



HOMELAND TOWERS

## Site Search Summary- CT254 Easton

In general, a "site search area" is developed to initiate a site selection process in an area where a coverage need has been identified. The site search area is a general location where the installation of a wireless facility would address an identified coverage need problem while still allowing for orderly integration of the site into a network such as Verizon's, based on the engineering criteria hand-off, frequency reuse and interference. In any site search area, the Applicants seek to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of a needed facility, while at the same time ensuring the quality of service provided by the site to users of its network.

The candidate identification process includes reviewing the applicable zoning ordinance to identify areas within which the proposed use is allowed. An in-depth review on candidates that will have the least visual impact to an area is also conducted. Viable candidates consist of existing structures of sufficient height from which an antenna installation can provide sufficient coverage, or lacking such a structure, parcels located within the narrowly defined search area upon which a tower may be constructed to a sufficient height. In order to be viable, a candidate must provide adequate coverage to the significant gap in Verizon's network. In addition, all viable candidates must have a willing landowner with whom commercially reasonable lease terms may be negotiated. Preference is given to locations that closely comply with local zoning ordinances, or in the event no viable candidates are determined to be located within such areas, to identify other potentially suitable locations.

It should be noted that Homeland Towers approached the Town of Easton's former First Selectman, Thomas Herrmann, back in February, 2012 to inform the Town of Homeland's intentions in searching for a suitable cell tower site in the area of Morehouse Road between Route 58 and Route 59. Homeland submitted a proposal to the Town to lease property at either 515 Morehouse Road or 244 Beers Road. The Town did not wish to pursue a lease at 244 Beers Road, but instead asked Homeland to consider the subject property for a wireless facility due to its large size and setbacks from residential homes. During the search for a suitable site, the Town expressed strong interest in enhancing their public safety network for Fire, Police and EMS. Currently, the Town is proposing to install the following equipment on the subject site: (3) VHF antenna for EMS and Police at 150' +/- AGL, (1) omni antenna for fire at 75' +/- AGL, along with the installation of (3) microwave dishes on the proposed facility, (2) at 150' +/- AGL and (1) at 95' +/- AGL.

As noted below, Homeland Towers, LLC investigated a number of different candidates within and near this area for construction of a new facility. The area consists of mainly residential structures within the search area that are inadequate in height and would not meet the coverage requirements of Verizon. The Applicants found these sites to be adequate and available for the siting of a wireless facility or, for the reasons cited below, unavailable or inappropriate for the siting of a facility or technically inadequate to satisfy Verizon's coverage requirements in this area of need. Between 2012 and 2015, Homeland attended and presented at numerous Board of Selectmen and Planning and Zoning Commission meetings. During this time period, the Town reached out to the Connecticut Siting Council for assistance on receiving coverage maps showing deficiencies within the town. In August of 2013, the Planning & Zoning Commission submitted a report to the Board of Selectmen recommending the subject parcel for the placement of a wireless facility. The Town issued a request for proposal and awarded the project to Homeland Towers. The Planning & Zoning Commission responded favorably to an 8-24 referral in September 2014 allowing the First Selectman to enter into a lease with Homeland Towers.



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## Properties Investigated by Homeland Towers

Homeland Towers identified and investigated fifteen (15) sites in and around the Easton site search area where the construction of a new tower might be feasible for radio frequency engineering purposes. Descriptions of Homeland's sites investigated are set forth below along as well as a map depicting the approximate location of the sites investigated.

### **A. Town of Easton, Staples School, 515 Morehouse Road, Easton, CT**

Map/Lot: Map 3777A,B/Lot 4  
Owner: Town of Easton  
Zoning District: R3  
Parcel Size: 104.45 Ac  
Deed Vol/Pg.: 338/16&23  
Lat/Long: 41° 14' 08.10" N/ -73° 17' 07.34" W  
Ground Elevation: 440' +/- AMSL

This property is the Candidate site and was recommended by the Planning and Zoning Commission in an August 2013 report to the Board of Selectmen for a wireless facility to be located on this parcel.

### **B. 244 Beers Road, Easton, CT**

Map/Lot: 5472A/Lot 4  
Owner: Town of Easton  
Zoning District: R3  
Parcel Size: 1.3 acres  
Deed Vol/Pg.: 615/15  
Lat/Long: 41°13'36.91"N/ -73°17'1.43"W  
Ground Elevation: 338' +/- AMSL

The Town was not interested in leasing to Homeland Towers for a wireless facility at this site.

### **C. 15 Westport Road, Easton, CT**

Map/Lot: 3774B/Lot3  
Owner: Town of Easton  
Zoning District: R3  
Parcel Size: 3.2 acres  
Deed Vol/Pg.: N/A  
Lat/Long: 41°16'10.69"N/ 73°17'48.30"W  
Ground Elevation: 398' +/- AMSL

The Planning & Zoning Commission submitted a Wireless Report to the Board of Selectmen not recommending a wireless facility at this site due to a high visibility factor.



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**D. 680 Morehouse Road, Easton, CT**

Map/Lot: 5500B/Lot1  
Owner: Town of Easton  
Zoning District: R1  
Parcel Size: 11.59 acres  
Deed Vol/Pg.: 0077/1007  
Lat/Long: 41°15'2.77"N/ 73°17'38.58"W  
Ground Elevation: 456' +/- AMSL

The Planning & Zoning Commission submitted a Wireless Report to the Board of Selectmen not recommending a wireless facility at this site due to adjacent residential homes and town activities on parcel.

**E. Wilson Road, Easton, CT**

Map/Lot: 5464A/Lot5  
Owner: Aquarion Water Company of Connecticut  
Zoning District: R1  
Parcel Size: 540 acres  
Deed Vol/Pg.: 601/0012  
Lat/Long: 41°13'24.02"N/- 73°17'26.39"W  
Ground Elevation: 377' +/- AMSL

Aquarion was not interested in leasing to Homeland Towers for a wireless facility at this site primarily due to watershed property and its proximity to Hemlock Reservoir.

**F. 20 Wilson Road, Easton, CT**

Map/Lot: 5472A/Lot 5  
Owner: Bridgeport Roman Catholic Diocese  
Zoning District: R3  
Parcel Size: 39.19 acres  
Deed Vol/Pg.: 43/131  
Lat/Long: 41°13'34.12"N/-73°17'17.13"W  
Ground Elevation: 419' +/- AMSL

Owner initially responded to certified letter. Upon further conversations with owner, they decided not to pursue a lease with Homeland Towers for a wireless facility at this site.

**G. 488 Morehouse Road, Easton, CT**

Map/Lot: 3777B/Lot10  
Owner: Fred Candee  
Zoning District: R3  
Parcel Size: 45.14 acres  
Deed Vol/Pg.: 0595/0103  
Lat/Long: 41°14'32.40"N/- 73°17'11.06"W  
Ground Elevation: 470' +/- AMSL

Owner was not interested in leasing to Homeland Towers for a wireless facility at this site.



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### H. 100 Banks Road, Easton, CT

Map/Lot: 3777B/Lot2A  
Owner: Norman and Joy Haller  
Zoning District: R3  
Parcel Size: 4.06 acres  
Deed Vol/Pg.: 054/0361  
Lat/Long: 41°14'42.72"N/-73°17'18.39"W  
Ground Elevation: 460' +/- AMSL

Owner did not respond with interest to certified letter.

### I. 260 Westport Road, Easton, CT

Map/Lot: 3776B/Lot 17  
Owner: Kim Robbins-Kaufman  
Zoning District: R3  
Parcel Size: 12 acres  
Deed Vol/Pg.: 0664/0004  
Lat/Long: 41°15'23.64"N/-73°18'12.67"W  
Ground Elevation: 430' +/- AMSL

Owner did not respond with interest to certified letter.

### J. 194 Banks Road, Easton, CT

Map/Lot: 5465A/Lot 38  
Owner: Thomas Linley  
Zoning District: R3  
Parcel Size: 5.02 acres  
Deed Vol/Pg.: 0085/0672  
Lat/Long: 41°14'32.62"N/-73°17'51.17"W  
Ground Elevation: 440' +/- AMSL

Owner did not respond with interest to certified letter.

### K. 681 Morehouse Road, Easton, CT

Map/Lot: 3667B/Lot 2C  
Owner: Edward, William Lee Miro  
Zoning District: R3  
Parcel Size: 5.38 acres  
Deed Vol/Pg.: 0642/0326  
Lat/Long: 41°14'57.50"N/-73°17'50.81"W  
Ground Elevation: 431' +/- AMSL

Owner did not respond with interest to certified letter.



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**L. 210 Westport Turnpike, Easton, CT**

Map/Lot: 3778A/Lot 19  
Owner: Jason Perkins  
Zoning District:  
Parcel Size: acres  
Deed Vol/Pg.: 0654/1094  
Lat/Long: 41°15'29.67"N/-73°18'10.92"W  
Ground Elevation: 421' +/- AMSL

Prior owner, Carl Mlinar, did not respond with interest to certified letter.

**M. Center Road, Easton, CT**

Map/Lot: 3776A/Lot 24  
Owner: Janet Spingler, B Tenore & B Marston  
Zoning District: R3  
Parcel Size: 9.1 acres  
Deed Vol/Pg.: 0655/0273  
Lat/Long: 41°14'58.89"N/- 73°17'25.37"W  
Ground Elevation: 457' +/- AMSL

Owner, Janet Spingler responded to certified letter with lack of interest. Letter sent to previous owners on record Bertha Picard, William Bartosik and Nancy Marsten.

**N. 271 Center Road, Easton, CT**

Map/Lot: 3776B/Lot 38  
Owner: Diane Reverand  
Zoning District: R3  
Parcel Size: 10.18 acres  
Deed Vol/Pg.: 0177/0217  
Lat/Long: 41°14'56.41"N/- 73°17'55.20"W  
Ground Elevation: 421' +/- AMSL

Owner did not respond with interest to certified letter.

**O. 186 Westport Turnpike, Easton, CT**

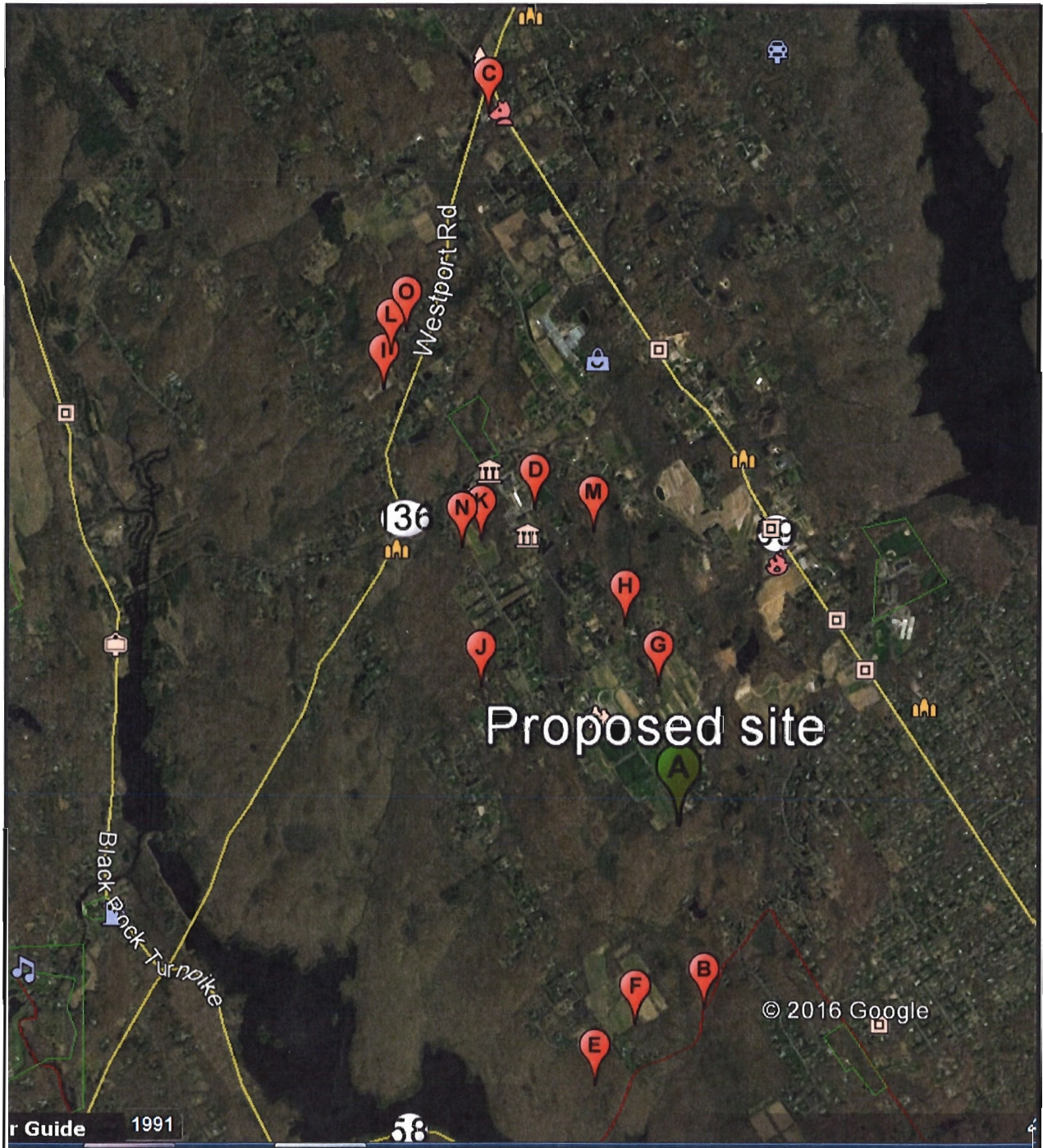
Map/Lot: 3778A/Lot 19A  
Owner: Ken & Jean Schwartz  
Zoning District: R3  
Parcel Size: 3 acres  
Deed Vol/Pg.: 0058/0431  
Lat/Long: 41°15'33.49"N/- 73°18'7.34"W  
Ground Elevation: 422' +/- AMSL

Owner did not respond with interest to certified letter.



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**Aerial Map of Homeland Towers search and proposed site**



Prepared by Raymond Vergati, Homeland Towers on March 12, 2017.