# **BROOKFIELD SOUTH**

100 Pocono Road Brookfield, Connecticut

Description of Proposed Cell Site

Homeland Towers, LLC 22 Shelter Rock Lane, Building C Danbury, CT 06810

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

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SITE NAME: BROOKFIELD SOUTH - 100 POCONO ROAD, BROOKFIELD, CT

#### GENERAL CELL SITE DESCRIPTION

The proposed Brookfield South cell site would be located in the southerly portion of an approximately 43.28-acre parcel owned by the Town of Brookfield. The facility would consist of a 150-foot telecommunications tower and a 12' x 26' equipment platform located near the base of the tower. The equipment platform would support Cellco's radio equipment and a natural gasfueled back-up generator. The tower and equipment shelter will be located within a 55' x 70' fenced compound and 75' x 75' leased area.

Cellco would attach twelve (12) antennas and nine (9) remote radio heads to a low-profile platform at a centerline height of 146 feet above ground level. The top of Cellco's antennas would not extend above the top of the tower to an overall height of approximately 150 feet. Vehicular access to the site would extend from Pocono Road over an existing paved and gravel driveway a total distance of approximately 730 feet. Utility service would extend from existing service along Pocono Road.



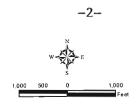
#### Legend



Site

Municipal Boundary

Map Notes; Base Map Source. USGS 7.5 Minute Topographic Quadrangle Map, Danbury (1984), CT Map Scale: 1:24,000 Map Date: October 2015



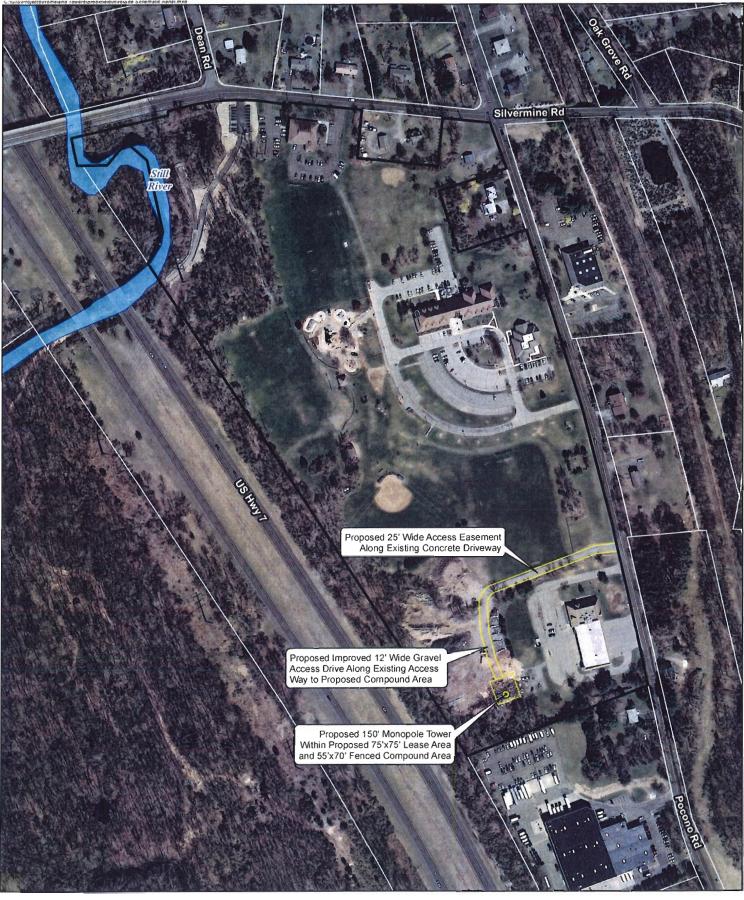
## **USGS Topographic Site Location Map**

Proposed Wireless Telecommunications Facility Brookfield 100 Pocono Road Brookfield, Connecticut









#### Legend

Proposed 150' Tall Monpole Tower Proposed Facility Layout

Subject Property

Approximate Parcel Boundary (CTDEEP GIS)

#### Site Schematic

Proposed Wireless Telecommunications Facility Brookfield 100 Pocono Road Brookfield, Connecticut







#### SITE EVALUATION REPORT

SITE NAME: BROOKFIELD SOUTH - 100 POCONO ROAD, BROOKFIELD, CT

#### I. TOWER LOCATION

- A. <u>COORDINATES</u>: 41°-27'-46.62" N 73°-23'-53.78" W
- B. GROUND ELEVATION: Approximately 337± feet AMSL
- C. <u>U.S.G.S. QUADRANGLE MAP</u>: U.S.G.S. 7.5 quadrangle for Danbury, CT
- D. SITE ADDRESS: 100 Pocono Road, Brookfield, CT
- E. <u>ZONING WITHIN 1/4 MILE OF SITE</u>: Land within ½ mile of the cell site is in Brookfield's R-40 Residential zone district.

#### II. DESCRIPTION

- A. SITE SIZE: 75' x 75' Leased Area
  - 55' x 70' Fenced Compound Area
- B. LESSOR'S PARCEL: Approximately 43.28 acres
- C. TOWER TYPE/HEIGHT: 150' Monopole Tower
- D. <u>SITE TOPOGRAPHY AND SURFACE</u>: Subject site slopes southeast to northwest and is located on land consisting of an existing Fire Station, Town Hall, Police Station, Community Senior Center and Public Works storage area.
- E. <u>SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER:</u> The proposed compound is located in the southwestern corner of the property, behind the existing fire station (public works storage area) of a 43.28 acre parcel which is currently occupied by the Town of Brookfield Fire Station, Town Hall, Police Station, and Senior Center. To the north are residential parcels. To the south are residential and commercial area. To the west is Route 7, commercial areas and unoccupied municipal parcels. To the east are residential properties and an existing railroad line. Wetlands are located on-site to the northwest (± 390') of the proposed compound.

F. <u>LAND USE WITHIN 1/4 MILE OF SITE</u>: Public Works storage area, the Route 7 right-of-way and unoccupied wooded land to the west. Municipal athletic fields, Town Hall, Municipal Office Building and Police Station to the north. Residential properties and railroad tracks to the east. Industrial/Commercial establishments to the south.

#### III. FACILITIES

- A. POWER COMPANY: Eversource
- B. <u>POWER PROXIMITY TO SITE</u>: Approximately 500 feet from Pocono Road to the east of the facility compound.
- C. <u>TELEPHONE COMPANY</u>: Frontier Communications
- D. PHONE SERVICE PROXIMITY: Same as power
- E. <u>VEHICLE ACCESS TO SITE</u>: Access to the proposed telecommunications facility will be along an existing bituminous driveway (420'  $\pm$ ) and then along an improved gravel access driveway (310'  $\pm$ ).
- F. <u>CLEARING AND FILL REQUIRED</u>: Total area of disturbance is 15,000 sf.; no trees will need to be removed to accommodate this facility. The site improvements will produce a balanced site and entail an approximately 200 CY cut for utility installation and approximately 170 CY of broken stone for the compound and driveway improvements.

#### IV. LEGAL

- A. PURCHASE [ ] LEASE [X]
- B. OWNER: Town of Brookfield
- C. ADDRESS: 100 Pocono Road, Brookfield, CT
- D. DEED ON FILE AT:

Town of Brookfield, CT Land Records

Vol. 137

Page 1144

# FACILITIES AND EQUIPMENT SPECIFICATION (NEW TOWER & EQUIPMENT BUILDING)

SITE NAME: BROOKFIELD SOUTH - 100 POCONO ROAD, BROOKFIELD, CT

#### I. TOWER SPECIFICATIONS:

A. MANUFACTURER: To be determined

B. TYPE: Self-supporting monopole

C. TOWER HEIGHT: 150' DIMENSIONS: Approx. 50" base

Approx. 24" top

#### II. TOWER LOADING:

#### A. CELLCO EQUIPMENT:

- 1. Antennas (12) Six (6) Model Kathrein 80010735V01 – 700 and 850 MHz Six (6) Model HBXX-6516DS – 1900 and 2100 MHz
- Remote Radio Heads (RRH) (9)
   Nine (9) RRH 2x60 700 MHz, 1900 MHz and 2100 MHz
- 3. GPS Antenna: Mounted on the top of the equipment shelter or tower
- 4. Transmission Lines:
  - a. Two (2) Model: HB158-1-08U8-S8J18 HYBRIFLEX™ fiber optic cables

#### III. ENGINEERING ANALYSIS AND CERTIFICATION:

The towers will be designed in accordance with Electronic Industries Association Standard EIA/TIA-222-F "Structural Standards for Steel Antenna Towers and Antenna Support Structures." The foundation designs would be based on soil conditions at the site. Details for the towers and foundation designs will be provided as a part of the final D&M Plan.

#### ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: BROOKFIELD SOUTH – 100 POCONO ROAD, BROOKFIELD, CT

#### 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 facility. There are no lakes, ponds, rivers, streams, wetlands or other regulated bodies of water located in the area to be used for the access drive, tower or equipment. The equipment used will not discharge any pollutants to area surface or groundwater systems. The closest wetland area is located approximately 390 feet to the south of the fenced compound and lease area.

#### B. AIR QUALITY

Under ordinary operating conditions, the Cellco equipment at the Brookfield South Facility would generate no air emissions. During power outages and periodically for maintenance purposes, Cellco would utilize a natural gas-fueled generator to provide emergency back-up power. Cellco's back-up generator will be managed to comply with the "permit by rule" criteria established by the Connecticut Department of Energy and Environmental Protection ("DEEP") Bureau of Air Management, pursuant to R.C.S.A. § 22a-174-36, and therefore is exempt from general air permit requirements.

#### C. LAND

No tree clearing and minimal grading of the tower compound will be required. The remaining land of the Lessor would remain unchanged by the construction and operation of the cell site.

#### D. NOISE

Cellco's equipment to be in operation at the site after construction would emit no noise of any kind. Minimal noise from the occasional operation of the back-up generator, which would only run when power to the facility is interrupted and periodically for maintenance purposes may occur. Some noise is anticipated during cell site construction.

### E. POWER DENSITY

The worst-case calculation of power density for Cellco's 700 MHz, 850 MHz, 1900 MHz and 2100 MHz antennas at the Brookfield South Facility would be 21.05% of the FCC Safety Standard.

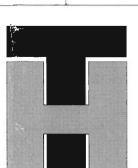
## F. <u>VISIBILITY</u>

See Visibility Analysis included as Attachment 9.

## **LOCATION MAP**



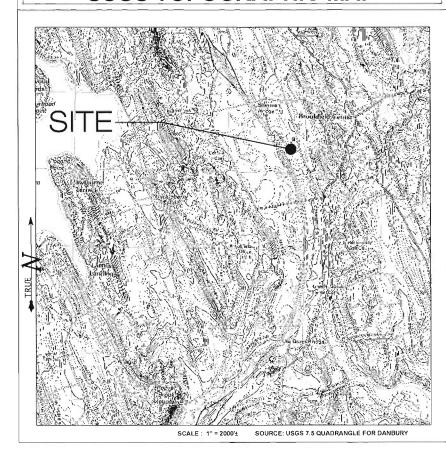




# HOMELAND TOWERS

22 SHELTER ROCK LANE BUILDING C DANBURY, CT 06810 (203) 297-6345

# **USGS TOPOGRAPHIC MAP**



# **DRAWING INDEX**

T_1	TITLE SHEET & INDEX

A-1 ABUTTERS MAP

EX-1 PARTIAL TOPOGRAPHIC SURVEY

EX-2 COMPILATION PLAN

SP-1 SITE PLAN

SP-2 COMPOUND PLAN & TOWER ELEVATION

SP-3 SITE DETAILS

#### \*SITE INFORMATION.

-SITE NAME:....... BROOKFIELD
-SITE ID NUMBER:..... CT-777

-SITE ADDRESS:...... 100 POCONO ROAD

BROOKFIELD, CT 06804

-ZONE: IRC 80/40 & R-40 -LATITUDE - 41° 27' 46.62' N -LONGITUDE - 73° 23' 53.78' W -ELEVATION - 337'± AMSL

-FEMA/FIRM



3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 WWW.ALLPOINTSTECH.COM PHONE: (860)-663-1697 FAX: (860)-663-0935

## **CONTACT PERSONNEL**

APPLICANTS:
HOMELAND TOWERS
22 SHELTER ROCK LANE

DANBURY, CONNECTICUT 06810

CO-APPLICANTS

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS 99 EAST RIVER DRIVE - 9TH FLOOR EAST HARTFORD, CT 06108

LANDLORD

TOWN OF BROOKFIELD TOWN HALL COMPLEX PO BOX 5106 BROOKFIELD, CT 06804

HOMELAND PROJECT MANAGER: RAYMOND VERGATI (203) 297-6345

HOMELAND PROJECT ATTORNEY: ROBINSON & COLE, LLP 280 TRUMBULL STREET HARTFORD, CT 06103

POWER PROVIDER: EVERSOURCE (203) 270-5808 ROBERT RONCARTI - CASE #2511619

> TELCO PROVIDER: FRONTIER: (800) 921-8102

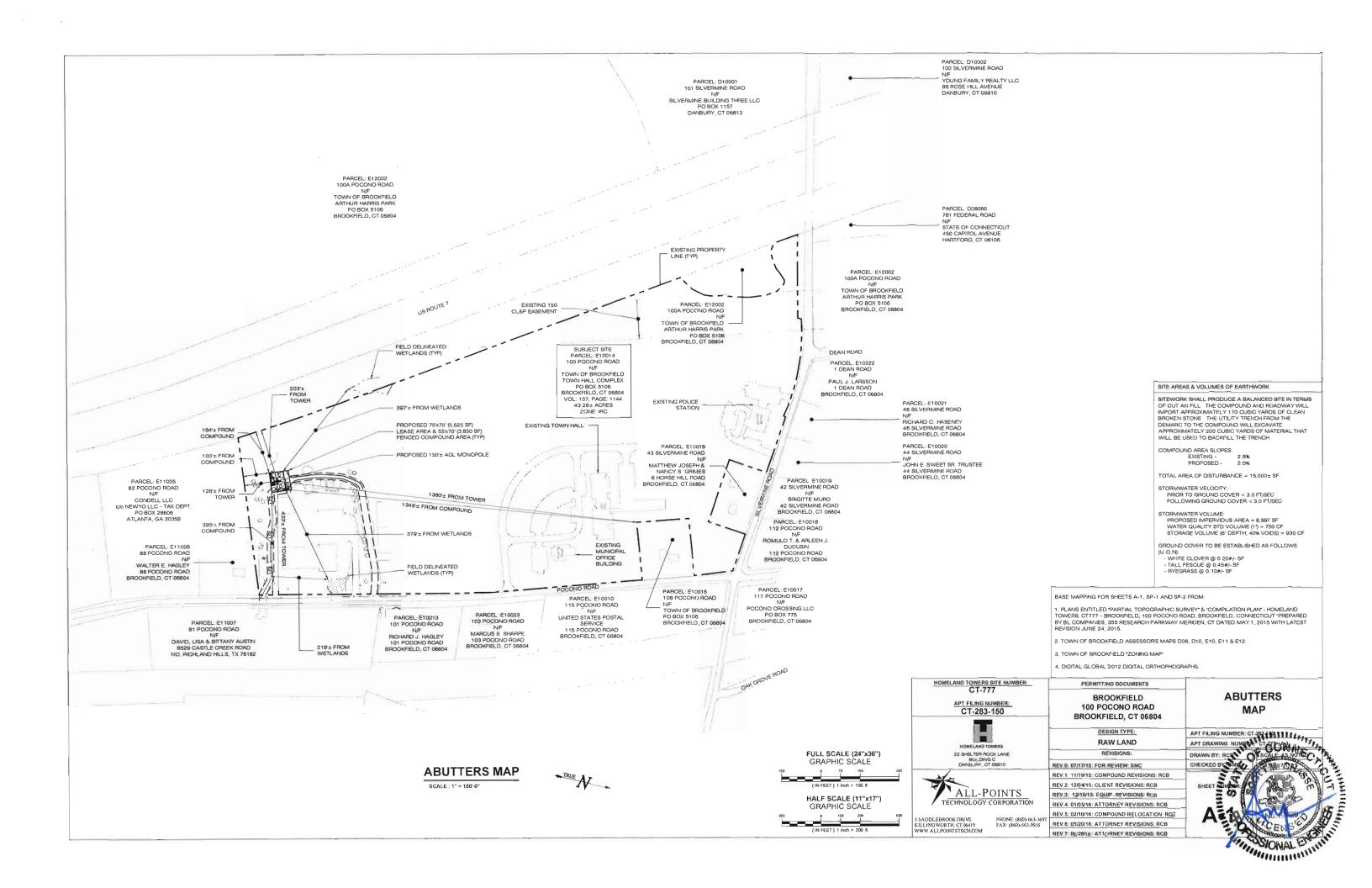
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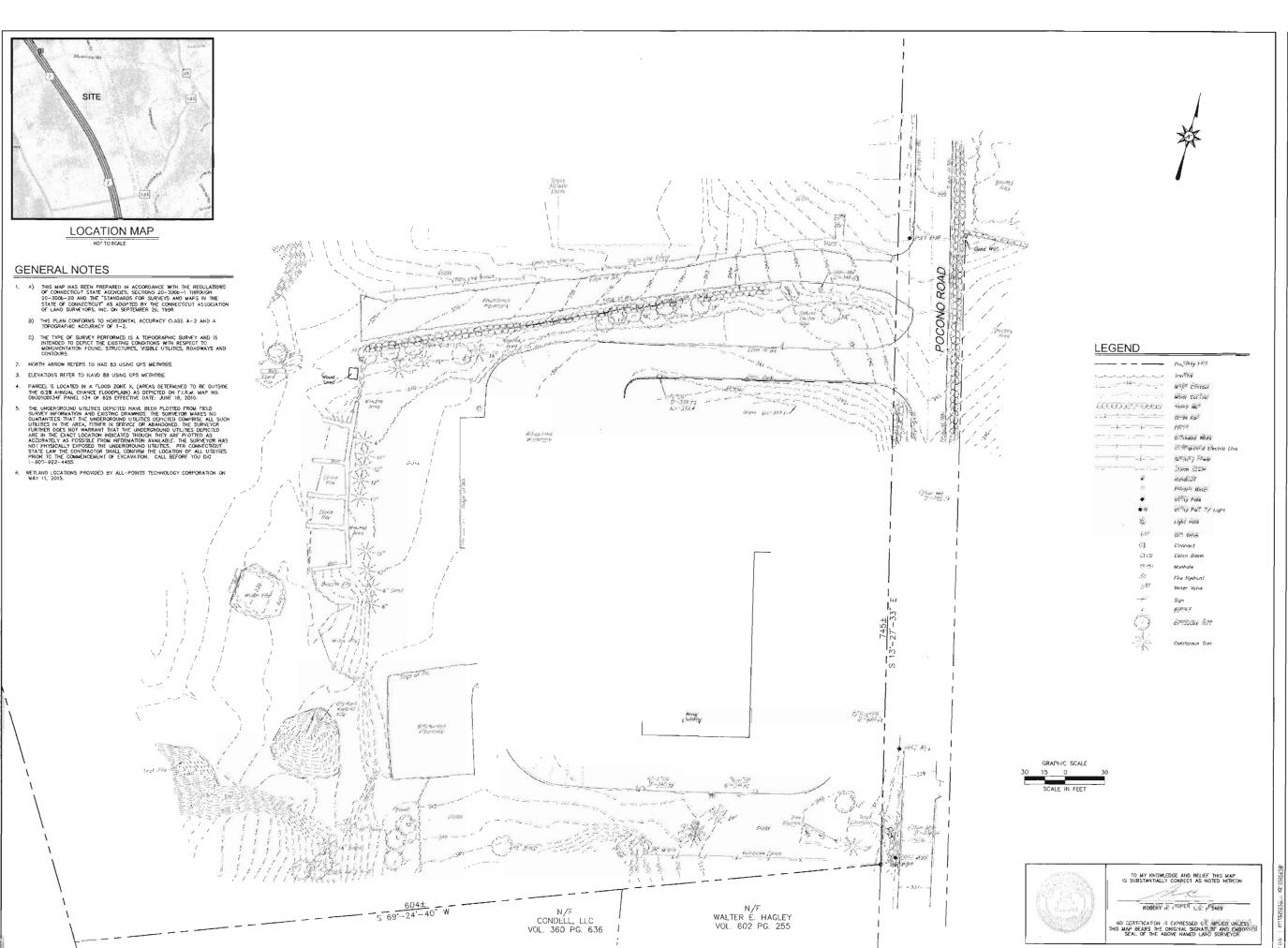
GOVERNING CODES:
2009 CONNECTICUT BUILDING CODE (2003 IBC BASIS)
2011 NATIONAL ELECTRIC CODE

## SITE INFORMATION

# BROOKFIELD 100 POCONO ROAD BROOKFIELD, CT 06804

PERMITTING DOCUMENTS	
BROOKFIELD 100 POCONO ROAD BROOKFIELD, CT 06804	TITLE SHEET & INDEX
DESIGN TYPE:	APT FILING NUMBER: CT-283-150
RAW LAND	APT DRAWING NUMBER 1777
REVISIONS:	DRAWN BY: RCB STALE: AS NOTED
REV.0: 07/17/15; FOR REVIEW: SMC	CHECKED BY: SM
REV.1: 11/19/15: COMPOUND REVISIONS: RCB	240000
REV.2: 12/04/15: CLIENT REVISIONS: RCB	SHEET NUMBER
REV.3: 12/15/15: EQUIP. REVISIONS: RCB	
REV.4: 01/05/16: ATTORNEY REVISIONS: RCB	
REV.5: 02/10/16: COMPOUND RELOCATION: RCB	-1 No. 9728
REV.6: 05/20/16: ATTORNEY REVISIONS: RCB	Celle Call
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CONTROL

HOMELAND TOWERS: CT777 - BROOKFIELD 100 POCONO ROAD TOWN OF BROOKFIELD, FAIRFIELD COUNTY, CONNECTICUT

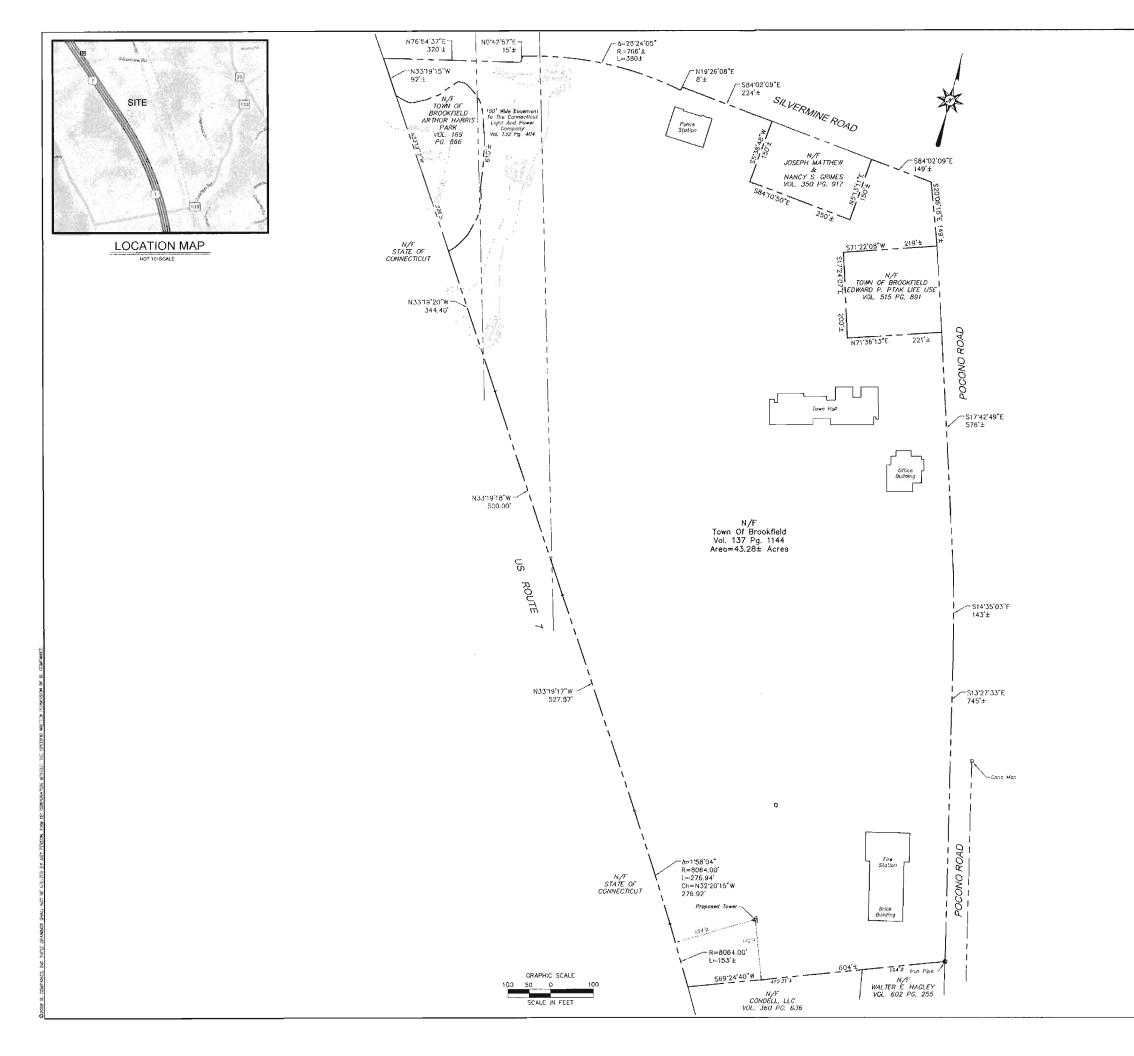
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Partial Topographic Survey

EX-1

Street No.



#### **GENERAL NOTES**

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTIOUT STATE ACENDES, 20—3000—1 THROUGH 20—3006—20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADDRED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1996.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS D.
- C) THIS MAP WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HANNIG BEEN DETAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCOUST.
- 2. NORTH ARROW REFERS TO HAD 83 USING GPS METHODS.
- REFERENCE IS MADE THE THE FOLLOWING MAPS:
   A. "TOWN OF BROOKFIELD MAP SHOWING LAND TO BE CONVEYED TO UPS THEIRT PLAN CORPORATION POCOMO PROAD, BROOKFIELD, CONNECTIOUT SCALE: 1"-40" DATE: 8/14/81 PREPARED BY CARROCCIO-COVILL & ASSIGNATES, INC., BROOKFIELD, CONN. AND FILED IN THE TOWN CLERK'S OFFICE AS MAP BOOK 19 AT PAGE 10.

G. "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF BROOKFIELD FROM THE DANBURY TOWN LINE NORTHERLY TO THE DANBURY - NEW MILEORD ROAD, STAMPED PRELIMINARY, SCALE 1"-80", NUMBER 18-06, SHEET NO. 6 OF 8 & 7 OF 8.

- 4. PARCEL IS ALSO SUBJECT TO THE FOLLOWING:
- VAL. 137 AT PAGE 1144, PERSTRICTIVE COVENANTS.

  VOL. 101 AT PAGE 941, SLOPE EASEMENT TO THE STATE OF CONNECTICUT
  AND A 125 MIDE EASEMENT TO THE CONNECTICUT LIGHT AND POWER
  CONNECTICUT LIGHT AND POWER CONPONEY.

  VOL. 314 AT PAGE 404, RIGHTS AND A 150 MIDE EASEMENT TO THE
  CONNECTICUT LIGHT AND POWER CONPONEY.

  VOL. 314 AT PAGE 948, OPEN SPACE GRANT AND IMPROVEMENTS TO THE
  TOWN HALL RECRETATION AREA.

  VOL. 591 AT PAGE 914. VISE RESTRICTIONS INCLUDING THOSE SET FORTH IN
  VOL. 137 AT PAGE 1144.
- PCRTIONS OF THE PARCEL ARE LOCATED IN THE FOLLOWING FLOOD HAZARD AREAS: ZONE X, ZONE X SHADED & ZONE AE AS DEPICIED ON FLR.M. COMMUNITY PANEL HO. OROOTCOT34F PANEL 134 OF 828 EFFECTIVE DATE: JUNE 18, 2010.



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CCCCCCCCCCC	Stone Wall
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•	Utilly Pole
洋	Light Pole
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O 1.01	Manhole
-&-	Fire Hydronl
CM.	Water Valve
	Seciduous Tr
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TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

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NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSE SEAL OF THE ABOVE NAMED LAND SURVEYOR.

Companies

ARCHITECTURE ENGINEERING ENVIRONMENTAL LAND SURVEYING

HOMELAND TOWERS: CT777 - BROOKFIELD 100 POCONO ROAD TOWN OF BROOKFIELD, FAIRFIELD COUNTY, CONNECTICUT

TDH RHR TDH RHR 1" = 100' Surveyed

Approved Scolo Project No. Date Field Book 15S2629 08/24/2015

EX155262902 CAD File:

COMPILATION PLAN

EX-2

