family	584+/-
E4-2760-N0044	629 GRISWOLD STREET	Single Family	770+/-
E4-7220-W0003	25 TWELVE ACRE LANE	Single Family	555+/-
E4-7220-E0003	24 TWELVE ACRE LANE	Single Family	675+/-
E4-7220-W0002	17 TWELVE ACRE LANE	Single Family	654+/-
F4-7220-E0002	16 TWELVE ACRE LANE	Single Family	767+/-
E4-2760-N0045	635 GRISWOLD STREET	Single Family	767+/-
E4-2760-N045AA	645 GRISWOLD STREET	Single Family	791+/-
F4-7220-E0001	8 TWELVE ACRE LANE	Single Family	851+/-
F4-2760-N0045C	663 GRISWOLD STREET	Single Family	926+/-
E4-0060-E0001	FIRETHORN DRIVE	Condominium	945+/-
		Condominium	968+/-
E4-0060-E0001	BUTTERNUT DRIVE	Condominium	988+/-
		Condominium	973+/-
		Condominium	949+/-
		Condominium	936+/-

*Information gathered from Glastonbury Assessor Maps E3, E4, F3 & F4 and Bing Digiglobe 2012 Aerial Images (1-ft resolution)