

ATTACHMENT 2

SITE SEARCH SUMMARY

A search area is developed to initiate a site selection process in an area where network service improvements are required for a specific carrier and/or carriers. The search area is a general geographic region where the installation of a wireless facility would address identified service problems while still allowing for orderly integration of a new facility into a network such as AT&T's. The technical and site selection criteria used by wireless carriers include hand-off, frequency reuse, and interference among other factors. In any site search area, site acquisition specialists seek to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of a needed facility, while simultaneously seeking sites that RF engineers will qualify as being able to provide quality reliable service to the community.

Once a potential candidate is selected through the identification process, site acquisition teams review any applicable zoning ordinance or other guidance documentation. The most preferred candidates are generally considered to be existing structures that can be used or extended. In order to be viable, a candidate must provide adequate service and be "leasable". Within this particular area of Branford and East Haven, Connecticut, there are no existing commercial towers or tall non-tower structures located within the identified search area. The service objective is intended to improve service in the Beacon Hill area of Branford and East Haven. This area is populated by single family residences, some commercial buildings and several senior (multi-family) resident facilities.

TowerCo investigated twelve (12) potential sites within the site search area, one of which is the current primary candidate being pursued in conjunction with AT&T. Site acquisition specialists found these sites to be either adequate and available for the siting of a wireless facility or, for the reasons cited below, unavailable or rejected by RF engineers for AT&T's service requirements.

1. Address: 45 Rose Hill Road

Owner: Paul Santa Barbara

Map/Block/Lot: A08-000-003-00016

Zoning District: Residential 4 (R-4)

Lot Size: 2.0 acres

This is the Primary Site Candidate. This site was chosen because it has relative ground elevation (118 AGL+/-) in which a tower could be constructed and provide adequate service based on the surrounding terrain and tree cover. There is a business named Waste Tech Family Refuse LLC located on the property which is a dumpster rental, rubbish removal and recycling services company.

2. Address: 115 - 149 Rose Hill Road

Owner: State of Connecticut - Town of Branford - Beacon Hill Preserve

Map/Block/Lot: A10/A09-004.003.1 & A09-000-003-00002

Zoning District: Residential 4 (R-4)

Lot size: 70+ acres

This site was not chosen because it is preserved as open space. This site also was not selected as AT&T's Radio Frequency engineers determined it did not meet the service objective. Per AT&T's Radio Frequency engineer site "Does not provide sufficient coverage to be considered even backup, rejected."

3. Address: 56 Rose Hill Road

Owner: Edward J and Sandra L Parzych

Map/Block/Lot: A08-000-003-00024

Zoning District: Residential 4 (R-4)

Lot size: 2.9 acres

This site was not selected as AT&T's Radio Frequency engineers determined it did not meet the service objective. This location has significantly less ground elevation (71 AGL+/-) than the candidate site. There is a business named National Carting, LLC located on the property which provides almost identical services as the one located on the primary candidate. Per AT&T's Radio Frequency engineer site "Marginal incremental coverage compared to primary, RF rejected."

4. Address: 249 West Main

Owner: Lakeview Center Associates, LLC Branford Equities LLC c/o
Delaurentis Management

Map/Block/Lot: A08-000-006-00015

Zoning District: Local Business (BL)

Lot size: 10.2 acres

This property was not selected as AT&T's Radio Frequency engineers determined it did not meet the service objectives. In addition, there is insufficient space to install a wireless facility without removal of trees that buffer the site and an adjacent residential area. Per AT&T's Radio Frequency engineer site "Does not provide sufficient coverage to be considered even backup, rejected."

5. Address: 61 Burban Drive

Owner: Benedictines of Jesus Crucified, Inc., the Connecticut Hospice

Map/Block/Lot: B09/000/004/00001

Zoning District: Residential 4 (R-4)

Lot size: 6.3 acres

This property was not selected as AT&T's Radio Frequency engineers determined it did not meet the service objectives (elevation 39 AGL+/-). Per AT&T's Radio Frequency engineer site "Does not provide sufficient coverage to be considered even backup, rejected."

6. Address: 65-99 Burban Drive

Owner: St. Elizabeth's Church Corp.

Map/Block/Lot: B09/000/004/001.1

Zoning District: Residential 4 (R-4)

Lot size: 10 acres

This property was not selected as AT&T's Radio Frequency engineers determined it did not meet the service objectives (elevation 38 AGL+/-). Per AT&T's Radio Frequency engineer site "Does not provide sufficient coverage to be considered even backup, rejected"

7. Address: 100-150 Rose Hill Road

Owner: William Uresky

Map/Block/Lot: B09-000-001-00004

Zoning District: Residential 4 (R-4)

Lot size: 21.6 acres

This property was not selected as AT&T's Radio Frequency engineers determined it did not meet the service objectives (elevation 35 AGL+/-). In addition, the vast majority of this property (18.8 acres) are understood to be

wetlands. Per AT&T's Radio Frequency engineer site "Does not provide sufficient coverage to be considered even backup, rejected"

8. Address: 163 Alps Road

Owner: Branford Land Trust, Inc.

Map/Block/Lot: B09-000-008-00010 & C10-000-002-00002

Zoning District: Residential 4 (R-4) & Residential 4 (R-4)

Lot size: 19.2 Acres & 4.29 Acres

These properties were not selected as AT&T's Radio Frequency engineers determined it did not meet the service objectives (elevation 30 AGL+/-) and marshland status. Per AT&T's Radio Frequency engineer site "Does not provide sufficient coverage to be considered even backup, rejected"

9. Address: 173 Alps Road

Owner: Nationwide Health Properties Inc.

Map/Block/Lot: B09-000-008-00011

Zoning District: Residential 4 (R-4) - Approved PDDs - Planned Development District

Lot size: 19.5 acres

This property was not selected as AT&T's Radio Frequency engineers determined it did not meet the service objectives (elevation 32 AGL+/-). Per AT&T's Radio Frequency engineer site "Does not provide sufficient coverage to be considered even backup, rejected"

10. Address: 189 Alps Road

Owner: Branford Hills Realty Associates

Map/Block/Lot: B09-B10-001-00001

Zoning District: Residential 4 (R-4)

Lot size: 21.6 acres

This property was not selected as AT&T's Radio Frequency engineers determined it did not meet the service objectives (elevation 21 AGL+/-). Per AT&T's Radio Frequency engineer site "Does not provide sufficient coverage to be considered even backup, rejected"

11. Address: 45-55 Alex Warfield Road

Owner: BRANFORD ELECTRIC RR ASSOC INC

Map/Block/Lot: B10-000-001-00026

Zoning District: Residential 4 (R-4)

Lot Size: N/A

This property was not selected as AT&T's Radio Frequency engineers determined it did not meet the service objectives (elevation 22 AGL+/-). Per AT&T's Radio Frequency engineer site "Does not provide sufficient coverage to be considered even backup, rejected" This landlord was also approached by the AT&T Site Acquisition Specialist and they were not interested.

12. Address Montecello Drive

Owner: Jefferson Woods

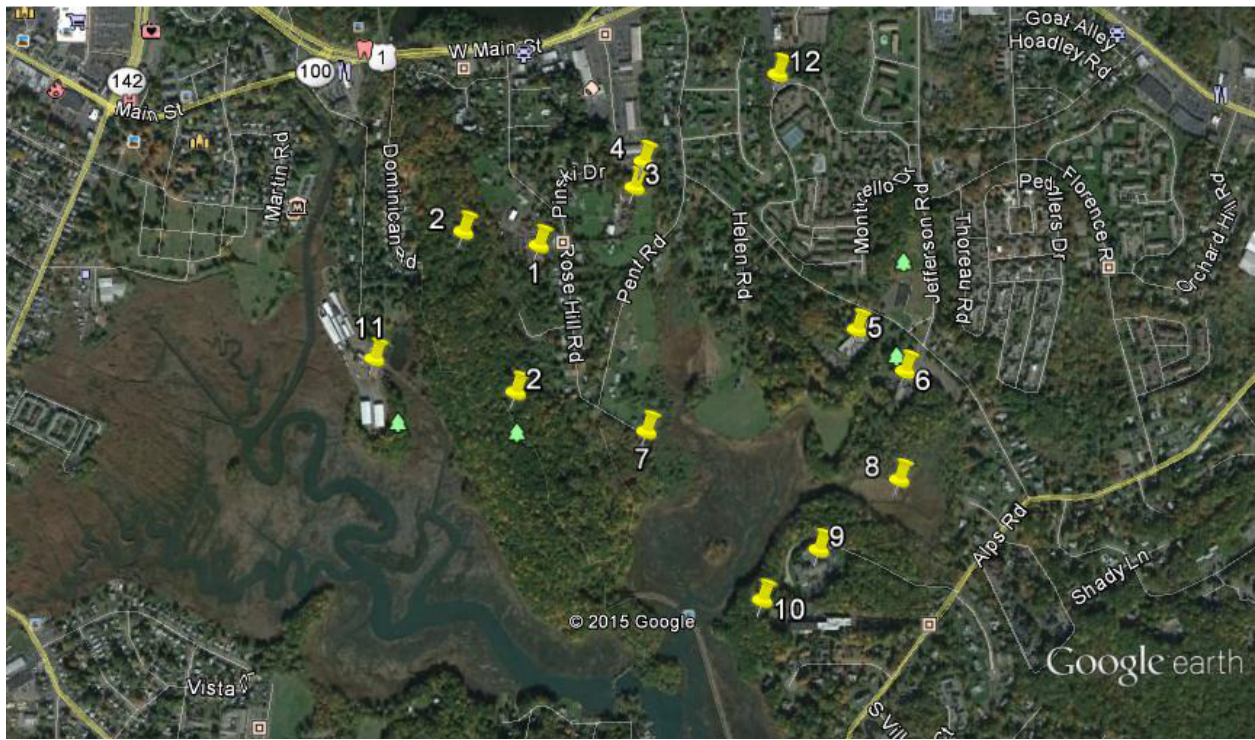
Map/Block/Lot: B008-000-003-00010

Zoning District: Multi Family Residential (MF)

Lot Size: N/A

This property and abandoned tower was not selected as it is only as tall as the surrounding trees. It is rusted out and therefore would not be able to with stand AT&T's proposed equipment. There is also no room around it to place AT&T's proposed ground equipment as the tower is on the edge of a steep hill and right next to the condominiums driveway.

SITE SEARCH MAP



MUNICIPAL CONSULTATION
PUBLIC SUGGESTIONS FOR ALTERNATIVE SITES

On January 16, 2015, TowerCo and AT&T commenced a municipal consultation with Branford and East Haven for a proposed cellular tower facility on a parcel of property located at 45 Rose Hill Road in the Town of Branford. The underlying land is occupied by Waste Tech Refuse and used as a dumpster staging area as part of the company's operations. As part of the Technical Report provided pursuant to Section 16-50I of the General Statutes, Section 2 included a site search summary, description of eleven (11) different sites evaluated by TowerCo and AT&T and an aerial map with the sites numbered and identified. Through various communications including a March 30, 2015 public information session, the following alternative sites were suggested by property owners and/or members of the public for potential consideration as an alternative site. This document has been prepared to summarize TowerCo and AT&T's findings regarding the alternative sites suggested by members of the public as part of the municipal consultation process.

12. Address: Jefferson Woods - Monticello Drive, Branford

Owner: Jefferson Woods Condominium

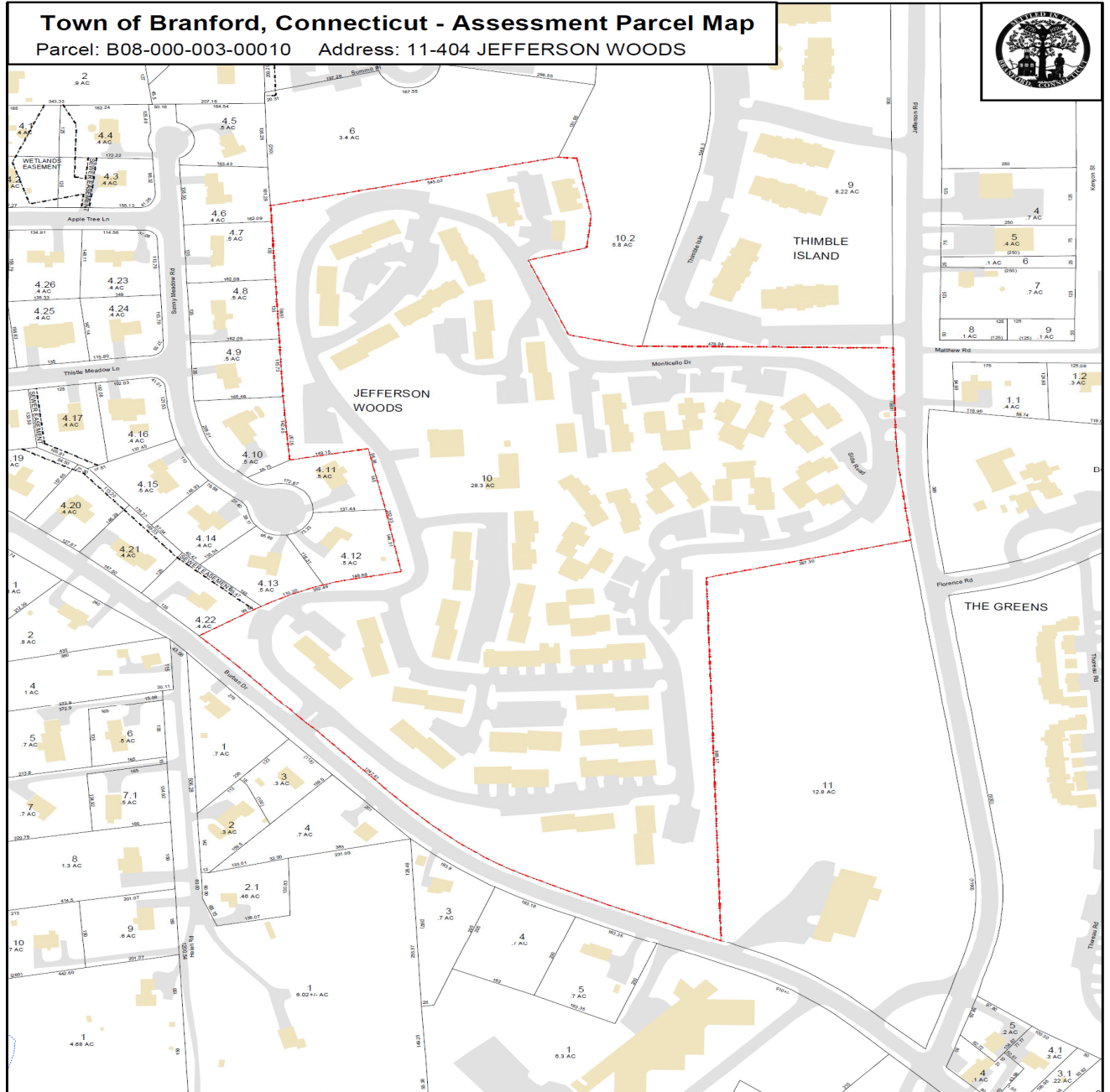
Map/Block/Lot: B08/000/003/00010/C

Zoning District: Multifamily Residential (MF)

Lot: Condominium Common Areas & Abandoned Tower

An abandoned tower is located at the end of Summit Place on Monticello Drive and part of a multifamily condominium known as Jefferson Woods. Members of the public identified the tower as an old cable head end facility of approximately 40' in height. TowerCo evaluated the site location and noted that there was limited ground space for development of a replacement tower. AT&T's engineers technically evaluated the location and determined the site or a taller replacement tower was not a viable alternative due to the relative proximity to AT&T's existing site #2175 located at 4 Beaver

Road in Branford, CT (Eli's restaurant site which is less than 1/2 mile away).
 Of note, a preliminary analysis of FAA airspace tools indicated that a replacement tower here would very likely require FAA marking and lighting similar to the current tower proposal.



Approximate Scale: 1 inch = 250 feet
 0 60 120 180 240
 Feet

Grand List Date June 2014
 Disclaimer:
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13. Address: West Main Street & Summit Place, Branford

Owner: Various

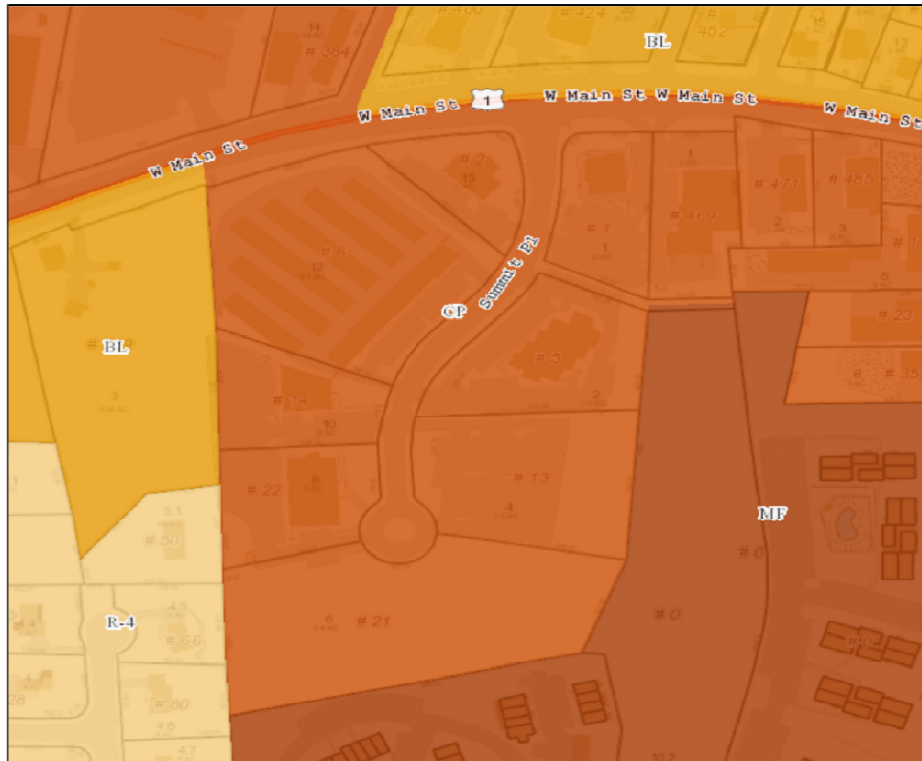
Zoning District: Commerce Park (CP) and Local Business (BL)

AT&T evaluated commercial properties on Summit Place that lead to Jefferson Woods and at lower elevations to the west along West Main Street. AT&T determined that a tower in these locations would be technically too close to AT&T's existing site located just east along Route 1 in Branford. Of note, a preliminary analysis of FAA airspace tools indicated that a replacement tower on the ridge at Summit Place would very likely similarly require FAA marking and lighting.

Town of Branford
Geographic Information System (GIS)



Date Printed: 4/13/2015



MAP DISCLAIMER - NOTICE OF LIABILITY

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14.Address: 115 - 149 Rose Hill Road

Owner: State of Connecticut - Town of Branford - Beacon Hill Preserve

Map/Block/Lot: A10/A09-004.003.1 & A09-000-003-00002

Zoning District: Residential 4 (R-4)

Lot size: 70+ acres

This site was previously evaluated by TowerCo and AT&T as site(s) #2 in the Site Search Summary included in the Technical Report. One member of the public commented that an old quarry existed in the area. Based on a literature review, it was determined to be a reference to "Johnson's Quarry" apparently abandoned in the 1940s and which is now part of the State of Connecticut Beacon Hill Preserve. In addition to AT&T's technical evaluation (the location of the quarry being at the southern end of Beacon Hill at a lower relative ground elevation), this site is preserved open space and was acquired with funds for that purpose. As such it is not legally available for tower siting. Of note, this site is located within the Coastal Boundary as defined in CGS Section 22a-94(b) and is considered more likely to have a potential impact on coastal resources and wildlife.

15.Address: Farm River State Park, East Haven

Owner: State of Connecticut

Location: South of South Beach Road/SR 142

Connecticut State Park's are not available for tower siting as a matter of Connecticut law. This particular location is also south of the search ring area. Of note, this site is located within the Coastal Boundary as defined in CGS Section 22a-94(b) and is considered more likely to have a potential impact on coastal resources and wildlife.

16.Address: 35 Rose Hill Road

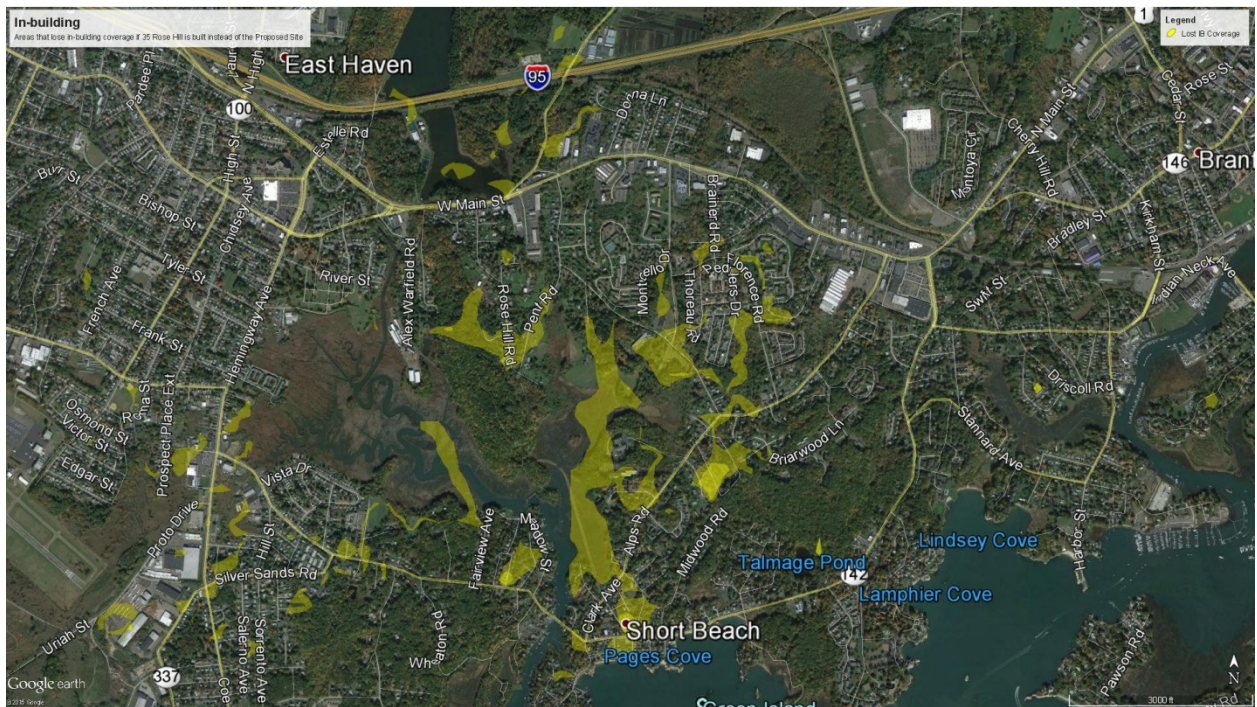
Owner: Diane Santa Barbara

Map/Block/Lot: A08-000-003-00014

Zoning District: Residential 4 (R-4)

Lot size: 5.31 acres

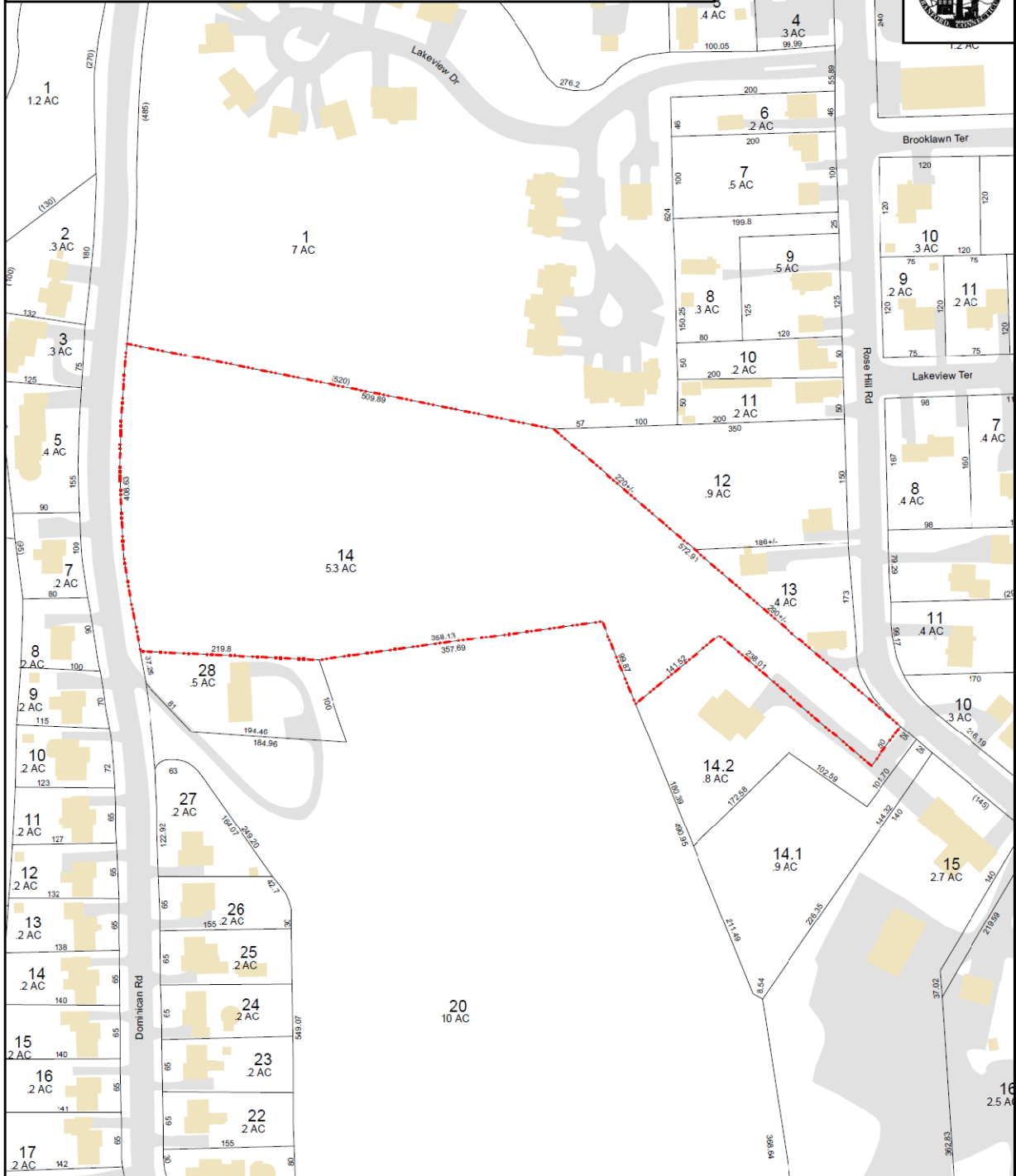
This property is an undeveloped wooded parcel of land to the north of the Waste Tech Refuse Site on which the tower is proposed. The property is at an overall elevation above sea level, lower than that of the proposed tower site location. As such, a comparable 130' tower height would produce areas with less reliable service which are shown in yellow in the aerial photograph below. As a result, AT&T Radio Frequency engineers do not prefer the 35 Rose Hill Road location. TowerCo notes that in comparison to the proposed tower site location, tree clearing would be required to develop the location as a cellular tower facility.



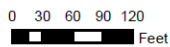
Town of Branford, Connecticut - Assessment Parcel Map

Parcel: A08-000-003-00014

Address: 35 ROSE HILL RD



Approximate Scale: 1 inch = 150 feet



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17.Address: 1 Beacon Hill Road, Branford

Owner: Shearwater Properties, Inc.

Map/Block/Lot: A08-A09-003-003-2

Zoning District: Residential 4 (R-4)

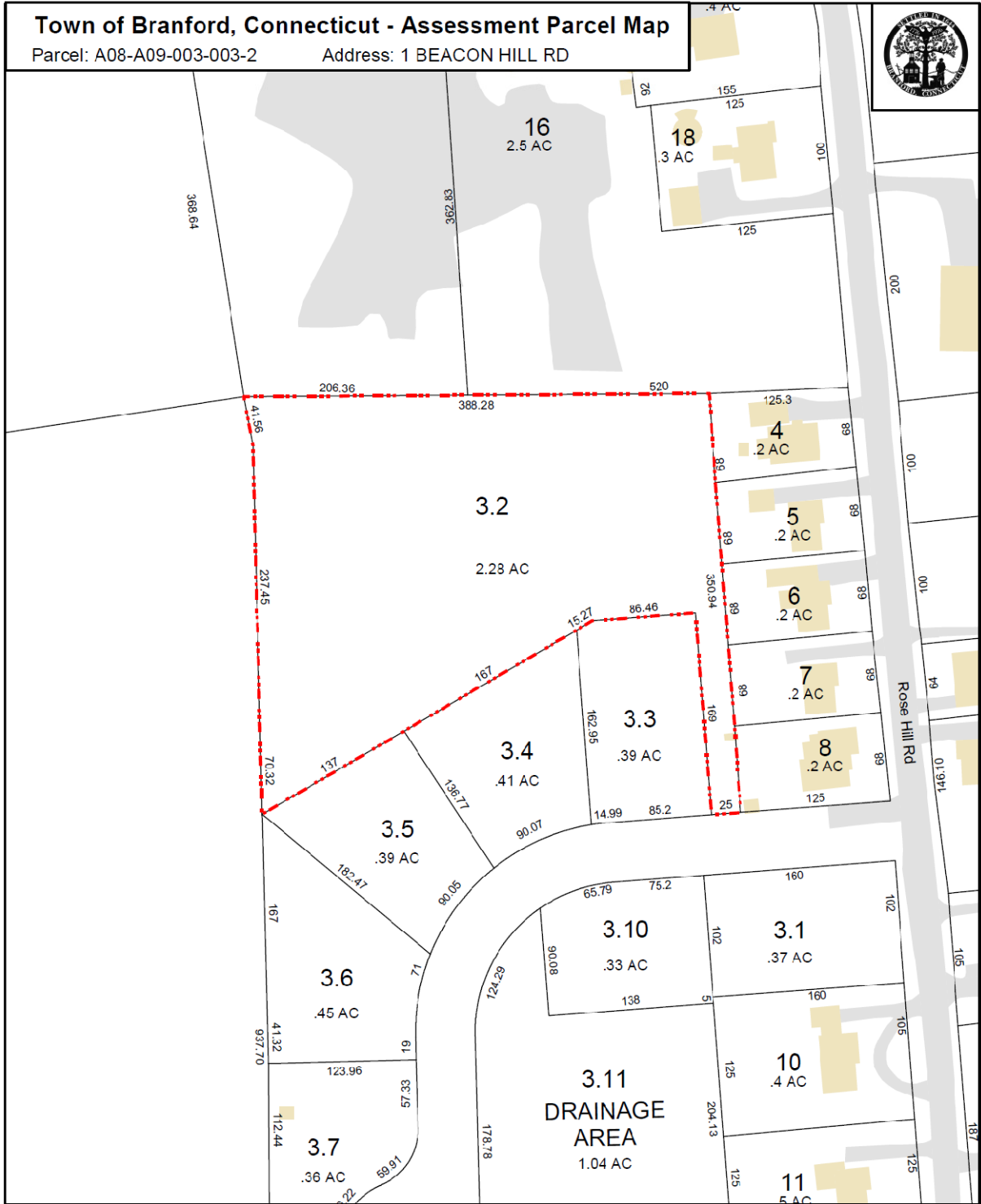
Lot size: 2.28

This is an undeveloped lot that abuts, to the south, the Waste Tech Refuse site on which the tower is proposed. The property owner's representative indicated opposition to the proposed tower site, yet also requested consideration by TowerCo to lease this site as an alternative site. TowerCo learned that the parcel is part of an undeveloped residential subdivision as shown in the attached map (cul-de-sac to the south). Based on comparative underlying land uses (both existing and proposed), relative environmental considerations (e.g. clearing, proximity to wetlands), and a location immediately to the rear of the home on Lot 4, TowerCo has not proposed this property as an alternative site. AT&T notes a slight drop in ground elevation and that a tower in this location of slightly higher height would provide comparable service in the community. Of note, this site is located within the Coastal Boundary as defined in CGS Section 22a-94(b) and is considered more likely to have a potential impact on coastal resources and wildlife.

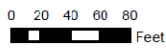
Town of Branford, Connecticut - Assessment Parcel Map

Parcel: A08-A09-003-003-2

Address: 1 BEACON HILL RD



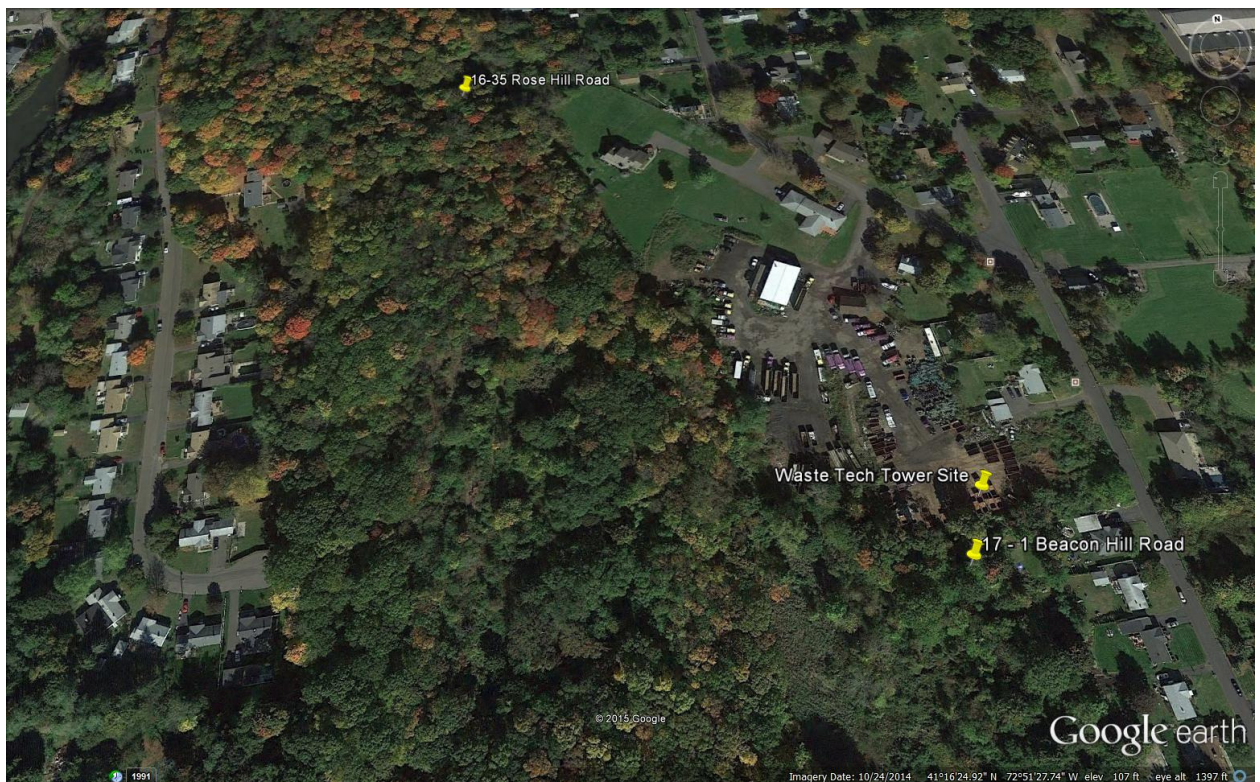
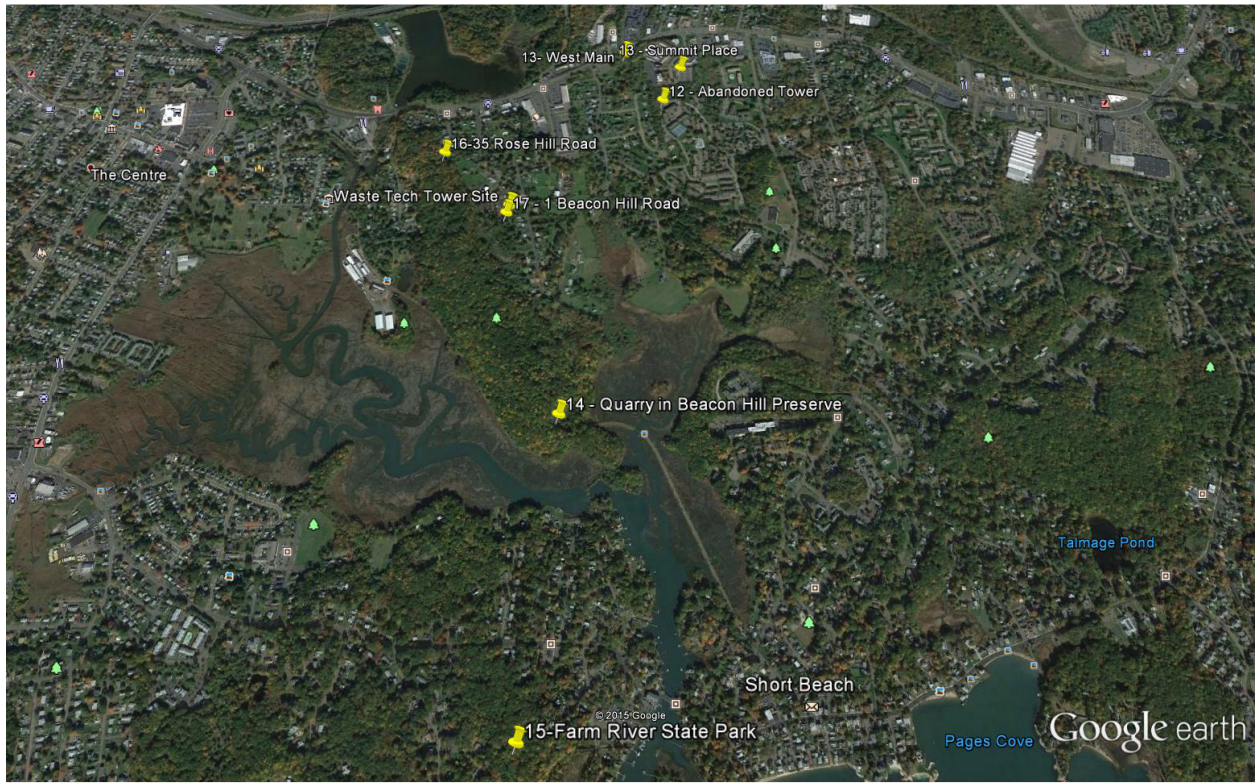
Approximate Scale: 1 inch = 100 feet



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AERIALS OF PUBLIC SUGGESTIONS FOR ALTERNATIVE SITES



WASTE TECH REFUSE - ON-SITE TOWER LOCATION

The tower compound is proposed at the southwestern most corner of the underlying parcel owned by Paul Santa Barbara. It is adjacent to other residential and commercial parcels. The commercial uses extend on the parcel at 45 Rose Hill Road and an adjacent parcel that is not in common ownership with an address of 41 Rose Hill Road. The location of the tower in the back corner of the property at 45 Rose Hill Road was selected to maximize setbacks to any existing off-site residential structures. Additionally, because the underlying property is an active commercial site with trucks, machinery and dumpster loading, the tower compound and access driveway location was identified to not interfere with on-site commercial vehicle circulation and overall use of the property by Waste Tech Refuse.

EXISTING TOWER/CELL SITE LISTING

There are approximately 45 listed wireless communications facilities located within four miles of the site search area for the proposed site in Branford. Each location is depicted on the following map, numbered in the order appearing on the list below. The existing facilities do not currently, and cannot be used to provide adequate 4G LTE service to the area of Branford and East Haven intended to be served by the proposed facility. Many of the towers and rooftop installations listed are in fact currently being used or proposed for use by AT&T to provide service outside of the area targeted for service by the proposed Facility.

Existing Tower / Site Listing - 4 Mile Radius

CT0016 Branford Rose Hill Road
 45 Rose Hill Road, Branford, CT 06405
 Lat, Lon: 41.273044, -72.856269
 Proposed Tower Height: 134.0'

Tower ID	Owner	Address	Town	Latitude	Longitude	Height	Tower_Type	Distance (miles)
1		65 Frank Messina Drive	East Haven	41.2792	-72.8681		Rooftop	0.7
2	Abandoned	Jefferson Woods	Branford	41.2766	-72.8496	40	Lattice	0.4
3		60 Hosley Avenue	Branford	41.2833	-72.8494	150	Monopole	0.9
4	American Tower	4 Beaver Rd	Branford	41.2802	-72.8417	125	self-supporting lattice	1.1
5	Crown Castle	850 West Main St	Branford	41.2778	-72.8369	130	Monopole	1.1
6		441 (455) Coe Avenue	East Haven	41.2631	-72.8727		rooftop	1.3
7	North Atlantic Towers	171 Short Beach Road	Branford	41.2628	-72.8344	120	Monopole	1.4
8	South Central CT Water Authority	45 Saltonstall Road	East Haven	41.2936	-72.8574	100	self-supporting lattice	1.5
9		290 Dodge Avenue	East Haven	41.2715	-72.8851		Rooftop	1.5
10	Stephen Viglione	259 Commerce Street	East Haven	41.2564	-72.8758	57	monopole	1.6
11		96 Frontage Road	East Haven	41.2864	-72.8815		sign	2.0
12	SBA/Perelli & Sons	60 Commerce Street	East Haven	41.2513	-72.8820	70	Monopole	2.1
13		875 N. High Street	East Haven	41.3039	-72.8537		rooftop/flagpole	2.2
14		1155 Townsend Avenue	New Haven	41.2881	-72.8925		rooftop	2.2
15		50 Maple Street	Branford	41.2743	-72.8136	100'	smoke stack	2.3
16	Town of Branford	33 Laurel Street	Branford	41.2813	-72.8140	75'	Monopole	2.4
17	SBA	389 Forbes Ave	New Haven	41.2902	-72.8953	86	monopole	2.5
18	Crown Castle	150 North Main St	Branford	41.2886	-72.8139	150	Monopole	2.6
19	Crown Castle	180 North Main St	Branford	41.2897	-72.8119	110	Monopole	2.7
20		69 Wheeler Street	New Haven	41.2960	-72.8979	88	Monopole	2.8
21	Louis Canestri	153 Forbes St.	New Haven	41.2952	-72.9010	75	building mount	3.0
22		339 (363) Eastern Street	New Haven	41.3149	-72.8713		rooftop	3.2
23	Cathedral of Higher Praise	155 Grand Avenue	New Haven	41.3095	-72.8934	59'	steeple	3.2
24		230 Grand Avenue	New Haven	41.3087	-72.8964		rooftop	3.2
25		355 Ferry Street	New Haven	41.3097	-72.8952	100'	Rooftop	3.3

Existing Tower / Site Listing - 4 Mile Radius

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26	Sprint	836 Foxon Road	East Haven	41.3205	-72.8594	100	other (flagpole)	3.3
27	UI	1100 Quinnipiac Ave.	New Haven	41.3179	-72.8772	79	wood utility pole	3.3
28		836 Foxon Road	East Haven	41.3206	-72.8594		building mount	3.3
29	Florida Tower Partners	123 Pine Orchard Road	Branford	41.2746	-72.7932	125	Monopole	3.4
30		545 Long Wharf Drive	New Haven	41.2974	-72.9128		rooftop	3.4
31	AT&T	1270 North High Street	East Haven	41.3219	-72.8461	45	rooftop guyed lattice tower	3.5
32		480 Ferry Street	New Haven	41.3128	-72.8969		rooftop	3.5
33		414 Chapel Street (151 East Street)	New Haven	41.3028	-72.9116		rooftop	3.6
34	SCLP	405 Brushy Plain Rd	Branford	41.3168	-72.8197	154	Monopole	3.7
35	C. Cowles & Co.	83 Water Street	New Haven	41.3015	-72.9158		rooftop	3.7
36		159 Middletown Avenue	New Haven	41.3224	-72.8839	88'	billboard	3.7
37		133 Hamilton Street	New Haven	41.3068	-72.9123		rooftop	3.8
38		315 (319) Peck Street	New Haven	41.31653889	-72.90056944	67.9'	smokestack/rooftop	3.8
39	Gillette, Joan	4 Middletown Avenue	New Haven	41.3191	-72.8972		rooftop guyed lattice	3.9
40		60 Warren Street	New Haven	41.3018	-72.9201		Rooftop	3.9
41	DOT	470 James St	New Haven	41.3156	-72.9047	140	building mount	3.9
42	Crown Castle	10 Sylvia Street	Branford	41.2939	-72.7857	125	Monopole	4.0
43	Amtrak	Hallock Ave	New Haven	41.2911	-72.9282	100	monopole	4.0
44	Comcast Cable	630 Chapel Street	New Haven	41.3036	-72.9208		building mount	4.0
45		1 Long Wharf Drive	New Haven	41.2892	-72.9300	98.1'	rooftop	4.0

Existing Tower / Site Listing - 4 Mile Radius

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