

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

Connecticut Siting Council

APPLICATION OF CELLCO PARTNERSHIP
D/B/A VERIZON WIRELESS

TOWN OF SOUTHBURY
NEWTOWN NORTHEAST FACILITY

DOCKET NO. _____
NOVEMBER 2, 2006



TABLE OF CONTENTS

EXECUTIVE SUMMARY i

SITE LOCATION MAP ii

AERIAL PHOTO iii

I. INTRODUCTION 1

 A. Authority and Purpose 1

 B. The Applicant 3

 C. Application Fee 4

II. SERVICE AND NOTICE REQUIRED BY C.G.S. SECTION 16-50(b) 4

III. REQUIRED INFORMATION: PROPOSED WIRELESS FACILITY 5

 A. General Information 5

 B. Public Need and System Design 7

 1. Public Need 7

 2. System Design and Equipment 7

 a. System Design 7

 b. Cellular System Equipment 8

 3. Technological Alternatives 9

 C. Site Selection and Tower Sharing 9

 1. Cell Site Selection 9

 2. Tower Sharing 10

 D. Cell Site Information 10

 1. Site Facilities 10

 2. Overall Costs and Benefits 11

 3. Environmental Compatibility 11

 a. Primary Facility Impact is Visual 12

 b. Environmental Reviews and Agency Comments 13

 c. Non-Ionizing Radio Frequency Radiation 14

 d. Other Environmental Issues 14

 4. Consistency with Local Land Use Controls 14

 a. Planned and Existing Land Uses 15

 b. Plan of Conservation and Development 15

 c. Zoning Regulations 15

 d. Inland Wetland and Water Course Regulations 15

| | | |
|----|--|----|
| 5. | Local Input..... | 16 |
| 6. | Consultations With State and Federal Officials | 17 |
| | a. Federal Communications Commission..... | 17 |
| | b. Federal Aviation Administration..... | 17 |
| | d. Connecticut Department of Environmental Protection..... | 17 |
| | e. Connecticut State Historic Preservation Officer..... | 18 |
| E. | Estimated Cost and Schedule | 18 |
| | 1. Overall Estimated Costs..... | 18 |
| | 2. Overall Scheduling..... | 18 |

| | | |
|-----|-----------------|----|
| IV. | CONCLUSION..... | 19 |
|-----|-----------------|----|

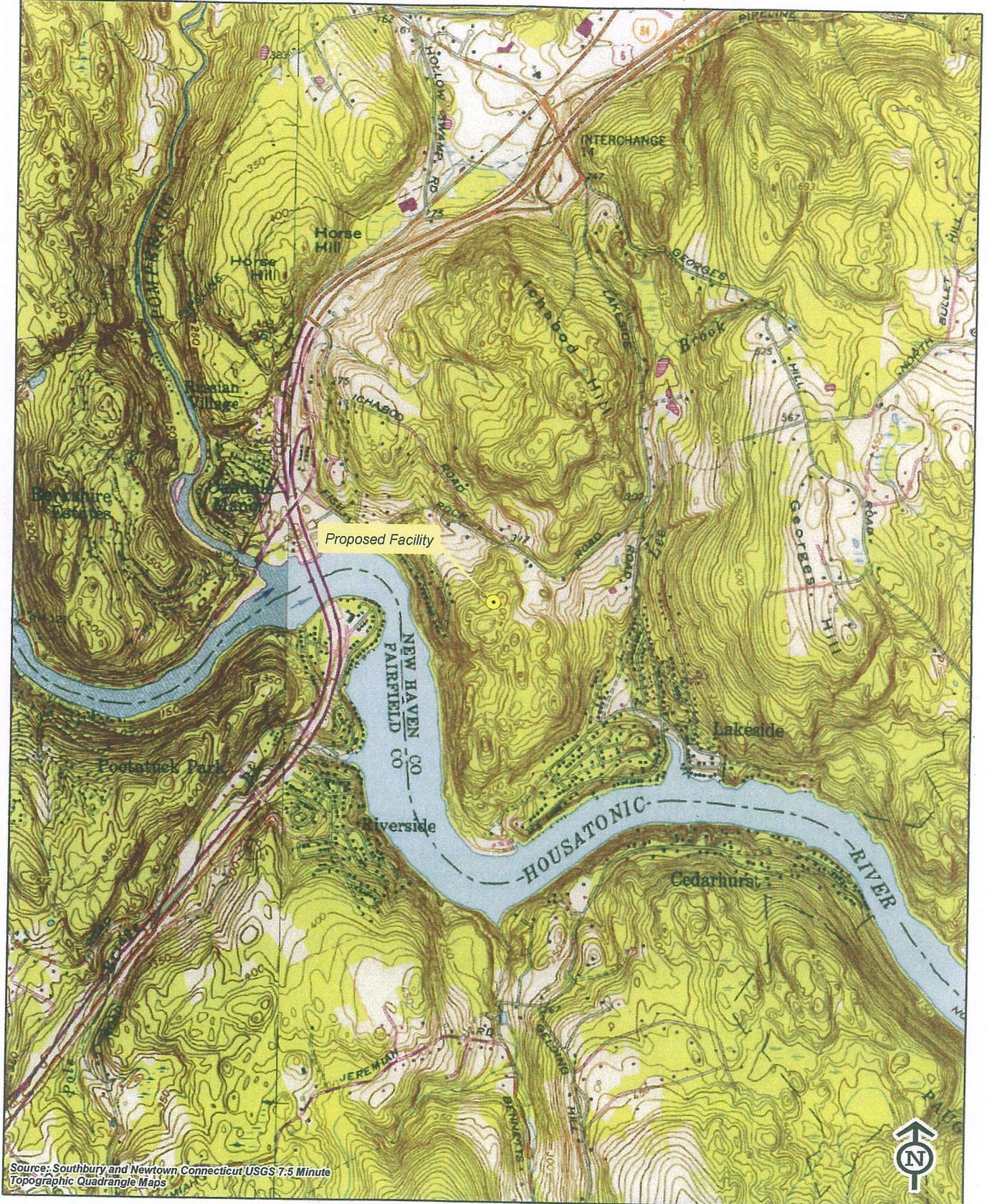
LIST OF ATTACHMENTS

1. Newtown Northeast Facility – Factual Summary and Project Plans
2. Connecticut Siting Council Application Guide
3. Certificate of Service of Application on Government Officials and List of Officials Served
4. Legal Notice in *The Waterbury Republican American*
5. Notice to Landowners; List of Abutting Landowners; Certificate of Service
6. Federal Communications Commission Authorization
7. Coverage Maps – Location of Proposed and Surrounding Cell Sites
8. Antenna and Equipment Specifications
9. Site Search Summary
10. Visual Impact Evaluation Report
11. Environmental Reviews/State Agency Comments
12. Federal Airways & Airspace Summary Report
13. Lease Agreement between Cellco Partnership and Carl M. and Marilyn T. Ferencek

EXECUTIVE SUMMARY

Cellco Partnership d/b/a Verizon Wireless ("Cellco") proposes to construct a telecommunications tower and related facility at a location in the southerly portion of the 32-acre parcel located at 111 Upper Fish Rock Road in Southbury, Connecticut (the "Newtown NE Facility"). The proposed Newtown NE Facility will provide much needed coverage along the heavily-traveled Interstate 84 as well as local roads in the southerly portion of Southbury and northeasterly portion of Newtown.

At this site Cellco intends to construct a 100-foot tall monopole tower. At the top of the tower Cellco will install twelve panel-type antennas on a triangular antenna platform. The antenna will extend to a height of approximately 104 feet above-ground level. Cellco would also install a 12' x 30' equipment shelter located near the base of the tower to house its radio equipment and a back-up generator. Access to the Newtown NE Facility would extend from Upper Fish Rock Road over a new 12-foot wide gravel driveway, a distance of approximately 1,130 feet to the cell site.



Source: Southbury and Newtown Connecticut USGS 7.5 Minute Topographic Quadrangle Maps



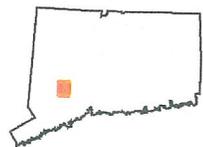
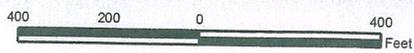
Quadrangle Location

Vanasse Hangen Brustlin, Inc.

**USGS Topographic Map
 Proposed Verizon
 Telecommunications Facility
 Newtown Northeast
 111 Upper Fish Rock Road
 Southbury, Connecticut**



Source: 2004 Digital Aerial Photograph



Quadrangle Location

Vanasse Hangen Brustlin, Inc.

Aerial Photograph
Proposed Verizon
Telecommunications Facility
Newtown Northeast
111 Upper Fish Rock Road
Southbury, Connecticut

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

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| IN RE: | : | |
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| APPLICATION OF CELLCO | : | DOCKET NO. _____ |
| PARTNERSHIP D/B/A VERIZON | : | |
| WIRELESS FOR A CERTIFICATE OF | : | |
| ENVIRONMENTAL COMPATIBILITY | : | |
| AND PUBLIC NEED FOR THE | : | |
| CONSTRUCTION, MAINTENANCE AND | : | |
| OPERATION OF A WIRELESS | : | |
| TELECOMMUNICATIONS FACILITY | : | |
| AT 111 UPPER FISH ROCK ROAD IN | : | |
| SOUTHBURY, CONNECTICUT | : | NOVEMBER 2, 2006 |

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 the “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 from the Connecticut Siting Council (“Council”) a Certificate of Environmental Compatibility and Public Need (“Certificate”) for the construction, maintenance, and operation of a wireless telecommunications facility, in the southerly portion of the Town of Southbury, Connecticut (the “Newtown NE Facility”). The proposed Newtown NE Facility would provide for much needed coverage along the heavily-

traveled Interstate 84 and local roads in the southerly portion of Southbury and northeasterly portion of Newtown. Cellco currently experiences an approximately 2.1 mile gap in coverage (at PCS frequencies) along Interstate 84 between its existing Southbury W and Newtown cell sites.

The Newtown NE Facility would be located within a 100' x 100' leased area in the southerly portion of a 32-acre parcel located at 111 Upper Fish Rock Road in Southbury (the "Property"). This site is located in the Town's R-20 (Residence) zone district and is currently used for residential purposes. Cellco proposes to construct a 100-foot self-supporting monopole telecommunications tower at the site. At the top of the tower, Cellco would install a total of twelve (12) panel-type antennas on a triangular antenna platform. The top of the antennas will extend to a height of approximately 104 feet above-ground level, four (4) feet above the top of the tower. Equipment associated with the antennas would be located in a 12' x 30' shelter located near the base of the tower. Access to the cell site would extend from Upper Fish Rock Road over a new gravel driveway, a distance of approximately 1,130 feet to the cell site. Both the tower and leased area will be designed to accommodate additional carriers.

The equipment shelter would house radio and related equipment of Cellco, including (a) receiving, transmitting, switching, processing and performance monitoring equipment; and (b) automatic heating and cooling equipment. A diesel-fuel generator would also be installed within a portion of the equipment building for use during power outages and periodically for maintenance purposes. The 275 gallon diesel fuel ("belly") tank is included as an integral part of the generator unit. The fuel tank is double-walled and maintains leak detection monitoring systems.

The tower and equipment shelter would be enclosed by an 8-foot high security fence and gate, which would be screened. Cellco's equipment building would be equipped with a silent intrusion and systems alarm and will be monitored on a 24-hour basis to receive and to respond to

incoming alarms or other technical problems. The equipment building 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 equipment.

Included in this Application as Attachment 1 is a factual summary and project plans for the proposed Newtown NE 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.

In accordance with Paragraph I(F) of the Council's "Application Guide" for Community Antenna Television and Telecommunication Towers, a copy of the Application Guide is included as Attachment 2. The Application Guide contains references to the specific pages of this Application and the attachments where the information required under Section VI of the Application Guide may be found.

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). Operation of the wireless telecommunications systems and related activities are Cellco's sole business in the State of Connecticut.

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.

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 the applicant's attorneys:

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 Newtown NE Facility would be approximately Six Hundred Seventy Thousand (\$670,000.00) Dollars. Pursuant to Section 16-50v-1a(b) of the Regulations of Connecticut State Agencies, an application fee of \$1,000 accompanies this Application in the form of a check payable to the Connecticut Siting Council.

II. SERVICE AND NOTICE REQUIRED BY C.G.S. SECTION 16-50l(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 16-50l(b). A certificate of service, along with a list of the parties served with a copy of the Application, is included as Attachment 3.

Notice of Cellco's intent to submit this Application was published on October 30 and 31, 2006, by Cellco in *The Waterbury Republican American* pursuant to C.G.S. Section 16-50l(b). A copy of the published legal notice is included as Attachment 4. A copy of the publisher's affidavit or certificate of publication will be submitted to the Council as soon as it is available.

Attachment 5 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 Property in accordance with C.G.S. Section 16-50(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 wireless facility proposed to be installed at the Property.

A. General Information

Prior to the 1980's, mobile telephone service was characterized by insufficient frequency availability, inefficient use of available frequencies and poor quality of service. These limitations generally resulted in problems of congestion, blocking of transmissions, interference, lack of coverage and relatively high cost. Consequently, the FCC, in its Report and Order released May 4, 1981 in FCC Docket No. 79-318, recognized the public need for technical improvement, wide-area coverage, high quality service and a degree of competition in mobile telephone service.

More recently, the federal Telecommunications Act of 1996 (the "Act") emphasized and expanded on these aspects of the FCC's 1981 decision. Among other things, the Act recognized an important nationwide public need for high-quality wireless telecommunication services of all varieties. The Act also 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.

Cellco's proposed Newtown NE Facility would be part of the expanding wireless telecommunications network envisioned by the Act and has been developed to help meet these nationwide goals. In particular, Cellco's system has been designed, and the cell sites proposed in

this Application have been selected, so as to maximize the geographical 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 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 service to be provided by the proposed facility. 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 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.

Included as Attachment 6 is a copy of the FCC's authorization issued to Cellco for its wireless service in 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 facility proposed in this Application 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 New Haven County, Cellco holds an FCC License to provide cellular and PCS service. Pursuant to its FCC Licenses, Cellco has developed and continues to develop a network of cell sites to serve the demand for wireless service in the area. Cellco's network currently experiences an approximately 1.3 mile coverage gap along Interstate 84. Coverage gaps also exist along local roads in the southerly portions of Southbury and northeasterly portions of Newtown including the recreational areas along the Housatonic River. As depicted on the coverage maps included in Attachment 7, Cellco cannot provide service to customers traveling along Interstate 84 between its existing Southbury West and Newtown cell sites.

2. System Design and Equipment

a. System Design

Cellco's wireless system in general and the proposed Newtown NE Facility have 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, is capable of orderly expansion and is compatible with other wireless systems. 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. System modulation is narrowband frequency modulation for all voice channels at 30 kilohertz ("Khz").

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.

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 4.0 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 with respect to the Lucent Flexent® Modular Cell 4.0 equipment is contained in Attachment 8.

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.

C. Site Selection and Tower Sharing

1. Cell Site Selection

Cellco's goal in selecting cell sites such as the one proposed here is to locate its facilities in such a manner as to allow it to build and to operate a high-quality wireless system with the least environmental impact. Cellco has determined that the proposed Newtown NE Facility will satisfy this goal and is necessary to resolve existing coverage problems and to provide high-quality uninterrupted service along Interstate 84 and local roads in Southbury and Newtown.

The methodology of cell site selection for Cellco's wireless system generally limits the search for possible locations to a specific area on the overall grid for the area. A list of existing towers or other non-tower structures considered is included in Attachment 9. Cellco currently uses many of the existing towers in the immediate area, including those sites identified on the coverage maps as the "Southbury West" and "Newtown" cell sites. (See Attachment 7). None of these existing towers would help to resolve the coverage problem along Interstate 84. Cellco also regularly investigates the use of existing, non-tower structures in an area as an alternative to building a new tower. The site search summary details the reason why each site, other than the Newtown NE Facility, were not selected. The site search summary together with the site information contained in Attachment 1 support Cellco's position that the site selected represents the most feasible alternative of the sites investigated.

2. **Tower Sharing**

Cellco will design the Newtown NE Facility tower so that it could be shared by other carriers. The proposed facility compound was designed to accommodate equipment of other carriers. This type of tower sharing arrangement would reduce, if not eliminate, the need for a separate tower in this area in the future. Through its local input process, Cellco has learned that the Town is looking to enhance its existing emergency service communications network. To assist the Town in this regard, Cellco has also agreed to make space on the tower and ground space in the facility compound available to the Town of Southbury.

D. **Cell Site Information**

1. **Site Facilities**

Use of the proposed cell site location would require the construction of a new 100-foot tall tower. At the Newtown NE Facility, Cellco would install twelve (12) panel-type directional antennas at the top of the tower. The Town of Southbury intends to install a 20-foot whip antenna, extending off the top of the tower.

Cellco would install a 12' x 30' single-story equipment shelter near the base of the approved tower to house Cellco's receiving, transmitting, switching, processing and performance monitoring equipment and the required heating and cooling equipment. A diesel-fueled back-up generator would be installed within a segregated room in Cellco's equipment shelter for use during power outages and periodically for maintenance purposes. The tower and equipment shelter would be surrounded by an 8-foot high security fence and gate, which would be screened by landscaping. (See Attachment 1).

The equipment shelter would be equipped with silent intrusion and systems alarms. Cellco personnel will be available on a 24-hour basis to receive and to respond to incoming alarms. The equipment building will remain unstaffed, except as required for periodic maintenance purposes.

2. Overall Costs and Benefits

Aside from the limited visual impacts discussed further below, Cellco believes that there are no significant costs attendant to the construction, maintenance, and operation of the proposed cell site. In fact, the public will benefit substantially from its increased ability to receive high-quality wireless service in the Southbury/Newtown area.¹ The Newtown NE Facility would 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. Moreover, the proposed cell site would be part of a system designed to limit the need for additional cell sites in the future.

The overall costs to Cellco for development of the proposed 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 facility, whether alone or cumulatively with other effects, on, and conflicting with the policies of the state

¹ Businesses across the State have become more dependent on wireless telecommunication services. The public safety benefits of wireless telephone service are illustrated by the improved Connecticut State Police 911 emergency calling system. The 911 emergency calling system is available statewide to all wireless telephone users. Numerous other emergency service organizations have turned to wireless telephone service for use during natural disasters and severe storms when wireline service is interrupted or unavailable. As a deterrent to crime, the general public will further benefit from the Cellular Telecommunications Industry Association's donation of more than 50,000 cellular phones to "Neighborhood Watch" groups nationwide.

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. Primary Facility Impact is Visual

The wireless system of which the proposed Newton NE Facility would be a part has been designed to meet the public need for high-quality 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 a tower, 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 tower. Similarly, visual impact of a tower facility can be further reduced through the proper use of alternative tower structures; so-called "stealth installations." Where appropriate, telecommunications towers camouflaged as flagpoles, trees, and bell towers, to name a few, can help to further reduce visual impacts associated with these structures. Cellco has identified the Newtown NE cell site as a location where an alternative stealth installation may be appropriate. Attachment 10 contains a detailed Visual Resource Evaluation Report, prepared by VHB, Inc. (the "VHB Report") that assesses the visual impact of the proposed monopole tower and includes photosimulations of a traditional tower as well as a tree tower at this site for the Council's consideration. Overall, VHB concludes that views of the tower above the tree canopy is limited to approximately 54 acres, or less than 1% of the 8,042-acre study area. The majority of the visibility occurs over the water, the Housatonic River (Lake Zoar) and its immediate shoreline.

There are only seventeen (17) residences within 1,000 feet of the Newtown NE Facility, the closest of which is located approximately 520 feet to the southwest.

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

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 Environmental Protection, Public Health, Public Utility Control, Economic Development, and Transportation, the Council on Environmental Quality, and the Office of Policy and Management, Energy Division. In addition to the Council's solicitation of comments, Cellco, as a part of its 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 Environmental Protection ("DEP") and the Connecticut Historical Commission, State Historic Preservation Officer ("SHPO"). Comments from the USFWS and the DEP regarding impacts on known populations of Federal or State Endangered, Threatened or Special Concern Species occurring at the proposed site are expected shortly. Following its review of a Phase I archeological survey, the SHPO has confirmed that a facility at the Property will have no effect on Connecticut's cultural heritage. (See Attachment 11).

This review by state administrative agencies furnishes ample expert opinion on the potential environmental impacts from the facility proposed in the Application, in the context of the criteria which the Council must consider.

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 performed maximum power density calculations for the proposed cell site according to the methodology prescribed by the FCC Office of Engineering and Technology Bulletin No. 65E, Edition 97-01 (August 1997) (“OET Bulletin 65”). The calculation is a conservative, worst-case approximation for RF power density levels at the closest accessible point to the antennas, in this case the base of the tower, and with all antennas transmitting simultaneously on all channels at full power. The calculations indicate that the maximum power density level for Cellco antennas would be 29.96% of the Standard at the Newtown NE Facility.

d. **Other Environmental Issues**

No sanitary facilities are required for the Newtown NE Facility. The operations at the proposed site 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 Cellco’s project team, Cellco 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 from the facility alone or cumulatively with other effects is sufficient reason to deny this Application.

4. **Consistency with Local Land Use Controls**

The Connecticut Siting Council Application Guide for Community Antenna Television and Telecommunication Facilities, as amended on June 23, 2004, requires the inclusion of a narrative summary of the project’s consistency with the Town’s Plan of Development 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 proposed Newtown NE Facility would be located on a 32-acre parcel owned by Carl M. & Marilyn T. Ferencek. The property is zoned R-20 Residential and is used for residential purposes by the owner. Existing low-density residential land uses surround the 32-acre parcel.

b. Plan of Conservation and Development

The 2002 Town of Southbury Plan of Conservation and Development (the "Plan"), does not specifically identify telecommunications towers as a land use consistent or inconsistent with the general planning or conservation policies of the Town of Southbury.

c. Zoning Regulations

According to the Town Zoning Map, the Newtown NE Facility is located in the R-20 Residence zone. The Southbury Zoning Regulations ("Zoning Regulations"), do not regulate telecommunications facilities like that proposed in the Application.

d. Inland Wetland and Water Course Regulations

According to site surveys and a wetlands report prepared by Dean Gustafson of VHB, Inc., the proposed cell site location and access road do not contain any wetland areas that would be impacted by the proposed development activity. The closest wetland/watercourse area to the cell site is approximately 450 feet to the west of the cell site. (See Wetlands Inspection Report behind Attachment 11).

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 cell site

construction period. In addition, Cellco 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, Community Panel Number 0900890020C (revised 12/11/81), the facility is located in Zone C, defined as an area of minimal flooding.

5. Local Input

Section 16-50~~l~~(e) of the Connecticut General Statutes, as amended, requires local input on matters before the Council. On August 22, 2006, Cellco representatives met with Town of Southbury First Selectman Mark A. R. Cooper and Planning Administrator, DeLoris Curtis to discuss the proposal. First Selectman Cooper received copies of technical information summarizing Cellco's plans to establish a telecommunications facility in Southbury. Because the proposed Newtown NE Facility is located within 2,500 feet of the municipal boundary, Cellco representatives also met with Newtown Director of Public Works Frederick Hurley, as the designee for First Selectman Herbert C. Rosenthal.

During the meeting in Southbury, Mr. Cooper asked Cellco to review and consider a tower site on a Town-owned parcel to the north of the Ferencek parcel off Icabod and Lakeside Roads. The Town of Southbury needs to improve its local emergency service communications system and identified this Town parcel as a possible location for a new communications tower. Cellco's RF engineer investigated several potential cell site locations on the Town parcel. Unfortunately, due to some severe topography in the area, Cellco determined that it could not satisfy its coverage objectives from the Town's parcel. The Town, however, remains interested in and would like to share Cellco's proposed tower for municipal emergency service communications.

6. **Consultations With State and Federal Officials**

Attachment 11 and Section III.D. of the Application describe Cellco's consultations with state and federal officials regarding Cellco's proposed Newtown NE 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**

As with all of its tower applications, Cellco has conducted the appropriate air-space analysis for the proposed Newtown NE Facility to determine if the proposed tower would constitute an obstruction or hazard to air navigation. Cellco's analysis has confirmed, pursuant to FAA standards, that the site would not constitute an obstruction or hazard to air navigation and therefore no obstruction marking or lighting would be required. A copy of the Federal Airway & Airspace Summary Report is included in Attachment 12.

c. **United States Fish and Wildlife Service**

Cellco has requested and is awaiting a response from the United States Department of the Interior, Fish and Wildlife Service, regarding federally-listed or proposed, threatened or endangered species or critical habitat under its jurisdiction. No adverse findings are anticipated. That information will be forwarded to the Council as soon as it is received.

d. **Connecticut Department of Environmental Protection
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 require the issuance of a permit from the DEP 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 obtain the necessary permit prior to installing the generator at the facility.

e. **Connecticut State Historic Preservation Officer**

As discussed above, Attachment 11 includes the SHPO's determination that the proposed Newtown NE Facility will have no effect on Connecticut's cultural heritage.

E. **Estimated Cost and Schedule**

1. **Overall Estimated Costs**

The total estimated cost of construction of the proposed Newtown NE Facility is approximately Six Hundred Seventy Thousand Dollars \$670,000.

This estimate includes:

| | | |
|-----|--|------------|
| (1) | Cell site radio equipment of approximately | \$ 450,000 |
| (2) | Tower, coax and antenna costs of approximately | 125,000 |
| (3) | Power systems costs of approximately | 20,000 |
| (4) | Equipment building costs of approximately | 60,000 |
| (5) | Miscellaneous costs (including site preparation and installation) of approximately | 15,000 |

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.

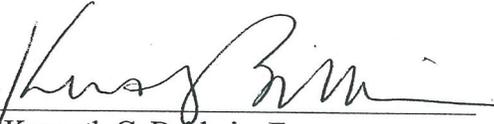
IV. CONCLUSION

Based on the facts contained in this Application, Cellco submits that the establishment of the Newtown NE Facility will not have any substantial adverse environmental effects. A public need exists for high quality mobile and portable wireless service in New Haven 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 Newtown NE Facility. Moreover, the cell site in Southbury proposed in this Application will help to provide a level of service in the area that is commensurate with the public demand currently and in the foreseeable future.

WHEREFORE, Cellco respectfully requests that the Council grant this Application for a Certificate of Environmental Compatibility and Public Need for the proposed site in Southbury.

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

NEWTOWN NORTHEAST SITE

**111 Upper Fish Rock Road
Southbury, Connecticut**

Description of Proposed Cell Site

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

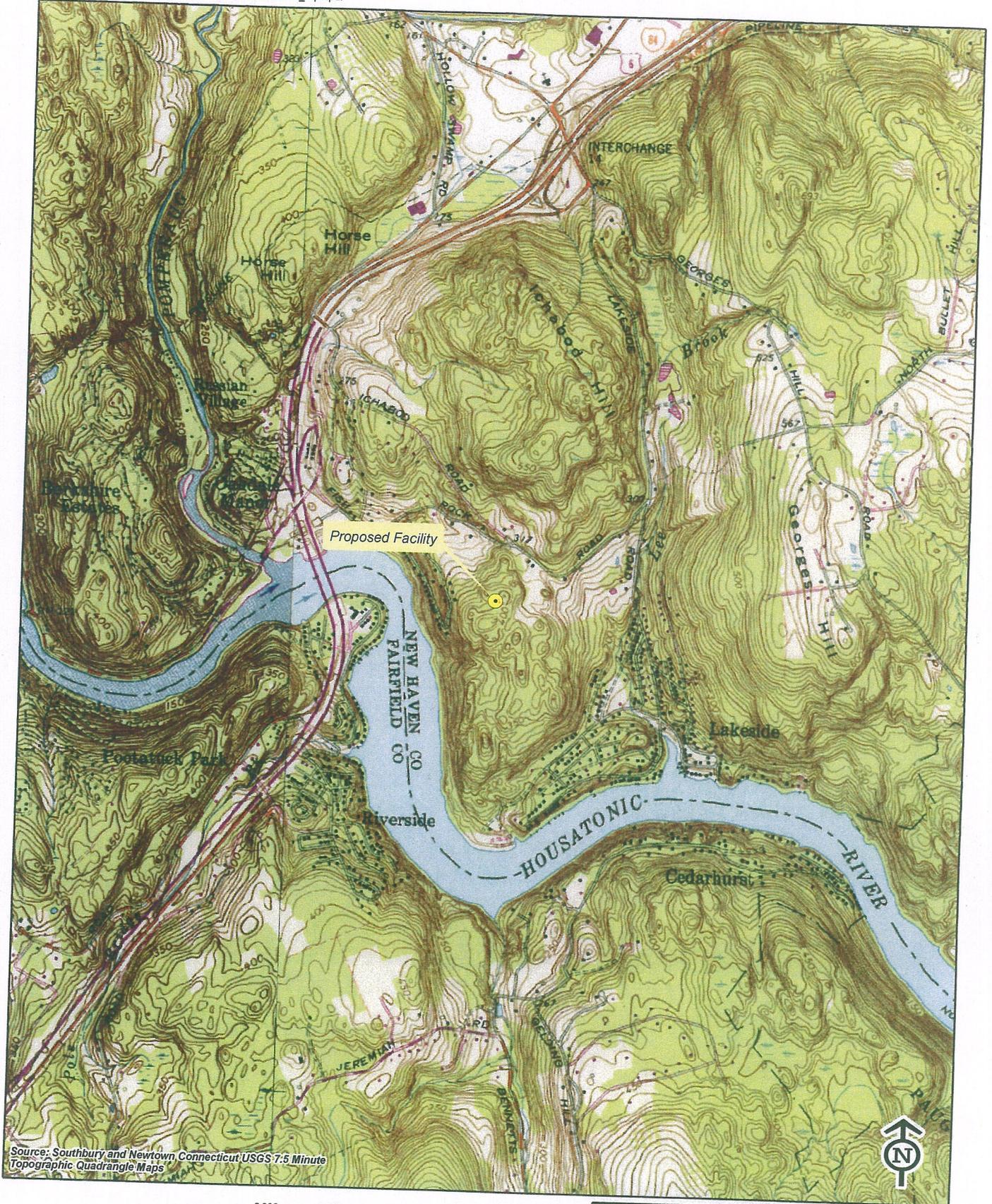
TABLE OF CONTENTS

| <u>SECTION</u> | <u>PAGE</u> |
|--|-------------|
| 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 |
| PROJECT PLANS | 9 |

SITE NAME: NEWTOWN NORTHEAST – 111 Upper Fish Rock Road, Southbury, CT

GENERAL CELL SITE DESCRIPTION

The proposed cell site would be located within a 100' x 100' leased area within an approximately 32-acre parcel owned by Carl M. & Marilyn T. Ferencek ("Ferencek") at 111 Upper Fish Rock Road in Southbury (the "Newtown NE Facility"). The Newtown NE Facility would consist of a 100-foot monopole telecommunications tower with antennas mounted at the top extending to a height of approximately 104 feet above-ground level. A 20' municipal emergency service communications whip antenna will also be installed at the top of the tower. Cellco's radio equipment and a back-up generator will be located in a 12' x 30' equipment shelter located near the base of the tower. Vehicle access to the site would extend from Upper Fish Rock Road over a 12-foot wide gravel driveway, a distance of approximately 1,130 feet. Utility service would also extend from Upper Fish Rock Road to the cell site.



Vanasse Hangen Brustlin, Inc.

USGS Topographic Map
 Proposed Verizon
 Telecommunications Facility
 Newtown Northeast
 111 Upper Fish Rock Road
 Southbury, Connecticut



Source: 2004 Digital Aerial Photograph



Quadrangle Location

Vanasse Hangen Brustlin, Inc.

**Aerial Photograph
Proposed Verizon
Telecommunications Facility
Newtown Northeast
111 Upper Fish Rock Road
Southbury, Connecticut**

SITE EVALUATION REPORT

SITE NAME: NETOWN NE – 111 Upper Fish Rock Road, Southbury, CT

I. LOCATION

- A. COORDINATES: 41°-26'-17.80" N 73°-14'-15.87" W
- B. GROUND ELEVATION: Approximately 395 feet AMSL
- C. USGS MAP: Southbury, CT
- D. SITE ADDRESS: 111 Upper Fish Rock Road, Southbury, CT
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within 1/4 mile of the cell site is zoned R-20 and R-60 residential.

II. DESCRIPTION

- A. SITE SIZE: 100' x 100' Leased Area
- B. LESSOR'S PARCEL: Approximately 32-acres
- C. TOWER TYPE/HEIGHT: 100' Monopole Tower
104' to top of antennas
120' to top of Town antenna
- D. SITE TOPOGRAPHY AND SURFACE: The topography in the area is fairly severe and slopes down to I-84 and the Housatonic River to the south and west. Clearing and grading of the leased area and access driveway will be required. The site has been situated so as to minimize, to the extent possible, the clearing of substantial trees.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The tower is located in a heavily-wooded area on the Ferencek property. The terrain around the tower site drops off in all directions, with severe slopes to the south and west adjacent to the Housatonic River. No wetland areas exist within or near the site compound or the access driveway. The closest wetland or watercourse is located approximately 450 feet west of the Facility compound.
- F. LAND USE WITHIN 1/4 MILE OF SITE: The proposed site is surrounded by vacant land and low density residential development.

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power

- B. POWER PROXIMITY TO SITE: Approximately 1,130 feet to the west.
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: Same as power
- E. VEHICLE ACCESS TO SITE: Vehicle access to the site would extend from Upper Fish Rock Road over a 12-foot wide gravel driveway a distance of approximately 1,130 feet.
- F. OBSTRUCTION: None
- G. CLEARING AND FILL REQUIRED: Clearing and grading would be required for construction of the tower, site compound and access drive. Detailed construction plans would be developed after approval of the site by the Siting Council.

IV. LEGAL

- A. PURCHASE LEASE
- B. OWNER: Carl M. & Marilyn T. Ferencek
- C. ADDRESS: 111 Upper Fish Rock Road, Southbury, CT 06488
- D. DEED ON FILE AT: Town of Southbury, CT Land Records

Vol. 181 Page 206

ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: NEWTOWN NE – 111 Upper Fish Rock Road, Southbury, 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 on the property to be used for the tower or equipment building. The equipment used will not discharge any pollutants to area surface or groundwater systems.

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 emergency back-up generator proposed as a part of this application would require the issuance of a Connecticut Department of Environmental Protection Air Bureau permit for potential emissions. The operator of the generator would obtain this permit prior to installing the generator at the approved cell site.

C. LAND

Clearing and grading of the 10,000 square-foot tower compound would be required. The remaining land of the Lessor would remain unchanged by the construction and operation of the cell site.

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 calculation of power density for Cellco's cellular and PCS antennas at the Newtown NE facility would be 29.96% of the Standard.

F. VISIBILITY

See Visual Resource Evaluation Report included as Attachment 10.

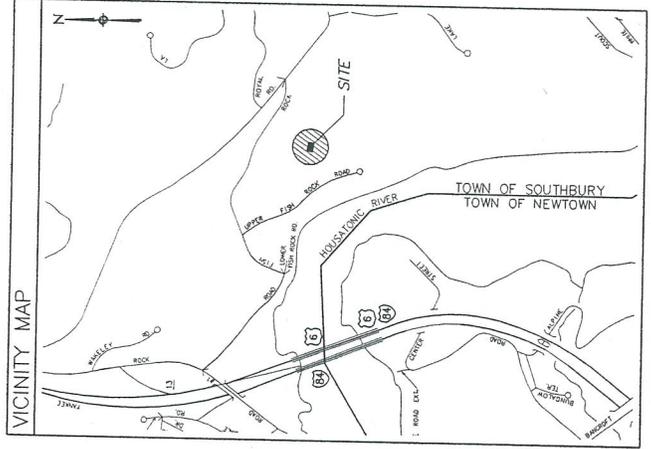
CELLCO PARTNERSHIP
DBA



verizon wireless

NEWTOWN - NE

111 UPPER FISH ROCK ROAD
SOUTHURY, CONNECTICUT



PROJECT SUMMARY

SITE NAME: NEWTOWN-NE
SITE ADDRESS: 111 UPPER FISH ROCK ROAD SOUTHURY, CONNECTICUT
CONTACT PERSON: CELLCO PARTNERSHIP DBA
PROPERTY OWNER: CARL M. & MARJORIE L. EDWINICK
LONGITUDE: 73°-14'-19.87" W 41°-03'-00.00" N
GROUND ELEVATION: 345 MRS. EDWINICK (IN FEET) HDP 29
ASSESSOR'S PARCEL NO.: MAP 25-54/BLOCK 61/A/D1-138
JURISDICTION: CONNECTICUT STATE COUNCIL
ARCHITECT: URS CORPORATION A.E.S. 500 ENTERPRISE DRIVE SUITE 301 ROCKY HILL, CT 06067
M/E/P ENGINEER: URS CORPORATION A.E.S. 500 ENTERPRISE DRIVE SUITE 301 ROCKY HILL, CT 06067
SURVEYOR: URS CORPORATION A.E.S. 500 ENTERPRISE DRIVE SUITE 301 ROCKY HILL, CT 06067

LEGEND

SYMBOL DESCRIPTION
 SECTION OR DETAIL NUMBER
 SHEET WHERE DETAIL/SECTION OCCURS
 ELEVATION NUMBER
 SHEET WHERE ELEVATION OCCURS

ABBREVIATIONS

MN. MILE
 N.F. NORTH
 S.F. SOUTH
 P.S. POLY SQUARE FOOT
 TYP. TYPICAL
 FT. FEET
 SQU. SQUARE FEET
 N/A. NOT APPLICABLE

SHEET INDEX

| SHT. NO. | DESCRIPTION |
|----------|--|
| 1-1 | TITLE SHEET - PROJECT SUMMARY AND LEGEND |
| 3-1 | SURVEY |
| SC-1 | AS-BUILT MAP |
| SC-2 | SITE PLAN, LEGEND AND DETAIL |
| SC-3 | MONORAIL ELEVATION AND COMPOUND PLAN |
| SC-4 | CIVIL DETAILS |

CELLCO PARTNERSHIP
DBA
verizon wireless

URS
URS CORPORATION A.E.S.
500 ENTERPRISE DRIVE
SUITE 301
ROCKY HILL, CONNECTICUT
14860-224882

AME 204

PROJECT NO.: 36931031
 JOB NO.: VZ1-206
 DRAWN BY: RRH
 CHECKED BY:

ISSUED FOR

| | |
|----------|-------------------|
| 10-12-06 | ISSUE |
| 10-23-06 | ENGINEER APPROVAL |
| 10-25-06 | ENGINEER APPROVAL |

THE INFORMATION CONTAINED
HEREIN IS PROPRIETARY TO URS
AND IS NOT TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION
SYSTEMS WITHOUT THE
WRITTEN PERMISSION OF URS
CORPORATION. VIOLATION
OF THIS NOTICE IS STRICTLY
PROHIBITED.

NEWTOWN-NE
 111 UPPER FISH ROCK ROAD
SOUTHURY, CONNECTICUT
 SCALE: AS NOTED

TITLE SHEET -
GENERAL NOTES
AND LEGEND

T-1

APPLICATION GUIDE¹

- App. pp. i-iii (A) An Executive Summary on the first page of the application with the address, proposed height, and type of tower being proposed. A map showing the location of the proposed site should accompany the description;
- App. pp. 1-3 (B) A brief description of the proposed facility, including the proposed locations and heights of each of the various proposed sites of the facility, including all candidates referred to in the application;
- App. pp. 1-3 (C) A statement of the purpose for which the application is made;
- App. p. 1 (D) A statement describing the statutory authority for such application;
- App. pp. 3-4 (E) The exact legal name of each person seeking the authorization or relief and the address or principal place of business of each such person. If any applicant is a corporation, trust association, or other organized group, it shall also give the state under the laws of which it was created or organized;
- App. p. 4 (F) The name, title, address and telephone number of the attorney or other person to whom correspondence or communications in regard to the application are to be addressed. Notice, orders, and other papers may be served upon the person so named, and such service shall be deemed to be service upon the applicant;
- App. pp. 7
Attachments 1 and 7 (G) A statement of the need for the proposed facility with as much specific information as is practicable to demonstrate the need, including a description of the proposed system and how the proposed facility would eliminate or alleviate any existing deficiency or limitation;
- App. p. 11 (H) A statement of the benefits expected from the proposed facility with as much specific information as is practicable;

¹ This Application Guide is copied directly from the "Connecticut Siting Council Application Guide," Section VI, as amended June 23, 2004. References to the Regulations of Connecticut State Agencies ("RCSA") contained in the Guide have been omitted.

App. pp. 1-3, 9-12
Attachment 1

- (I) A description of the proposed facility at the named sites including:
- (1) Height of the tower and its associated antennas including a maximum "not to exceed height" for the facility, which may be higher than the height proposed by the Applicant;
 - (2) Access roads and utility services;
 - (3) Special design features;
 - (4) Type, size, and number of transmitters and receivers, as well as the signal frequency and conservative worst-case and estimated operational level approximation of electro magnetic radio frequency power density levels (facility using FCC Office of Engineering and Technology Bulletin 65, August 1997) at the base of the tower base, site compound boundary where persons are likely to be exposed to maximum power densities from the facility;
 - (5) A map showing any fixed facilities with which the proposed facility would interact;
 - (6) The coverage signal strength, and integration of the proposed facility with any adjacent fixed facility, to be accompanied by multi-colored propagation maps of red, green and yellow (exact colors may differ depending on computer modeling used, but a legend is required to explain each color used) showing interfaces with any adjacent service areas, including a map scale and north arrows; and
 - (7) For cellular systems, a forecast of when maximum capacity would be reached for the proposed facility and for facilities that would be integrated with the proposed facility.

Attachment 1

(J) A description of the named sites, including:

- (1) The most recent U.S.G.S. topographic quadrangle map (scale 1 inch = 2,000 feet) marked to show the site of the facility and any significant changes within a one-mile radius of the site;
- (2) A map (scale not less than 1 inch = 200 feet) of the lot or tract on which the facility is proposed to be located showing the acreage and dimensions of such site, the name and location of adjoining public roads or the nearest public road, and the names of abutting owners and the portions of their lands abutting the site;
- (3) A site plan (scale not less than 1 inch = 40 feet) showing the proposed facility, set back radius, existing and proposed contour elevations, 100-year flood zones, waterways, wetlands, and all associated equipment and structures on the site;
- (4) Where relevant, a terrain profile showing the proposed facility and access road with existing and proposed grades; and
- (5) The most recent aerial photograph (scale not less than 1 inch = 1,000 feet) showing the proposed site, access roads, and all abutting properties.

Attachment 1

(K) A statement explaining mitigation measures for the proposed facility including:

- (1) Construction techniques designed specifically to minimize adverse effects on natural areas and sensitive areas;
- (2) Special design features made specifically to avoid or minimize adverse effects on natural areas and sensitive areas;
- (3) Establishment of vegetation proposed near residential, recreation, and scenic areas; and
- (4) Methods for preservation of vegetation for wildlife habitat and screening.

App. pp. 1-3 and 14-16
Attachment 10

(L) A description of the existing and planned land uses of the named sites and surrounding areas;

- App. pp. 11-13
Attachment 10 (M) A description of the scenic, natural, historic, and recreational characteristics of the names sites and surrounding areas including officially designated nearby hiking trails and scenic roads;
- Attachment 10 (N) Sight line graphs to the named sites from visually impacted areas such as residential developments, recreational areas and historic sites;
- Attachment 9 (O) A list describing the type and height of all existing and proposed towers and facilities within a four mile radius within the site search area, or within any other area from which use of the proposed towers might be feasible from a location standpoint for purposes of the application;
- App. pp. 10-11
Attachment 9 (P) A description of efforts to share existing towers, or consolidate telecommunications antennas of public and private services onto the proposed facility including efforts to offer tower space, where feasible, at no charge for space for municipal antennas;
- App. p. 10
Attachment 1 (Q) A description of technological alternatives and a statement containing justification for the proposed facility;
- Attachment 9 (R) A description of rejected sites with a U.S.G.S. topographic quadrangle map (scale 1 inch = 2,000 feet) marked to show the location of rejected sites;
- Attachment 1 (S) A detailed description and justification for the site(s) selected, including a description of siting criteria and the narrowing process by which other possible sites were considered and eliminated including, but not limited to, environmental effects, cost differential, coverage lost or gained, potential interference with other facilities, and signal loss due to geographic features compared to the proposed site(s);
- App. p. 14
Attachment 11 (T) A statement describing hazards to human health, if any, with such supporting data and references to regulatory standards;
- App. p. 18 (U) A statement of estimated costs for site acquisition, construction, and equipment for a facility at the various proposed sites of the facility, including all candidates referred to in the application;

App. pp. 18-19

(V) A schedule showing the proposed program of site acquisition, construction, completion, operation and relocation or removal of existing facilities for the named sites;

App. p. 13

(W) A statement indicating that, weather permitting, the applicant will raise a balloon with a diameter of at least three feet, at the sites of the various proposed sites of the facility, including all candidates referred to in the application, on the day of the Council's first hearing session on the application or at a time otherwise specified by the Council. For the convenience of the public, this event shall be publicly noticed at least 30 days prior to the hearing on the application as scheduled by the Council;

App. pp. 14-18
Attachments 3, 11 and 12
Bulk File Exhibit

(X) Such information as any department or agency of the State exercising environmental controls may, by regulation, require including:

- (1) A listing of any federal, state, regional, district, and municipal agencies, including but not limited to the Federal Aviation Administration; Federal Communications Commission; State Historic Preservation Officer; State Department of Environmental Protection; and local conservation, inland wetland, and planning and zoning commissions with which reviews were conducted concerning the facility, including a copy of any agency position or decision with respect to the facility; and
- (2) The most recent conservation, inland wetland, zoning, and plan of development documents of the municipality, including a description of the zoning classification of the site and surrounding areas, and a narrative summary of the consistency of the project with the Town's regulations and plans.

Attachment 1
(Project Plans)

(Y) Description of proposed site clearing for access road and compound including type of vegetation scheduled for removal and quantity of trees greater than six inches diameter at breast height and involvement with wetlands;

N/A

(Z) Such information as the applicant may consider relevant.

James Abromaitis, Commissioner
Department of Economic and
Community Development
505 Hudson Street
Hartford, CT 06106

Ralph J. Carpenter, Commissioner
Department of Transportation
2800 Berlin Turnpike
Newington, CT 06131-7546

J. Paul Loether
Division Director/Deputy State Historic Preservation Officer
The Amos Bull House
59 South Prospect Street
Hartford, CT 06106

SOUTHBURY TOWN OFFICIALS:

Mark A. R. Cooper
First Selectman
Town of Southbury
501 Main Street South
Southbury, CT 06488

The Honorable Louis DeLuca
Senator
Senate Republican Office
Legislative Office Building, Room 3400
Hartford, CT 06106

The Honorable Arthur O'Neill
Representative – 69th District
1468 Bucks Hill Road
Southbury, CT 06488

Virginia M. Salisbury
Town Clerk
Town of Southbury
501 Main Street South
Southbury, CT 06488

H. William Davis
Chairman
Planning Commission
Town of Southbury
501 Main Street South
Southbury, CT 06488

Gary Giroux
Chairman
Zoning Commission
Town of Southbury
501 Main Street South
Southbury, CT 06488

Lemuel Johnson, Jr.
Chairman
Zoning Board of Appeals
Town of Southbury
501 Main Street South
Southbury, CT 06488

DeLoris Curtis
Planning Administrator
Town of Southbury
501 Main Street South
Southbury, CT 06488

Mark Cody
Zoning Enforcement Officer
Town of Southbury
501 Main Street South
Southbury, CT 06488

Scott Martin
Chairman
Inland Wetlands Commission
Town of Southbury
501 Main Street South
Southbury, CT 06488

Council of Governments of the
Central Naugatuck Valley
60 North Main Street- Third Floor
Waterbury, CT 06702-1403

LEGAL NOTICE

Notice is hereby given, pursuant to Section 16-50(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 November 2, 2006, by Cellco Partnership d/b/a Verizon Wireless ("Cellco" or the "Applicant"). The Application proposes the installation of a wireless telecommunications facility in the Town of Southbury, Connecticut. The site location is a 100' x 100' leased portion of an approximately 32-acre parcel at 111 Upper Fish Rock Road. At this site, Cellco proposes to construct a 100-foot monopole tower and a 12' x 30' equipment shelter located near the base of the tower to house radio equipment and a back-up generator. The facility will be design to accommodate additional carriers and municipal emergency service antennas. The location and other features of the proposed facility are subject to change under provisions of Connecticut General Statutes § 16-50g et. seq.

Interested parties and residents of the Town of Southbury or Town of Newtown are invited to review the Application during normal business hours at any of the following offices:

Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

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

Town Clerk
Town of Southbury
501 Main Street South
Southbury, CT 06488

Town Clerk
Town of Newtown
45 Main Street
Newtown, CT 06470

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

October 30, 2006

Via Certified Mail Return Receipt Requested

«Name_and_Address»

Re: **Cellco Partnership d/b/a Verizon Wireless
Proposed Telecommunications Facility - Southbury, Connecticut**

Dear «Salutation»:

Cellco Partnership d/b/a Verizon Wireless ("Cellco") will be submitting an application to the Connecticut Siting Council ("Council") on or about November 2, 2006, for approval of the construction of a telecommunications facility on property at 111 Upper Fish Rock Road, Southbury, Connecticut.

The proposed facility would consist of a 100-foot self-supporting monopole tower and a 12' x 30' equipment shelter all within a 100' x 100' leased area. The tower would be designed to accommodate multiple wireless carriers and will be used to support municipal emergency service antennas.

The location and other features of the proposed 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 may 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,

Kenneth C. Baldwin

ADJACENT PROPERTY OWNERS:

SITE NAME: NEWTOWN NORTHEAST

OWNER NAME: CARL M. & MARILYN T. FERENCEK

OWNER ADDRESS: 111 UPPER FISH ROCK ROAD, SOUTHURY, CONNECTICUT
06488

ASSESSOR'S REFERENCE: MAP: 25A BLOCK 61 LOT: 13B

THE FOLLOWING INFORMATION WAS COLLECTED FROM THE TAX ASSESSOR'S RECORDS AND LAND RECORDS OF THE TOWN OF SOUTHURY. THE INFORMATION IS CURRENT AS OF OCTOBER 13, 2006.

THE PARCEL IS ZONED R-20.

| | <u>Parcel ID</u> | <u>Property Owner & Mailing Address</u> | <u>Property Address</u> |
|----|------------------|--|-------------------------|
| 1. | 25/62/B3 | James Mieczkowski 535 Fish Rock Rd. Southbury, CT 06488 | 535 Fish Rock Rd. |
| 2. | 25/62/B4 | Jennifer Lee 448 Ichabod Rd. Southbury, CT 06488 | 448 Ichabod Rd. |
| 3. | 25/62/2 | Hannah R. & John V. Polvere, Jr. 575 Fish Rock Rd. Southbury, CT 06488 | 575 Fish Rock Rd. |
| 4. | 25/62/1 | Jamie A. & Michael V. Morrone 601 Fish Rock Rd. Southbury, CT 06488 | 601 Fish Rock Rd. |
| 5. | 25/60/3 | Gregory T. McAvoy 491 Ichabod Rd. Southbury, CT 06488 | 491 Ichabod Rd. |
| 6. | 25/60/4 | Gwen A. & Mark E. Davis 64 Royal Coach Ln. Southbury, CT 06488 | 64 Royal Coach Ln. |

| | <u>Parcel ID</u> | <u>Property Owner & Mailing Address</u> | <u>Property Address</u> |
|-----|------------------|--|-------------------------|
| 7. | 25A/61/184 | Town of Southbury 501 Main St. South Southbury, CT 06488 | 241 Upper Fish Rock Rd. |
| 8. | 25A/61/90-105 | Beulah H. Tappe Tr. 370 East Flat Hill Rd. Southbury, CT 06488 | Upper Fish Rock Rd. |
| 9. | 25A/61/88-89 | Victoria & Bernice J. Thomas PO Box 12 Southbury, CT 06488 | 155 Upper Fish Rock Rd. |
| 10. | 25A/61/80-83 | Florence E. Huth 67 Pocono Ave. Yonkers, NY 10701 | 137 Upper Fish Rock Rd. |
| 11. | 25A/61/76-79 | Cesaria & Ronald Diemer 26 Wanda Terrace Farmingville, NY 11738 | 131 Upper Fish Rock Rd. |
| 12. | 25A/61/15-18 | Debra A. & Sean B. Howard 12 Upper Fish Rock Rd. Southbury, CT 06488 | 12 Upper Fish Rock Rd. |
| 13. | 25A/61/13-14 | Debra A. Spiesz 90 Upper Fish Rock Rd. Southbury, CT 06488 | 90 Upper Fish Rock Rd. |
| 14. | 25A/61/12 | Elmer E. Jandrok, Jr. 570 Fish Rock Rd. Southbury, CT 06488 | 570 Fish Rock Rd. |
| 15. | 25A/61/10-11 | Bonnie A. Newman 81 Upper Fish Rock Rd. Southbury, CT 06488 | 81 Upper Fish Rock Rd. |
| 16. | 25A/61/9 | NYCONN Electric Inc. 177 Main St. Norwalk, CT 06851 | Upper Fish Rock Rd. |
| 17. | 25A/61/7-8 | Emery M. Field 3 Colonial Ct. Middlebury, CT 06762 | Upper Fish Rock Rd. |

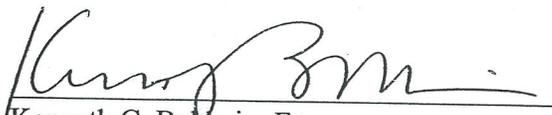
| | <u>Parcel ID</u> | <u>Property Owner & Mailing Address</u> | <u>Property Address</u> |
|-----|------------------|--|-------------------------|
| 18. | 25A/61/5-6 | Thomas J. Figa, Sr. 354 Monroe Tpke. Monroe, CT 06468 | 55 Upper Fish Rock Rd. |
| 19. | 25A/61/3-4 | Dora D. Groves 45 Upper Fish Rock Rd. Southbury, CT 06488 | 45 Upper Fish Rock Rd. |
| 20. | 25A/61/X1-2 | Denise & Richard Pirhala, Jr. 35 Upper Fish Rock Rd. Southbury, CT 06488 | 35 Upper Fish Rock Rd. |
| 21. | 25A/61/13A | Rodney J. Gillette Joan P. Gillette 500 Fish Rock Rd. Southbury, CT 06488 | 500 Fish Rock Rd. |
| 22. | 25A/61/13 | Mary McKenney & Kevin Hanlon 530 Fish Rock Rd. Southbury, CT 06488 | 530 Fish Rock Rd. |
| 23. | 25A/61/12 | Elmer E. Jandrok, Jr. 570 Fish Rock Rd. Southbury, CT 06488 | 570 Fish Rock Rd. |
| 24. | 25C/61/11 | Kalman & Margaret Ferencek 680 Fish Rock Rd. Southbury, CT 06488 | 660 Fish Rock Rd. |
| 25. | 25C/61/10 | Kalman Ferencek & Marjorie a/k/a/ Margaret Ferencek 680 Fish Rock Rd. Southbury, CT 06488 | 680 Fish Rock Rd. |
| 26. | 25C/61/3G | Steven L. & Cheryl W. Anderson 700 Fish Rock Rd. Southbury, CT 06488 | 700 Fish Rock Rd. |
| 27. | 25C/61/21G | Heidi S. & Edward Kossakowski 50 Lake Ridge Rd. Southbury, CT 06488 | 50 Lake Ridge Rd. |
| 28. | 25C/61/20G | Jennifer A. & Vincent Lenczewski 52 Lake Ridge Rd. Southbury, CT 06488 | 52 Lake Ridge Rd. |

| | <u>Parcel ID</u> | <u>Property Owner & Mailing Address</u> | <u>Property Address</u> |
|-----|------------------|--|-------------------------|
| 29. | 25C/61/15G | Marcia L. & Robert L. Engle 162 Lake Ridge Rd. Southbury, CT 06488 | 162 Lake Ridge Rd. |
| 30. | 25C/61/14G | Michele C. Kenny 164 Lake Ridge Rd. Southbury, CT 06488 | 164 Lake Ridge Rd. |
| 31. | 25B/61/9 | Beulah H. Tappe Tr. 370 East Flat Hill Rd. Southbury, CT 06488 | Upper Fish Rock Rd. |

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.

10-30-06
Date


Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, Connecticut 06103
Attorneys for CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS

Federal Communications Commission
Wireless Telecommunications Bureau

Radio Station Authorization (Reference Copy)

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.

Licensee: Cellco Partnership

ATTN Regulatory
Cellco Partnership
One Verizon Place (MC: GA3B1REG)
Alpharetta, GA 30004-8511

| | |
|---|---------------------------|
| FCC Registration Number (FRN): 0003290673 | |
| Call Sign: KNKA363 | File Number: |
| Radio Service: CL - Cellular | |
| Market Number CMA042 | Channel Block A |
| Sub-Market Designator 0 | |

| |
|---|
| Market Name Bridgeport-Stamford-Norwalk-Danbury, CT |
|---|

| | | | | |
|---------------------------------|-------------------------------------|--------------------------------------|---|---------------------------------|
| Grant Date 11/20/1987 | Effective Date 05/18/2004 | Expiration Date 01/22/2008 | Five Yr Build-Out Date 11/20/1992 | Print Date 01/19/2005 |
|---------------------------------|-------------------------------------|--------------------------------------|---|---------------------------------|

Site Information

| Location | Latitude | Longitude | Ground Elevation (meters) | Structure Hgt to Tip (meters) | | Antenna Structure Registration No. |
|-------------------|--------------|---------------|---------------------------|-------------------------------|-------|------------------------------------|
| 1 | 41-02-02.2 N | 073-37-51.0 W | 40.2 | 56.7 | | |
| Address | | | City | County | State | Construction Deadline |
| 5 PERRYRIDGE ROAD | | | GREENWICH | FAIRFIELD | CT | |

| | | | | | | | | |
|---|-------|------|------|------|------|------|------|-------|
| Antenna: 1 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | -43.2 | 27.8 | 72.6 | 77.7 | 76.7 | 59.4 | -1.1 | -33.7 |
| | | | | | | | | |

| | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|--------|--------|
| Transmitting ERP (watts) | 47.870 | 85.120 | 10.470 | 0.580 | 0.200 | 0.200 | 0.220 | 3.800 |
| Antenna: 2 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | -43.2 | 27.8 | 72.6 | 77.7 | 76.7 | 59.4 | -1.1 | -33.7 |
| Transmitting ERP (watts) | 0.200 | 0.580 | 8.190 | 40.660 | 28.830 | 3.400 | 0.200 | 0.200 |
| Antenna: 3 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | -43.2 | 27.8 | 72.6 | 77.7 | 76.7 | 59.4 | -1.1 | -33.7 |
| Transmitting ERP (watts) | 1.580 | 0.200 | 0.200 | 0.200 | 1.380 | 15.430 | 47.860 | 16.430 |

| Location | Latitude | Longitude | Ground Elevation (meters) | Structure Hgt to Tip (meters) | | Antenna Structure Registration No. |
|-------------------------------------|--------------|---------------|---------------------------|-------------------------------|--------------|------------------------------------|
| 2 | 41-16-43.3 N | 073-11-07.4 W | 161.2 | | | |
| Address | | | City | County | State | Construction Deadline |
| VIDEO LANE; WEST OF BOOTH HILL ROAD | | | TRUMBULL | FAIRFIELD | CT | |

| | | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|--------|--------|
| Antenna: 1 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | 103.0 | 130.2 | 164.3 | 201.8 | 216.7 | 148.1 | 111.0 | 72.2 |
| Transmitting ERP (watts) | 70.530 | 93.400 | 55.610 | 2.270 | 0.080 | 0.080 | 0.200 | 23.580 |
| Antenna: 2 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | 103.0 | 130.2 | 164.3 | 201.8 | 216.7 | 148.1 | 111.0 | 72.2 |
| Transmitting ERP (watts) | 0.030 | 1.020 | 13.390 | 28.870 | 32.320 | 12.800 | 0.080 | 0.030 |
| Antenna: 3 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | 103.0 | 130.2 | 164.3 | 201.8 | 216.7 | 148.1 | 111.0 | 72.2 |
| Transmitting ERP (watts) | 14.840 | 0.080 | 0.080 | 0.080 | 12.150 | 56.080 | 99.310 | 78.760 |

| Location | Latitude | Longitude | Ground Elevation (meters) | Structure Hgt to Tip (meters) | | Antenna Structure Registration No. |
|----------|----------|-------------|---------------------------|-------------------------------|--|------------------------------------|
| 4 | 41-16- | 073-29-34.4 | | | | |

| 51.3 N | W | | | | |
|--------------------|---|------------|-----------|-------|-----------------------|
| Address | | City | County | State | Construction Deadline |
| 76 EAST RIDGE ROAD | | RIDGEFIELD | FAIRFIELD | CT | |

| | | | | | | | | |
|--|--------|--------|--------|--------|--------|--------|---------|--------|
| Antenna: 1 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | 72.0 | 100.0 | 124.0 | 164.0 | 132.0 | 64.0 | 115.0 | 80.0 |
| Transmitting ERP (watts) | 79.000 | 94.000 | 37.000 | 94.000 | 75.000 | 59.000 | 100.000 | 53.000 |

| Location | Latitude | Longitude | Ground Elevation (meters) | Structure Hgt to Tip (meters) | Antenna Structure Registration No. |
|---------------------------------------|--------------|---------------|---------------------------|-------------------------------|------------------------------------|
| 5 | 41-08-16.3 N | 073-20-05.4 W | 21.3 | | |
| Address | | City | County | State | Construction Deadline |
| CELL SITE:WESTPORT 880 POST ROAD EAST | | Westport | FAIRFIELD | CT | |

| | | | | | | | | |
|--|--------|--------|--------|-------|-------|-------|-------|--------|
| Antenna: 1 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | -15.5 | -2.4 | 65.2 | 68.0 | 68.3 | 66.1 | 15.9 | -26.8 |
| Transmitting ERP (watts) | 79.140 | 94.540 | 32.990 | 3.460 | 0.500 | 0.500 | 2.040 | 19.890 |

| Location | Latitude | Longitude | Ground Elevation (meters) | Structure Hgt to Tip (meters) | Antenna Structure Registration No. |
|--------------------------------------|--------------|---------------|---------------------------|-------------------------------|------------------------------------|
| 6 | 41-29-35.3 N | 073-25-35.4 W | | | |
| Address | | City | County | State | Construction Deadline |
| 37 Carmen Hill Road HOUSATONIC CABLE | | Brookfield | FAIRFIELD | CT | |

| | | | | | | | | |
|--|--------|-------|--------|--------|--------|--------|--------|--------|
| Antenna: 1 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | 148.0 | 72.0 | 114.0 | 91.0 | 110.0 | 33.0 | 43.0 | -17.0 |
| Transmitting ERP (watts) | 19.000 | 9.000 | 74.000 | 97.000 | 95.000 | 83.000 | 30.000 | 99.000 |

| Location | Latitude | Longitude | Ground Elevation (meters) | Structure Hgt to Tip (meters) | | Antenna Structure Registration No. |
|--|--------------|---------------|---------------------------|-------------------------------|-------|------------------------------------|
| 7 | 41-05-35.3 N | 073-26-58.4 W | 27.4 | | | |
| Address | | | City | County | State | Construction Deadline |
| CELL SITE: NORWALK SW 40 RICHARDS AVENUE | | | NORWALK | FAIRFIELD | CT | |

| | | | | | | | | |
|--|--------|--------|--------|--------|--------|--------|--------|--------|
| Antenna: 1 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | -48.2 | 20.4 | 53.0 | 54.6 | 54.6 | 50.6 | -4.9 | -45.7 |
| Transmitting ERP (watts) | 30.480 | 37.250 | 15.680 | 4.260 | 0.550 | 0.310 | 2.950 | 10.100 |
| Antenna: 2 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | -48.2 | 20.4 | 53.0 | 54.6 | 54.6 | 50.6 | -4.9 | -45.7 |
| Transmitting ERP (watts) | 1.010 | 5.420 | 18.920 | 46.180 | 39.010 | 13.600 | 2.880 | 0.310 |
| Antenna: 3 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | -48.2 | 20.4 | 53.0 | 54.6 | 54.6 | 50.6 | -4.9 | -45.7 |
| Transmitting ERP (watts) | 6.790 | 1.070 | 0.160 | 1.510 | 6.850 | 22.090 | 40.000 | 24.260 |

| Location | Latitude | Longitude | Ground Elevation (meters) | Structure Hgt to Tip (meters) | | Antenna Structure Registration No. |
|----------------|--------------|---------------|---------------------------|-------------------------------|-------|------------------------------------|
| 8 | 41-20-30.7 N | 073-16-28.3 W | 178.0 | 76.5 | | 1044917 |
| Address | | | City | County | State | Construction Deadline |
| 230 Guinea Rd. | | | Monroe | FAIRFIELD | CT | |

| | | | | | | | | |
|--|--------|--------|--------|-------|-------|-------|-------|--------|
| Antenna: 1 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | 136.7 | 96.0 | 119.6 | 124.0 | 128.1 | 97.9 | 42.0 | 75.6 |
| Transmitting ERP (watts) | 69.180 | 91.200 | 25.700 | 1.620 | 0.050 | 0.010 | 0.520 | 10.960 |
| Antenna: 2 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | 136.7 | 96.0 | 119.6 | 124.0 | 128.1 | 97.9 | 42.0 | 75.6 |

| | | | | | | | | |
|---|-------|-------|--------|--------|--------|--------|---------|--------|
| (meters) | | | | | | | | |
| Transmitting ERP (watts) | 0.040 | 1.450 | 23.990 | 91.200 | 72.440 | 12.020 | 0.500 | 0.010 |
| Antenna: 3 Azimuth (degrees from true north) | 0° | 45° | 90° | 135° | 180° | 225° | 270° | 315° |
| Antenna Height AAT (meters) | 136.7 | 96.0 | 119.6 | 124.0 | 128.1 | 97.9 | 42.0 | 75.6 |
| Transmitting ERP (watts) | 4.790 | 0.170 | 0.010 | 0.190 | 4.170 | 44.670 | 100.000 | 46.770 |

Control Points

| Control Point No. | Address | City | County | State | Telephone Number |
|-------------------|----------------------------|-------------|--------|-------|------------------|
| 1 | 180 WASHINGTON VALLEY ROAD | BEDMINSTER | | NJ | (800)852-2671 |
| Control Point No. | Address | City | County | State | Telephone Number |
| 2 | 20 ALEXANDER DRIVE | WALLINGFORD | | CT | (203)294-7487 |

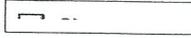
Waivers/Conditions

THIS AUTHORIZATION IS CONDITIONED ON, AND WITHOUT PREJUDICE TO, RE-EXAMINATION AND RECONSIDERATION OF THE BASIC QUALIFICATIONS OF CELLULAR MOBILE SYSTEMS, A PARTNER IN THE LICENSEE, TO HOLD A LICENSE FOLLOWING A FINAL DECISION IN THE HEARING DESIGNATED I

Conditions

Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 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. Section 310(d). This license is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 706.

FCC 601 - C
August 2002



Federal Communications Commission
Wireless Telecommunications Bureau

Radio Station Authorization (Reference Copy Only)

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.

Licensee: Cellco Partnership

ATTN Regulatory
Cellco Partnership
One Verizon Place (MC: GA3B1REG)
Alpharetta, GA 30004-8511

| | |
|---|---------------------|
| FCC Registration Number (FRN): 0003290673 | |
| Call Sign: KNLH264 | File Number: |
| Radio Service: CW - PCS Broadband | |

| | | | |
|---------------------------------|-------------------------------------|--------------------------------------|---------------------------------|
| Grant Date 06/27/1997 | Effective Date 08/27/2003 | Expiration Date 06/27/2007 | Print Date 01/19/2005 |
|---------------------------------|-------------------------------------|--------------------------------------|---------------------------------|

| | | |
|----------------------------------|-------------------------|---------------------------------|
| Market Number: BTA321 | Channel Block: F | Sub-Market Designator: 0 |
| Market Name: New York, NY | | |

| | | | |
|---|---------------------------|---------------------------|---------------------------|
| 1st Build-out Date 06/27/2002 | 2nd Build-out Date | 3rd Build-out Date | 4th Build-out Date |
|---|---------------------------|---------------------------|---------------------------|

Special Conditions or Waivers/Conditions This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is conditioned upon the full and timely payment of all monies due pursuant to Sections 1.2110 and 24.716 of the Commission's Rules and the terms of the Commission's installment plan as set forth in the Note and Security Agreement executed by the licensee. Failure to comply with this condition will result in the automatic cancellation of this authorization.

Conditions

Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 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

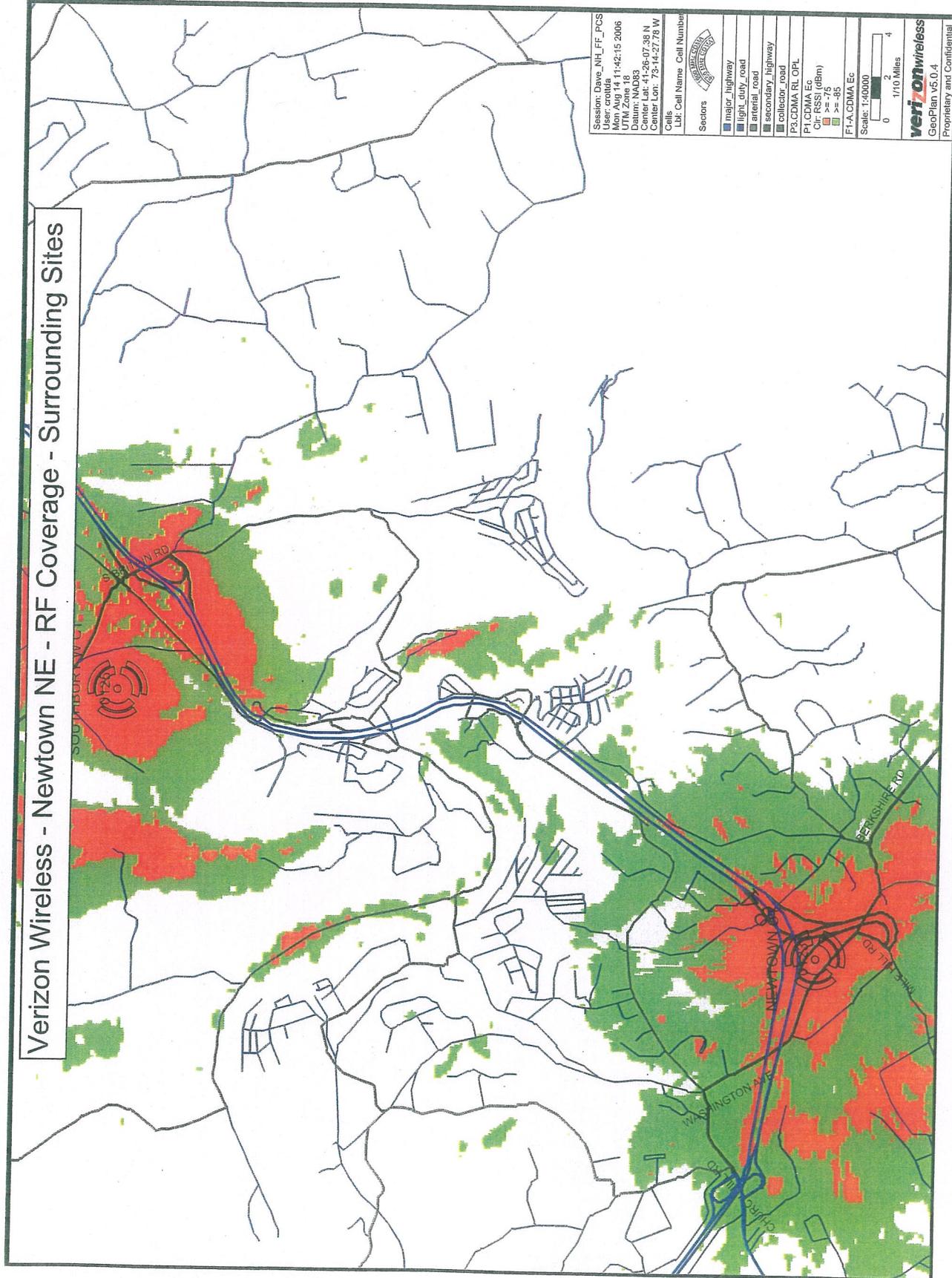
Communications Act of 1934, as amended. See 47 U.S.C. Section 310(d). This license is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 706.

A graphical representation of the geographic area authorized to this call sign may be generated by selecting 'License Search' at the following web address: <http://www.fcc.gov/wtb/uls/>.

FCC 601 - MB
September 2002



Verizon Wireless - Newtown NE - RF Coverage - Surrounding Sites



Session: Dave_MHL_FF_FCS
 Date: 11/22/15 11:42:15 2006
 Map Author: MHL
 UTM Zone: 18
 Datum: NAD83
 Center Lat: 41-26-07.38 N
 Center Lon: 73-14-27.78 W

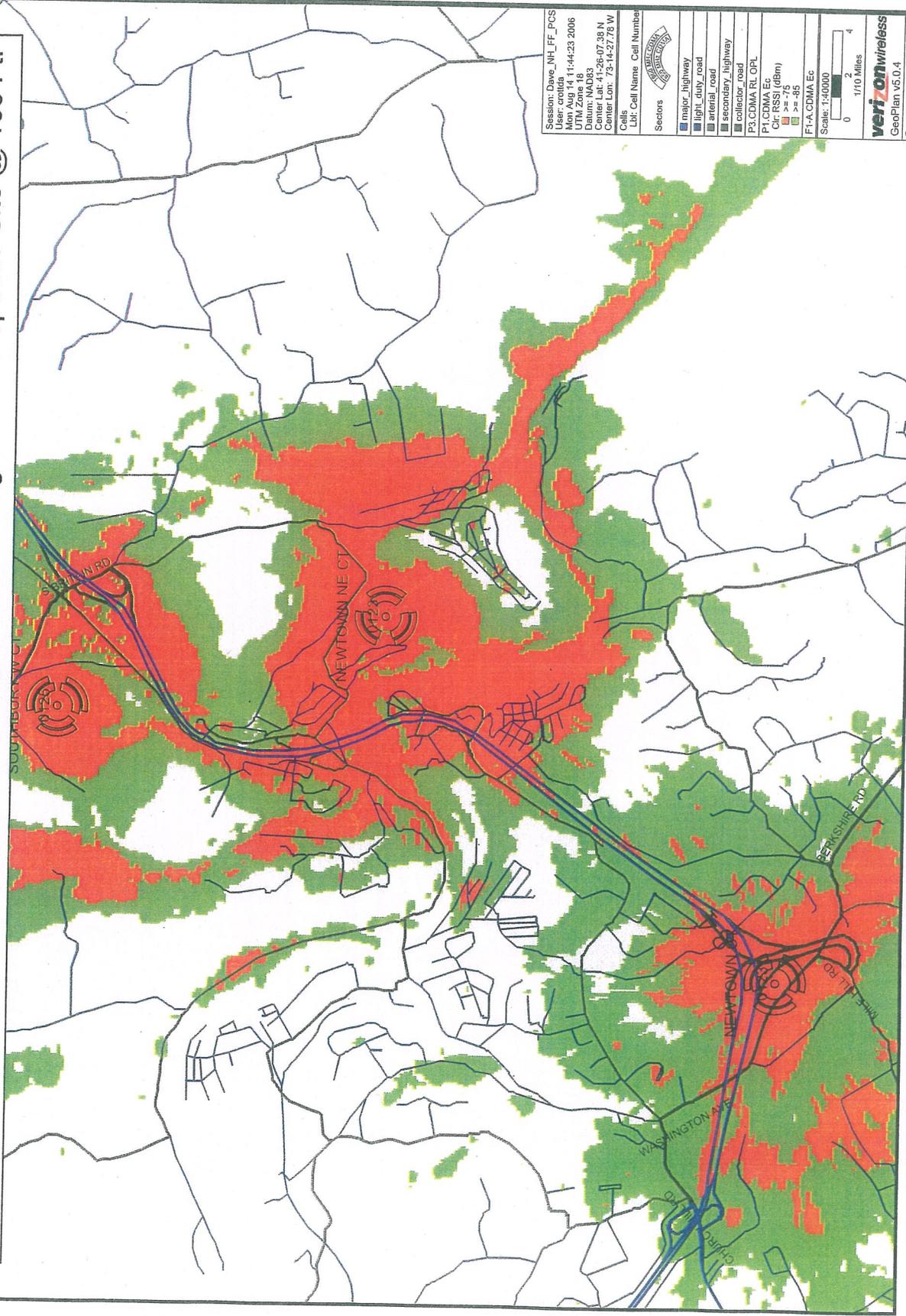
Cells
 Ltr: Cell Name Cell Number

Sectors
 ■ major_highway
 ■ light_duty_road
 ■ arterial_road
 ■ secondary_highway
 ■ collector_road
 ■ P3.CDMA RL OPL
 ■ P1.CDMA Ec
 ■ ChR.BSS (any)
 ■ >= -75
 ■ >= -85
 ■ F.T.A.CDMA Ec

Scale: 1:40000
 0 2 4
 1/10 Miles

verizonwireless
 GeoPlan v5.0.4
 Proprietary and Confidential

Verizon Wireless - Newtown NE - RF Coverage - Surrounding Sites + Proposed Site @ 100 Ft.



Session: Dave_WL_FF_PCS
User: erolida
Mon Aug 14 11:44:23 2006
UTM Zone 18
Datum: NAD83
Proj: UTM
Center Lon: 73-12-27.78 W
Cell: 126-07-98 N
Cell Len: 73-12-27.78 W
Cell: 126-07-98 N
Cell Len: 73-12-27.78 W
Cell: 126-07-98 N
Cell Len: 73-12-27.78 W

- Sectors
- major_highway
 - light_duty_road
 - arterial_road
 - secondary_highway
 - collector_road
- P3.CDMA RL OPL
P1.CDMA Ec
Cir: RSSI (dbm)
>= -75
>= -85
FH-A.CDMA Ec

Scale: 1:40000
0 2 4
1/10 Miles

verizonwireless
GeoPlan v5.0.4
Proprietary and Confidential

Vertically Polarized, Log Periodic 80° / 15 dBd

LPA-80080/8CF

When ordering, replace "___" with connector type.

Mechanical specifications

| | | |
|-----------|----------|---------|
| Length | 2400 mm | 94.5 in |
| Width | 140 mm | 5.5 in |
| Depth | 335 mm | 13.2 in |
| 4) Weight | 10.89 kg | 24 lbs |

Wind Area

| | | |
|-------|----------------------|---------------------|
| Front | 0.336 m ² | 3.6 ft ² |
| Side | 0.806 m ² | 8.7 ft ² |

Rated Wind Velocity (Safety factor 2.0)

>340 km/hr >211 mph

Wind load @ 100 mph (161 km/hr)

| | | |
|-------|--------|---------|
| Front | 580 N | 130 lbs |
| Side | 1198 N | 269 lbs |

Antenna consisting of aluminum alloy with brass feedlines covered by a UV safe fiberglass radome.

Mounting & Downtilting:

Mounting brackets attach to a pipe diameter of Ø50-102 mm (2.0-4.0 in).

Mounting bracket kit #21699999

Downtilt bracket kit #21699999

The downtilt bracket kit includes the mounting bracket kit.

Electrical specifications

| | |
|------------------------|---------------|
| Frequency Range | 806-960 MHz |
| Impedance | 50Ω |
| 3) Connector | NE, E-DIN |
| 1) VSWR | ≤1.4:1 |
| Polarization | Vertical |
| 1) Gain | 15 dBd |
| 2) Power Rating | 500 W |
| 1) Half Power Angle | |
| H-Plane | 80° |
| E-Plane | 7° |
| 1) Electrical Downtilt | 0° |
| 1) Null Fill | 10% |
| Lightning Protection | Direct Ground |

¹⁾ Typical Values

²⁾ Power Rating limited by connector only.

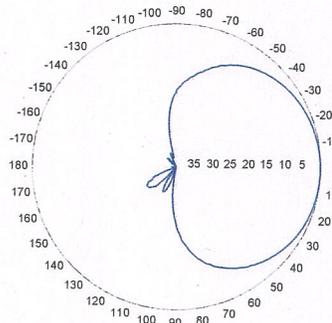
³⁾ NE indicates an elongated N Connector.

E-DIN indicates an elongated DIN Connector.

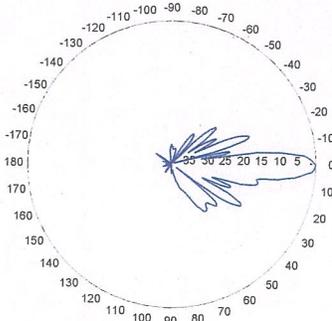
⁴⁾ The antenna weight listed above does not include the bracket weight.

Improvements to mechanical and/or electrical performance of the antenna may be made without notice.

Radiation-pattern¹⁾



Horizontal



Vertical

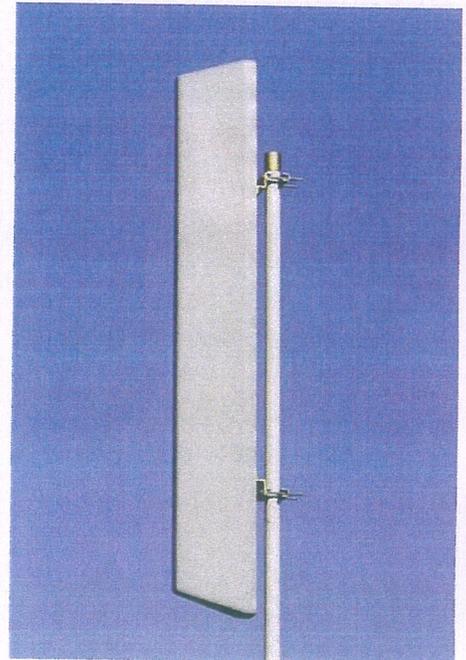
Featuring upper side lobe suppression.

Radiation patterns for all antennas are measured with the antenna mounted on a fiberglass pole.

Mounting on a metal pole will typically improve the Front-to-Back Ratio.

CF Denotes a Center-Fed Connector.

806-960 MHz



**Amphenol Antel's
Exclusive 3T (True
Transmission Line
Technology)
Antenna Design:**

- True log-periodic design allows for superior front-to-side characteristics to minimize sector overlap.
- Unique feedline design eliminates the need for conventional solder joints in the signal path.
- A non-collinear system with access to every radiating element for broad bandwidth and superior performance.
- Air as insulation for virtually no internal signal loss.

Every Amphenol Antel antenna is under a five-year limited warranty for repair or replacement.

Antenna available with center-fed connector only.



Revision Date: 12/1/05

Vertically Polarized, Log Periodic 80° / 17.5 dBi

LPA-185080/12CF ___ 2°

When ordering, replace "___" with connector type.

Mechanical specifications

| | | |
|---|----------------------|----------------------|
| Length | 1806 mm | 71.1 in |
| Width | 104 mm | 4.1 in |
| Depth | 150 mm | 5.9 in |
| 4) Weight | 4.8 kg | 10.5 lbs |
| Wind Area | | |
| Front | 0.188 m ² | 2.02 ft ² |
| Side | 0.271 m ² | 2.92 ft ² |
| Rated Wind Velocity (Safety factor 2.0) | | |
| | >270 km/hr | >168 mph |
| Wind load @ 100 mph (161 km/hr) | | |
| Front | 325 N | 73.1 lbs |
| Side | 440 N | 98.9 lbs |

Antenna consisting of aluminum alloy with brass feedlines covered by a UV safe fiberglass radome.

Mounting & Downtilting:

Wall mounted or pole tower mount with mounting brackets.

Mounting bracket kit #26799997

Downtilt bracket kit #26799999

The downtilt bracket kit includes the mounting bracket kit.

Electrical specifications

| | |
|------------------------|---------------|
| Frequency Range | 1850-1990 MHz |
| Impedance | 50Ω |
| 3) Connector | NE, E-DIN |
| 1) VSWR | ≤1.4:1 |
| Polarization | Vertical |
| 1) Gain | 17.5 dBi |
| 2) Power Rating | 250 W |
| 1) Half Power Angle | |
| H-Plane | 80° |
| E-Plane | 5° |
| 1) Electrical Downtilt | 2° |
| 1) Null Fill | 10% |
| Lightning Protection | Direct Ground |

1) Typical Values

2) Power Rating limited by connector only.

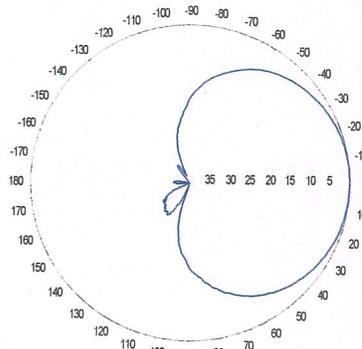
3) NE indicates an elongated N Connector.

E-DIN indicates an elongated DIN Connector.

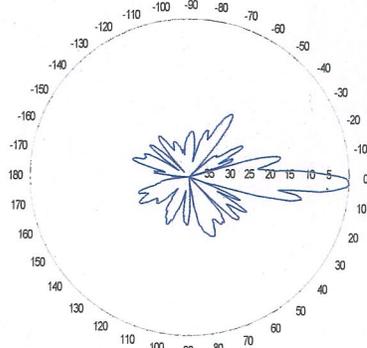
4) The antenna weight listed above does not include the bracket weight.

Improvements to mechanical and/or electrical performance of the antenna may be made without notice.

Radiation-pattern¹⁾



Horizontal



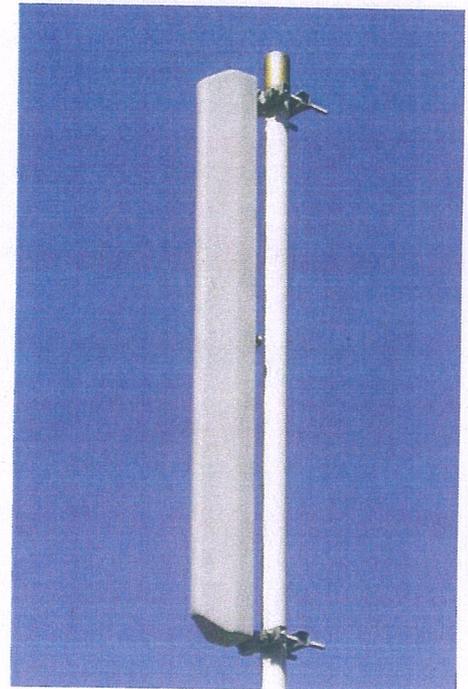
Vertical

Radiation patterns for all antennas are measured with the antenna mounted on a fiberglass pole.

Mounting on a metal pole will typically improve the Front-to-Back Ratio.

CF Denotes a Center-Fed Connector.

1850-1990 MHz



Amphenol Antel's Exclusive 3T (True Transmission Line Technology) Antenna Design:

- True log-periodic design allows for superior front-to-side characteristics to minimize sector overlap.
- Unique feedline design eliminates the need for conventional solder joints in the signal path.
- A non-collinear system with access to every radiating element for broad bandwidth and superior performance.
- Air as insulation for virtually no internal signal loss.

Every Amphenol Antel antenna is under a five-year limited warranty for repair or replacement.

Antenna available with center-fed connector only.



Revision Date: 8/25/05

Flexent® Modular Cell 4.0

Description

The *Flexent®* Modular Cell 4.0 builds on our vast experience in spread spectrum to deliver the most flexible, future-focused base station on the market. This base station introduces the *Flexent® OneBTS™* common platform digital shelf into CDMA networks. This shelf, with a field upgrade, will eventually support both CDMA and UMTS in the frame.

The *Flexent* Modular Cell 4.0 packs 6 carriers/3 sectors into an outdoor cabinet that is the same size as the *Flexent* Modular Cell 3.0. The smaller indoor cabinet will support 4 carriers/3 sectors. In addition to capacity gains, this digital shelf will support additional enhancements as we bring them to market.

Our Bell Labs developers are working on Intelligent Antennas, Transmit Diversity, and BLAST technologies. These technologies will enhance the capacities and capabilities of the *Flexent* Modular Cell 4.0. Each of the features can be added to the *Flexent* Modular Cell 4.0 in the field - in a single maintenance window. This means that you can deploy the *Flexent* Modular Cell 4.0 today and add capacity and capabilities whenever they are available and when you need them. It means that the future is available on your timetable, when your business plan calls for them, no matter what your business plan might be.

Value description

The *Flexent* Modular Cell 4.0, with its future-proof design, enables easy and cost-effective network upgrades to:

- Add additional capacity, when needed, to support network growth
- Support additional functionality and advanced capabilities

Features

Investment Protection

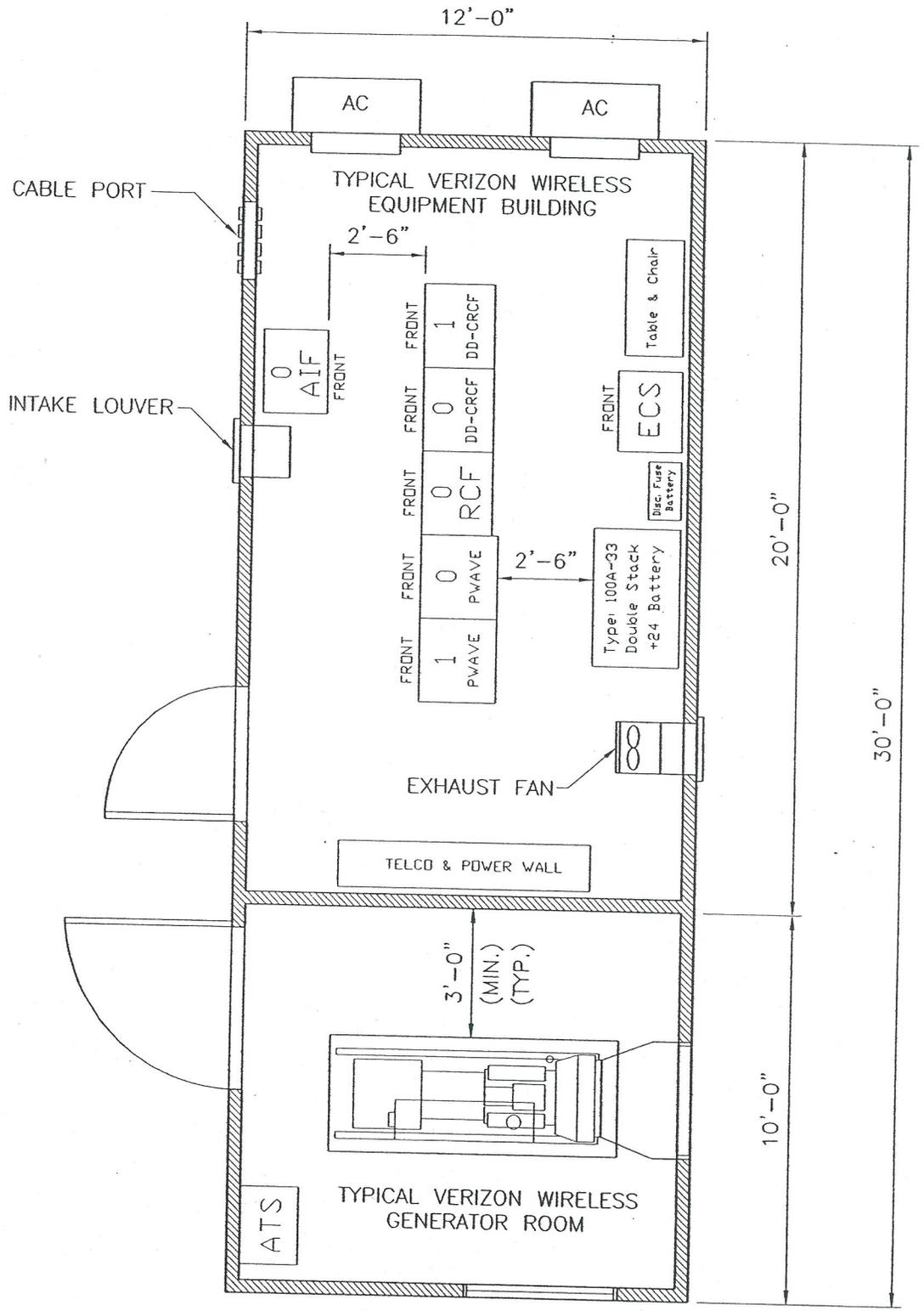
- Increase capacity, when you need it, to grow your network
- Add advanced features and capabilities, with quick and easy installation

Scalability

- Support up to 6 carriers/3 sectors in a single outdoor cabinet
- Support up to 4 carriers/3 sectors in the indoor cabinet

Reduced Footprint

- Provides additional capacity and functionality — in the same footprint as the *Flexent* Modular Cell 3.0



1 TYPICAL EQUIPMENT BUILDING FLOOR PLAN
 SK-1 SCALE: 1/4"=1'-0"

SITE ID NO:
 Designed by:
 Drawn by: CRS
 Checked by:
 Approved by:

URS CORPORATION AES
 795 BROOK STREET, BLDG 5
 ROCKY HILL, CONNECTICUT
 1-(860)-529-8882

CELLCO PARTNERSHIP DBA
 VERIZON WIRELESS
 WIRELESS COMMUNICATIONS FACILITY

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |

Scale: AS NOTED Date: 12-03-02

Job No. File No. SK-1

Dwg. No.
SK-1
 Dwg. 1 of 1

SG050 SG060

Liquid Cooled Gas Engine Generator Sets

Continuous Standby Power Rating

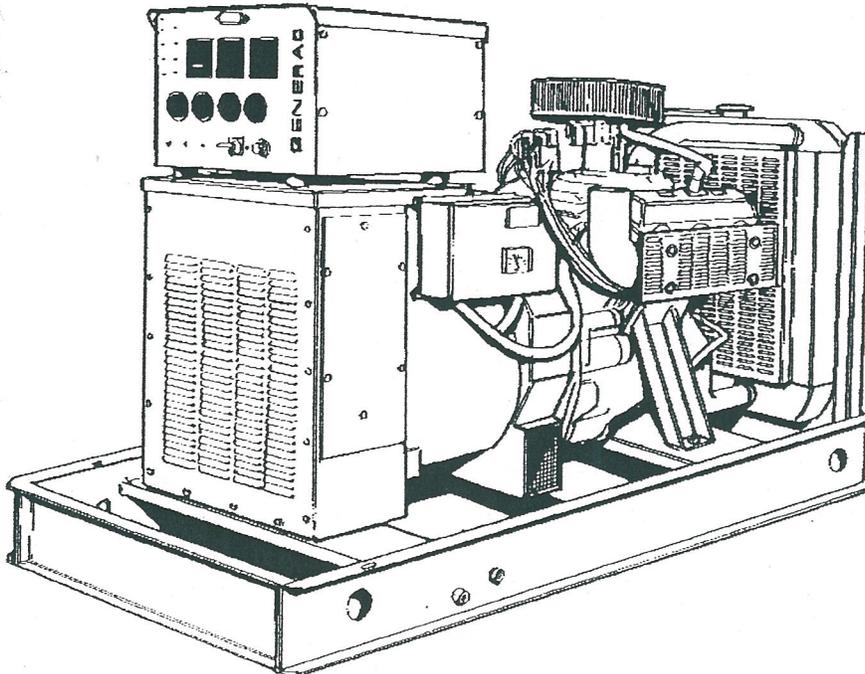
50KW 60 Hz / 50KVA 50 Hz

60KW 60 Hz / 60KVA 50 Hz

Prime Power Rating

40KW 60 Hz / 40KVA 50 Hz

40KW 60 Hz / 45KVA 50 Hz



Power Matched

GENERAC 5.7GN ENGINE

Naturally Aspirated

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 MG1-22 EVALUATION
 - ✓ MOTOR STARTING ABILITY
 - ✓ SHORT CIRCUIT TESTING
 - ✓ UL 2200 COMPLIANCE AVAILABLE
- **SOLID-STATE, 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 an 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®

POWER SYSTEMS, INC.

APPLICATION & ENGINEERING DATA

SG050 / 060

GENERATOR SPECIFICATIONS

| | |
|---|--------------------------------|
| TYPE | Four-pole, revolving field |
| ROTOR INSULATION | Class H |
| STATOR INSULATION | Class H |
| TOTAL HARMONIC DISTORTION | <3% |
| TELEPHONE INTERFERENCE FACTOR (TIF) | <50 |
| ALTERNATOR | Self-ventilated and drip-proof |
| BEARINGS (PRE-LUBED & SEALED) | 1 |
| COUPLING | Direct, Flexible Disc |
| LOAD CAPACITY (STANDBY) | 100% |
| LOAD CAPACITY (PRIME) | 110% |

NOTE: Emergency loading in compliance with NFPA 99, NFPA 110, paragraph 5-13.2.6. Generator rating and performance in accordance with ISO8528-5, BS5514, SAE J1349, ISO3046 and DIN6271.

EXCITATION SYSTEM

- BRUSHLESS
 - Magnetically coupled DC current ✓
 - Eight-pole exciter w/ battery-driven field boost ✓
 - Mounted outboard of main bearing ✓ - PERMANENT MAGNET EXCITER
 - Eighteen pole exciter ✓
 - Magnetically coupled DC current ✓
 - Mounted outboard of main bearing ✓
- REGULATION
- Solid-state ✓
 - ±1% regulation ✓

GENERATOR FEATURES

- Four pole, revolving field generator, directly connected to the engine shaft through a heavy-duty, flexible disc for permanent alignment.
- Generator meets temperature rise standards for class "F" insulation as defined by NEMA MG1-22.4 and NEMA MG1-1.65.
- Rotor and stator and other insulation is impregnated twice with class "H" varnish.
- All models have passed a three-phase symmetrical short circuit test to assure system protection and reliability.
- Unit tested for motor-starting ability by measuring instantaneous voltage dip with an oscillograph.
- All models utilize an advanced wire harness design for reliable interconnection within the circuitry.
- Magnetic circuit, including amortisseur windings, tooth and skewed stator design, provides a minimal level of waveform distortion and an electromagnetic interference level which meets accepted requirements for standard AM radio, TV, and marine radio telephone applications.
- Voltage waveform deviation, total harmonic content of the AC waveform, and T.I.F. (Telephone Influence Factor) have been evaluated to acceptable standards in accordance with NEMA MG1-22.
- Alternator is self-ventilated and drip-proof constructed.
- Fully life-tested protective systems, including "field circuit and thermal overload protection" and optional main-line circuit breakers capable of handling full output capacity.
- System Torsional acceptability confirmed during Prototype Testing.

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). Prime (Unlimited Running Time): Applicable for supplying electric power in lieu of commercially purchased power. Prime power is the maximum power available at variable load. A 10% overload capacity is available for 1 hour in 12 hours. (All ratings in accordance with BS5514, ISO3046, ISO8528 and DIN6271).

ENGINE SPECIFICATIONS

| | |
|-------------------------------|--------------------------------|
| MAKE | GENERAC |
| MODEL | 5.7GN |
| CYLINDERS | V-8 |
| DISPLACEMENT | 5.7 Liter (350 cu. in.) |
| BORE | 101.6 mm (4.00 in.) |
| STROKE | 88 mm (3.48 in.) |
| COMPRESSION RATIO | 9.4:1 |
| INTAKE AIR | Naturally Aspirated |
| NUMBER OF MAIN BEARINGS | 5 |
| CONNECTING RODS | 8 PM Steel |
| CYLINDER HEAD | Cast Iron |
| PISTONS | 8-Notched Head, Aluminum Alloy |
| CRANKSHAFT | Cast |

VALVE TRAIN

| | |
|------------------------------|------------------|
| LIFTER TYPE | Hydraulic Roller |
| INTAKE VALVE MATERIAL | Stainless Steel |
| EXHAUST VALVE MATERIAL | Stellite Faced |
| HARDENED VALVE SEATS | Yes |

ENGINE GOVERNOR

| | |
|--|----------|
| <input type="checkbox"/> ELECTRONIC | Standard |
| FREQUENCY REGULATION, NO-LOAD TO FULL LOAD | ±0.5% |
| STEADY STATE REGULATION | ±0.25% |

LUBRICATION SYSTEM

| | |
|--------------------------------------|----------------------|
| TYPE OF OIL PUMP | Gear |
| OIL FILTER | Full flow, cartridge |
| CRANKCASE CAPACITY Lit. (qts.) | 4.7 (5.0) |

COOLING SYSTEM

| | |
|-------------------------------|------------------------------|
| TYPE OF SYSTEM | Pressurized, closed recovery |
| WATER PUMP | Pre-lubed, self-sealing |
| TYPE OF FAN | Pusher |
| NUMBER OF FAN BLADES | 10 |
| DIAMETER OF FAN mm(in.) | 559 (22.0) |
| COOLANT HEATER | 120V, 1000 W |

FUEL SYSTEM

| | |
|--|-------------------------------|
| FUEL | |
| <input type="checkbox"/> Natural Gas or L.P. Vapor | Standard |
| <input type="checkbox"/> L.P. Liquid Withdrawal | Optional |
| SECONDARY FUEL REGULATOR | Down draft |
| HOT WATER VAPORIZER | L.P. Liquid Withdrawal System |
| AUTOMATIC FUEL LOCKOFF SOLENOID | Standard |
| OPERATING FUEL PRESSURE VAPOR SYSTEMS | 7" to 14" H ₂ O |

ELECTRICAL SYSTEM

| | |
|---------------------------------|--------------------------|
| BATTERY CHARGE ALTERNATOR | 15 Amps @ 12V |
| STARTER MOTOR | 12 V |
| RECOMMENDED BATTERY | (1) - 12 V, 90 A.H., 27F |
| GROUND POLARITY | Negative |

SG050/060

OPERATING DATA

| | STANDBY | | | | | | PRIME | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|-------------|-----------------|-------------|-----------------|--------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|-----------------|-------------|------------|-------------|------------|-----------|---------|--------------|------------|------|------|-----|-----|------------|-----------|-----|-----|----|----|
| | SG050 | | SG060 | | | | SG050 | | SG060 | | | | | | | | | | | | | | | | | | | | | | |
| GENERATOR OUTPUT VOLTAGE/KW—60Hz, 120/240 1-phase, 1.0 pf 120/208V, 3-phase, 0.8 pf 120/240V, 3-phase, 0.8 pf 277/480V, 3-phase, 0.8 pf | NOTE: Consult your Generac dealer for additional voltages. | | KW | AMP | NG kW | AMP | LP kW | AMP | KW | AMP | NG kW | AMP | LP kW | AMP | | | | | | | | | | | | | | | | | |
| | 50 | 208 | 54 | 225 | 59 | 246 | 40 | 167 | 40 | 167 | 40 | 167 | 50 | 208 | | | | | | | | | | | | | | | | | |
| | 50 | 173 | 60 | 208 | 65 | 226 | 40 | 139 | 40 | 139 | 40 | 139 | 50 | 173 | | | | | | | | | | | | | | | | | |
| | 50 | 150 | 60 | 180 | 65 | 196 | 40 | 120 | 40 | 120 | 40 | 120 | 50 | 150 | | | | | | | | | | | | | | | | | |
| | 50 | 75 | 60 | 90 | 65 | 96 | 40 | 60 | 40 | 60 | 40 | 60 | 50 | 75 | | | | | | | | | | | | | | | | | |
| GENERATOR OUTPUT VOLTAGE/KVA-50Hz 110/220V, 1-phase, 1.0 pf 115/200V, 3-phase, 0.8 pf 100/200V, 3-phase, 0.8 pf 231/400V, 3-phase, 0.8 pf | NOTE: Consult your Generac dealer for additional voltages. | | KVA | AMP | NG kW | AMP | LP kW | AMP | KVA | AMP | KVA | AMP | KVA | AMP | | | | | | | | | | | | | | | | | |
| | 40 | 181 | 48 | 218 | 52 | 236 | 32 | 145 | 36 | 145 | 36 | 145 | 36 | 163 | | | | | | | | | | | | | | | | | |
| | 50 | 144 | 60 | 173 | 65 | 188 | 40 | 115 | 45 | 115 | 45 | 115 | 45 | 130 | | | | | | | | | | | | | | | | | |
| | 50 | 144 | 60 | 173 | 65 | 188 | 40 | 115 | 45 | 115 | 45 | 115 | 45 | 130 | | | | | | | | | | | | | | | | | |
| | 50 | 72 | 60 | 87 | 65 | 94 | 40 | 58 | 45 | 58 | 45 | 58 | 45 | 65 | | | | | | | | | | | | | | | | | |
| MOTOR STARTING 60Hz - KVA Maximum at 35% instantaneous voltage dip | 208/240V | 480V | 208/240V | 480V | 208/240V | 480V | 208/240V | 480V | 208/240V | 480V | 208/240V | 480V | 208/240V | 480V | | | | | | | | | | | | | | | | | |
| | 100 | 113 | 120 | 141 | 100 | 113 | 120 | 141 | 100 | 113 | 120 | 141 | 100 | 141 | | | | | | | | | | | | | | | | | |
| FUEL Natural Gas—60 Hz Liquid Propane—60 Hz | Load | 50% | 75% | 100% | 50% | 75% | 100% | 50% | 75% | 100% | 50% | 75% | 100% | 50% | 75% | 100% | | | | | | | | | | | | | | | |
| | ft ³ /hr. | 413 | 515 | 655 | 495 | 625 | 785 | 340 | 420 | 530 | 415 | 490 | 625 | 415 | 490 | 625 | | | | | | | | | | | | | | | |
| | m ³ /hr. | 11.7 | 14.6 | 18.6 | 14.0 | 17.7 | 22.2 | 9.6 | 11.9 | 15.0 | 11.8 | 13.9 | 17.7 | 11.8 | 13.9 | 17.7 | | | | | | | | | | | | | | | |
| | ft ³ /hr. | 161 | 201 | 255 | 193 | 244 | 305 | 133 | 164 | 207 | 162 | 191 | 244 | 162 | 191 | 244 | | | | | | | | | | | | | | | |
| | m ³ /hr. | 4.6 | 5.7 | 7.2 | 5.5 | 6.9 | 8.6 | 3.8 | 4.6 | 5.9 | 4.6 | 5.4 | 6.9 | 4.6 | 5.4 | 6.9 | | | | | | | | | | | | | | | |
| COOLING Coolant capacity System - lit. (US gal.) Coolant flow/min. 60 Hz - lit. (US gal.) 50 Hz - lit. (US gal.) Heat rejection to coolant 60 Hz - BTU/hr. Inlet air 60 Hz - m ³ /min. (cfm) 50 Hz - m ³ /min. (cfm) Max. inlet air temperature °F | | 18.9 (5) | 90.8 (24) | 75.6 (20) | 213,000 | 207.6 (7330) | 184 (6500) | 110 | 18.9 (5) | 90.8 (24) | 75.6 (20) | 255,000 | 207.6 (7330) | 184 (6500) | 110 | 18.9 (5) | 90.8 (24) | 75.6 (20) | 192,000 | 207.6 (7330) | 184 (6500) | 110 | | | | | | | | | |
| COMBUSTION AIR REQUIREMENTS Flow at rated power 60 Hz - m ³ /min. (cfm) 50 Hz - m ³ /min. (cfm) | | 4.1 (145) | 3.3 (116) | 4.9 (173) | 4.1 (148) | 3.25 (115) | 2.63 (93) | 3.48 (123) | 2.75 (97) | | | | | | | | | | | | | | | | | | | | | | |
| EXHAUST Exhaust flow at rated output 60 Hz - m ³ /min. (cfm) Max recommended back pressure - "Hg Exhaust temp at rated output 60 Hz - C° (°F) Exhaust outlet size N.P.T. (female) | | 13.56 (479) | 1.5 | 677 (1250) | (2) - 2.5" | 16.7 (590) | 1.5 | 732 (1350) | (2) - 2.5" | 9.7 (342) | 1.5 | 621 (1150) | (2) - 2.5" | 11.2 (395) | 1.5 | 660 (1220) | (2) - 2.5" | | | | | | | | | | | | | | |
| ENGINE Rated RPM 60 Hz 50 Hz HP at rated KW 60 Hz 50 Hz Piston speed - m/min (ft/min) 60 Hz m/min (ft/min) 50 Hz BMEP - psi 60 Hz 50 Hz | | 1800 | 1500 | 80 | 63 | 318 (1044) | 265 (870) | 101 | 95 | NG | LP | 1800 | 1500 | 66 | 51 | 318 (1044) | 265 (870) | 83 | 77 | NG | LP | 1800 | 1500 | 73 | 57 | 318 (1044) | 265 (870) | 92 | 87 | 99 | 94 |
| DERATION FACTORS Temperature -5% for every 10°C above - °C -2.77% for every 10°F above - °F Altitude -1.1% for every 100 m above - m -3.5% for every 1000 ft. above - ft. | | 43 | 110 | 150 | 500 | 25 | 77 | 150 | 500 | 43 | 110 | 150 | 500 | 25 | 77 | 150 | 500 | 43 | 110 | 150 | 500 | 25 | 77 | 150 | 500 | 25 | 77 | 150 | 500 | | |

STANDARD ENGINE & SAFETY FEATURES

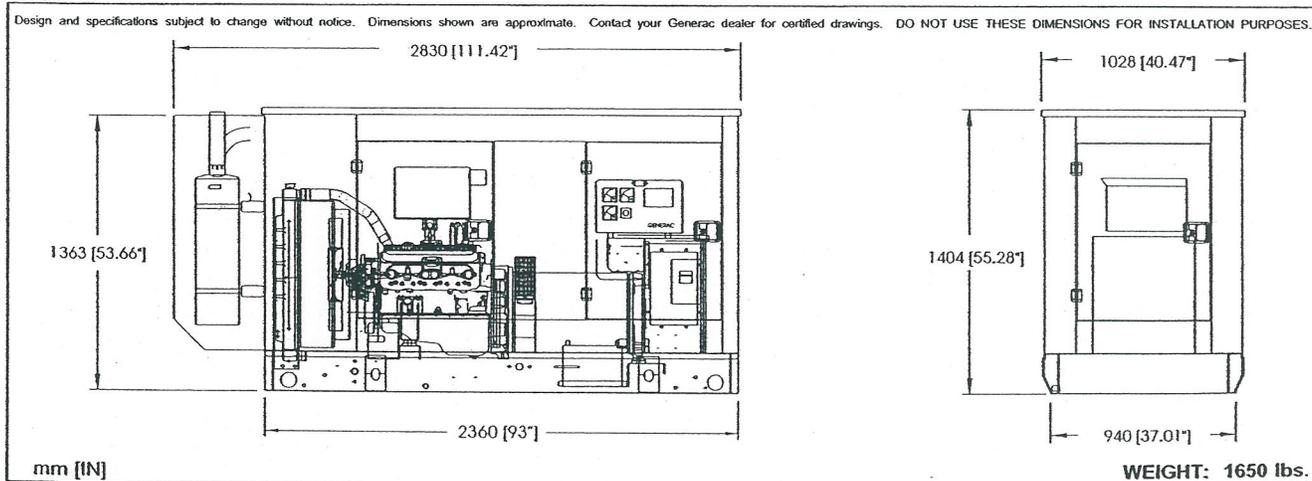
SG050 / 060

- 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.)
- 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
- Isochronous Governor

OPTIONS

- **OPTIONAL COOLING SYSTEM ACCESSORIES**
 - Radiator Duct Adapter
 - 208/240V Coolant Heater
- **OPTIONAL FUEL ACCESSORIES**
 - Flexible Fuel Lines
- **OPTIONAL EXHAUST ACCESSORIES**
 - Critical Exhaust Silencer
 - Single Exhaust Kit for Indoor Installations
- **OPTIONAL ELECTRICAL ACCESSORIES**
 - Battery, 12 Volt, 90 A.H., 27F
 - Battery Heater
 - 2A Battery Charger
 - 10A Dual Rate Battery Charger
 - Main Line Circuit Breaker
- **OPTIONAL ALTERNATOR ACCESSORIES**
 - Alternator Upsizing to 125kW
 - Alternator Strip Heater
 - Alternator Tropicalization
 - Voltage Changeover Switch
- **CONTROL CONSOLE OPTIONS**
 - See control console specification sheet
- **ADDITIONAL OPTIONAL EQUIPMENT**
 - Automatic Transfer Switch
 - 3 Light Remote Annunciator
 - 5 Light Remote Annunciator
 - 20 Light Remote Annunciator
 - Remote Relay Panel
 - Unit Vibration Isolators
 - Oil Make-Up System
 - Oil Heater
 - 5 Year Warranties
 - Export Boxing
 - GenLink® Communications Software
- **OPTIONAL ENCLOSURES**
 - Weather Protective
 - Sound Attenuating
 - Aluminum and Stainless Steel
 - Enclosed Muffler

Distributed by:



GENERAC POWER SYSTEMS, INC. • P.O. BOX 8 • WAUKESHA, WI 53187

262/544-4811 • FAX 262/544-4851

Site Search Summary

Section 16-50j-74(j) of the Regulations of Connecticut State Agencies requires the submission of a statement that describes "the narrowing process by which other possible sites were considered and eliminated." In accordance with this requirement, descriptions of the general site search process, the identification of the applicable search area and the alternative locations considered for development of the proposed telecommunications facility in Barkhamsted are provided below.

Site Search Process

To initiate its site selection process in an area where a coverage or capacity problem has been identified, Cellco first establishes a "site search ring" or "site search area." In any search ring or area, Cellco seeks to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of the cell site, while at the same time maximizing the quality of service provided from a particular facility. These objectives are achieved by initially locating existing towers and other sufficiently tall structures within and near the site search area. If any are found, they are evaluated to determine whether they are capable of supporting Cellco's telecommunications equipment at a location and elevation that satisfies its technical requirements.

Cellco maintains four (4) existing communications facilities all located within approximately four (4) miles of the Newtown NE search area. These existing facilities, however, cannot provide the coverage needed in the identified problem areas, along Interstate 84 and local roads in the area. (See Attachment 7).

| | <u>OWNER/OPERATOR</u> | <u>FACILITY TYPE</u> | <u>LOCATION</u> | <u>ANTENNA HEIGHT</u> |
|----|-----------------------|--------------------------|--|---------------------------|
| 1. | Cingular Wireless | Monopole (150') | 133 Horse Fence Hill Road Southbury, CT | 110' |
| 2. | Crown Atlantic | Monopole (180') | Route 34 Newtown, CT | 178' |
| 3. | Omnipoint (T-Mobile) | Monopole (195') | 231 Kettletown Road Southbury, CT | 155' |
| 4. | Nextel | Monopole (150') | 151 Berkshire Road Southbury, CT | 137.5' |

If existing towers or structures are not available or technically feasible, other locations are investigated where the construction of a new tower is required to provide adequate elevation to satisfy Cellco's requirements. The list of available locations may be further reduced if, after preliminary negotiations, the property owners withdraw a site from further consideration. From

among the remaining locations, the proposed sites are selected by eliminating those that have greater potential for adverse environmental effects and fewer benefits to the public (i.e., those requiring taller towers, possibly with lights; those with substantial adverse impacts on densely populated residential areas; and those with limited ability to share space with other public or private telecommunications entities). It should be noted that in any given site search, the weight afforded to factors considered in the selection process will vary depending upon the availability and nature of sites within the search area.

Identification of the Newtown NE Search Area

The purpose of the proposed Newtown NE Facility is to provide reliable coverage for coverage gaps or holes that have been identified in certain westerly portions of Southbury and northeast portions of Newtown, particularly and primarily along the heavily-traveled Interstate 84. The proposed Newtown NE Facility will also provide additional traffic handling capacity in the Southbury/Newtown area by off-loading traffic from Cellco's existing Southbury W and Newtown facilities. The coverage gaps were identified using best server propagation modeling.

Sites Investigated in the Southbury/Newtown Area

In addition to the existing communications facilities listed above, Cellco identified and investigated one existing tower and two alternative locations on Town of Southbury land to the north of the proposed cell site. These sites are described below.

Sites Investigated

1. Sprint/Nextel Tower – 214 Russian Village Road, Southbury. This existing 120' tower is located 1.2 miles northwest of Cellco's Southbury West facility tower. If this site were used it would not provide reliable coverage to Cellco customers along I-84 to the west as you approach the Newtown cell site.
2. State Police Tower – 11 Lakeside Road. This is an existing 180' lattice tower approximately 1.2 miles northeast of the proposed tower site. Coverage from this tower site would not extend and, therefore, connect with existing coverage from Cellco's Newtown facility and would provide redundant coverage to that from Cellco's existing Southbury West facility.
3. Town of Southbury Property – Icabod Road and Lakeside Road. The Town of Southbury owns an approximately 203-acre parcel approximately .50 miles north of the Newtown NE Facility tower site. Cellco investigated and rejected two different locations on the Town parcel as a possible cell site location. Due to severe topography in the area neither location provided continuous coverage between Cellco's Southbury W and Newtown cell sites.

*Proposed Wireless
Telecommunications Facility*

Newtown Northeast
111 Upper Fish Rock Road
Town of Southbury, Connecticut

Prepared for

The Verizon Wireless logo, featuring the word "verizon" in a lowercase sans-serif font with a checkmark above the "i", followed by "wireless" in a smaller lowercase sans-serif font, all contained within a dark rectangular box.

Prepared by **VHB**/Vanasse Hangen Brustlin, Inc.
54 Tuttle Place
Middletown, CT 06457

August 2006

Visual Resource Evaluation

Cellco Partnership LLC (dba Verizon Wireless) seeks approval from the Connecticut Siting Council for a Certificate of Environmental Compatibility and Public Need associated with the construction of a wireless telecommunications facility ("Facility") to be located on property at 111 Upper Fish Rock Road in the Town of Southbury, Connecticut (identified herein as the "host property"). This Visual Resource Evaluation was conducted to evaluate the visibility of the proposed Facility within a two-mile radius ("Study Area").

Project Introduction

The proposed Facility includes the construction of a 100-foot tall monopole with the capacity to accommodate up to four antennae arrays and associated ground equipment to be installed at the base of the tower structure, situated within a fenced-enclosed compound area. Currently, Verizon Wireless intends to occupy the top spot on the monopole, resulting in its antennae extending to approximately 102.5 feet above grade. According to information provided by the project engineers, URS Corporation, the proposed project area is located at approximately 395 feet Above Mean Sea Level (AMSL). Access to the Facility will be provided via a proposed gravel driveway that would extend in a northerly direction from Upper Fish Rock Road to the site area.

Site Description and Setting

Identified in the Southbury Tax Assessors records as Map 25A/Block 61/Lot 13B, the host property consists of approximately 35 acres of mostly wooded land that is currently occupied by a single family residence located approximately 800 feet northwest of the proposed Facility. The proposed Facility would be situated on a heavily wooded, undeveloped portion of the host property (see Photolog Documentation map contained in Attachment A); a photograph of the project area is also included in Attachment A. Land use within the general vicinity of the proposed Facility is comprised of medium density residential parcels, undeveloped woodlands, portions of Lake Zoar (a man-made lake created by damming portions of the Housatonic River) and highway infrastructure associated with segments of the Interstate 84 transportation corridor. In total, the Study Area features approximately 78 linear miles of roadways.

Approximately one third of the Study Area is located in the Town of Newtown, Connecticut. The topography within the Study Area is characterized by a steep river valley associated with the Housatonic River. Ground elevations within the Study Area range from approximately 100 feet AMSL along the banks of the Housatonic River (and shore line of Lake Zoar) and rise to over 500 feet AMSL immediately north and south of the river valley. Ground elevations approaching 700 feet AMSL can be found within the northeastern portion of the Study Area. Overall, the Study Area contains approximately 472 acres of surface water, dominated in large measure by the Housatonic River/Lake Zoar and the Pomperaug River. The tree cover within the Study Area consists mainly of mixed deciduous hardwood

species interspersed with stands of mature evergreen trees. The tree canopy occupies approximately 5,830 acres of the 8,042-acre study area (72%). During the in-field activities associated with this analysis, an infrared laser range finder was used to accurately determine the average tree canopy height throughout the Study Area. Numerous trees were selected for measurement and the average tree canopy established, in this case 65 feet.

METHODOLOGY

In order to better represent the visibility associated with the Facility, VHB uses a two-fold approach incorporating both a predictive computer model and in-field analysis. The predictive model is employed to assess potential visibility throughout the entire Study Area, including private property and/or otherwise inaccessible areas for field verification. A "balloon float" and Study Area drive-through reconnaissance are also conducted to obtain locational and height representations, back-check the initial computer model results and provide documentation from publicly accessible areas. Results of both activities are analyzed and incorporated into the final viewshed map. A description of the methodologies used in the analysis is provided below.

Visibility Analysis

Using ESRI's ArcView® Spatial Analyst, a computer modeling tool, the areas from which the top of the Facility is expected to be visible are calculated. This is based on information entered into the computer model, including Facility height, its ground elevation, the surrounding topography and existing vegetation. Data incorporated in the model includes 7.5 minute digital elevation models ("DEMs") and a digital forest layer for the project area. The DEMs were produced by the United States Geological Survey ("USGS") in 1982 at a 30 meter resolution. The forest layer was derived through on-screen digitizing in ArcView® GIS from 2004 digital orthophotos with a 0.5 foot pixel resolution.

Once the data are entered, a series of constraints are applied to the computer model to achieve an estimate of where the Facility will be visible. Initially, only topography was used as a visual constraint; the tree canopy is omitted to evaluate all areas of potential visibility without any vegetative screening. Although this is an overly conservative prediction, the initial omission of these layers assists in the evaluation of potential seasonal visibility of the proposed Facility. A conservative tree canopy height of 50 feet is then used to prepare a preliminary viewshed map for use during the Study Area reconnaissance. The average height of the tree canopy is determined in the field using a hand-held infra-red laser range finder. The average tree canopy height is incorporated into the final viewshed map; in this case, 65 feet was identified as the average tree canopy height. The forested areas within the Study Area were then overlaid on the DEM with a height of 65 feet added and the visibility calculated. As a final step, the forested areas are extracted from the areas of visibility, with the assumption that a person standing among the trees will not be able to view the Facility

beyond a distance of approximately 500 feet. Depending on the density of the vegetation in these areas, it is assumed that some locations within this range will provide visibility of at least portions of the Facility based on where one is standing.

Also included on the map is a data layer, obtained from the Connecticut State Department of Environmental Protection ("CTDEP"), which depicts various land and water resources such as state parks and forests, recreational facilities, dedicated open space and CTDEP boat launches among other categories. This layer is useful in identifying potential visual impacts to any sensitive receptors that may be located within the Study Area. In addition, based on both a review of published information and discussions with municipal officials in Newtown and Southbury, it was determined that portions of Flood Bridge Road, a locally designated scenic roadway, are located within the Study Area. These segments are located nearly two miles north of the proposed Facility. No views are anticipated from Flood Bridge Road or general vicinity thereof.

A preliminary viewshed map (using topography and a conservative tree canopy height of 50 feet) is generated for use during the in-field activity in order to confirm that no significant land use changes have occurred since the aerial photographs used in this analysis were produced and to verify the results of the model in comparison to the balloon float. Information obtained during the reconnaissance is then incorporated into the final visibility map.

Balloon Float and Study Area Reconnaissance

On August 4, 2006 Vanasse Hangen Brustlin Inc., (VHB) conducted a "balloon float" at the proposed Facility site to further evaluate the potential viewshed within the Study Area. The balloon float consisted of raising and maintaining an approximate four-foot diameter, helium-filled weather balloon at the proposed site location at a height of 100 feet. Once the balloon was secured at a height of 100 feet, VHB personnel drove the public road system in the study area to inventory those areas where the balloon was visible. During the balloon float, the temperature was approximately 85 degrees Fahrenheit with calm wind conditions.

Photographic Documentation

Once the balloon was secured at a height of 100 feet, VHB staff conducted a drive-by reconnaissance along the roads located within the Study Area with an emphasis on nearby residential areas and other potential sensitive receptors in order to evaluate the results of the preliminary viewshed map and to verify where the balloon was, and was not, visible above and/or through the tree canopy. The balloon was photographed from two vantage points where it was observed above the tree canopy to document the actual view towards the proposed Facility. The locations and orientations of the photos are described below:

1. View from River Road north of Berkshire Road, looking southeast.
2. View from River Road at I-84 overpass, looking southeast.

Photographs from the view points listed above were taken with a Nikon Digital Camera COOLPIX 5700, which has a lens focal length equivalent to a 35 mm camera with a 38 to 115 mm zoom. "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." The optical zoom lens for the Nikon COOLPIX was set at a range of 50 mm to 70 mm for the purposes of this Visual Resource Evaluation.

The locations of the photographic points are recorded in the field using a hand held GPS receiver and are subsequently plotted on the maps contained in the attachments to this document.

Photographic Simulation

A photographic simulation was generated for each of the two representative locations where the balloon was visible during the balloon float. The photographic simulations represent a scaled depiction of the proposed monopole from these locations. The height of the Facility is determined based on the location of the balloon in the photograph and a proportional monopole image is simulated into the photographs. For comparative purposes, photographic simulations depicting the proposed Facility as a stealth tree or "monopine" were also generated. The simulations are contained in Attachment A.

CONCLUSIONS

Based on this analysis, areas from where the proposed 100-foot tall monopole would be visible above the tree canopy comprise approximately 54 acres, or less than one percent of the 8,042-acre Study Area. As depicted on the viewshed map (provided in attachment B), the majority of the visibility associated with the proposed Facility occurs over open water on Lake Zoar and the immediate shoreline thereof. Views of the proposed Facility will also be achieved from portions of River Road (as photo documented), beyond approximately 0.50 mile to the west. This segment of the roadway contains no abutting residential or commercial development. Generally, from these areas, views of the proposed monopole are anticipated to be silhouetted against the sky as the proposed monopole would extend above the surrounding hilltop and tree line. Areas of visibility located to the southeast (adjacent to Lake Zoar) are also shown on the map, approximately 1.0 to 1.5 miles away. These areas generally occur on portions of private properties and as such could not be confirmed during the balloon float. However, the results of the viewshed model suggest that such views would be limited to the upper portion of the proposed monopole structure. VHB estimates that

¹ Warren, Bruce. *Photography*, West Publishing Company, Eagan, MN, c. 1993, (page 70).

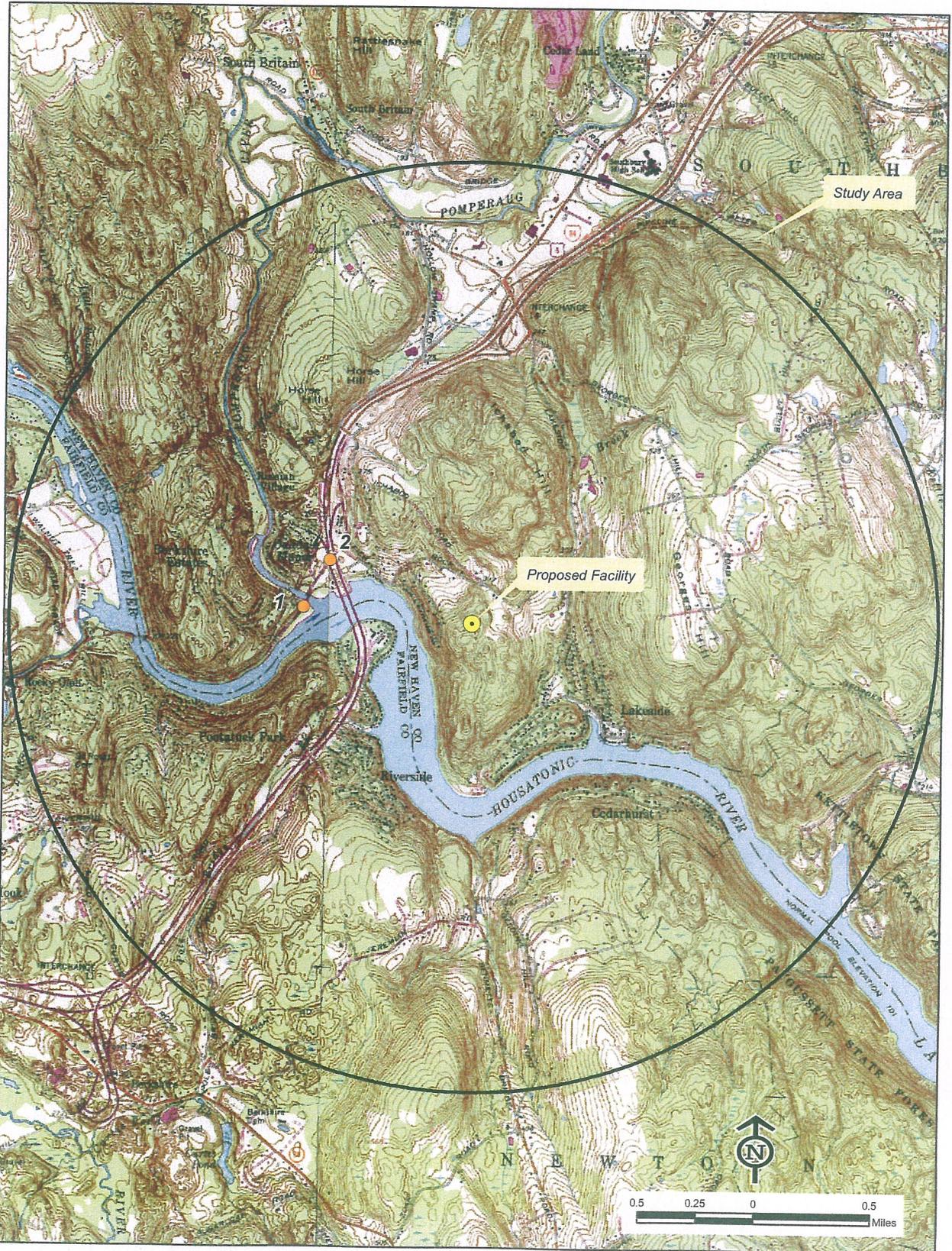
approximately 12 residences will have year round views of the proposed Facility from select portions of their respective properties. The topographic relief and fairly dense tree canopy contained within the Study Area serve to minimize the potential visual effects of the proposed monopole. In addition, the height of the proposed Facility (only 100 feet AMSL) helps to further minimize potential visual effects. The viewshed map also depicts several additional areas where seasonal (i.e. during "leaf off" conditions) views are anticipated. These areas comprise approximately 26 acres and include portions of the host property adjacent to the proposed Facility; an approximate 0.25-mile segment of River Road; and an area along the western shore of Lake Zoar to the west/southwest of the proposed Facility. VHB estimates that seasonal views of the proposed Facility would be achieved from approximately 26 properties within the Study Area.

Attachment A

Photolog Documentation Map, Project
Area and Balloon Float Photographs,
and Photographic Simulations

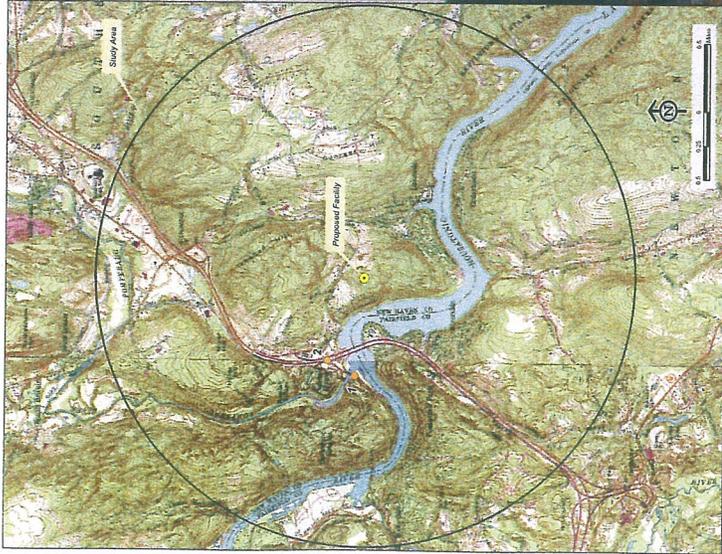
Photolog Documentation

Town of
Southbury
Connecticut



ctmidat\proj\0682_18\graphics\figures\0682_18_photolog.mxd

Photographic Documentation and Simulation View 1 Monopole



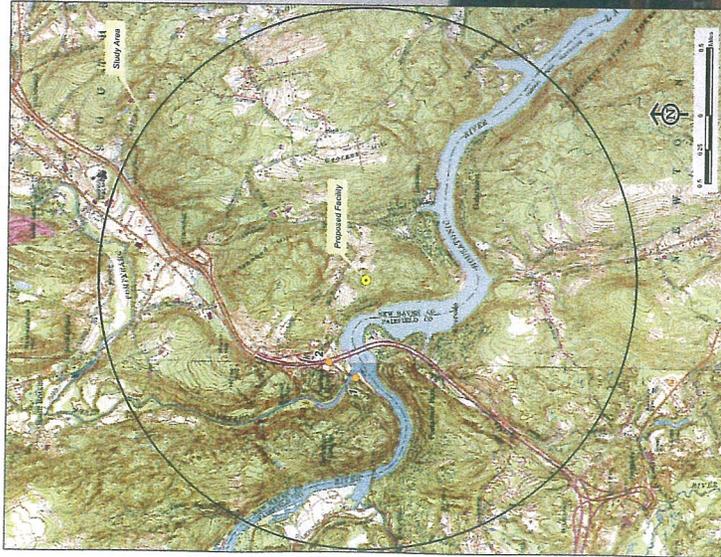
Newtown-NE
111 Upper Fishrock Road
Southbury, CT

Proposed Monopole



PHOTO TAKEN FROM RIVER ROAD NORTH OF BERKSHIRE ROAD, LOOKING SOUTHEAST
DISTANCE FROM THE PHOTOGRAPH LOCATION TO THE PROPOSED SITE IS 0.72 MILE +/-

Photographic Documentation and Simulation View 1 Monopine



Newtown-NE
111 Upper Fishrock Road
Southbury, CT

Proposed Monopole

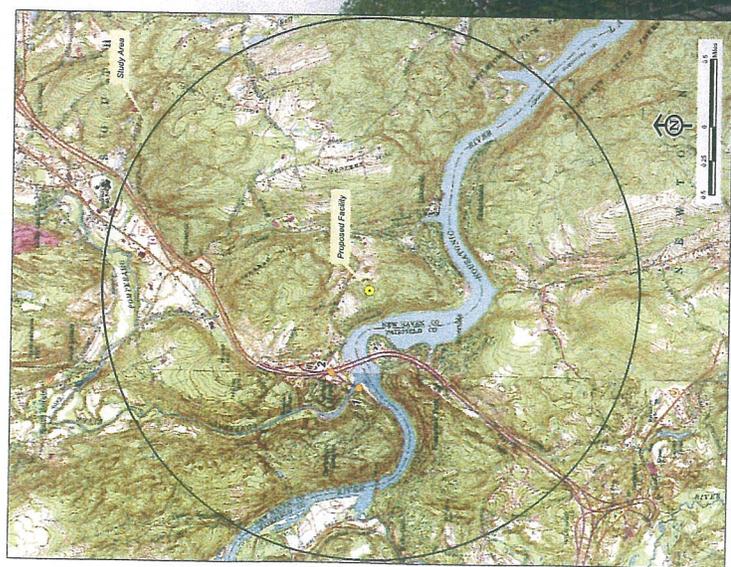


Balloon Test Photo

PHOTO TAKEN FROM RIVER ROAD NORTH OF BERKSHIRE ROAD, LOOKING SOUTHEAST
DISTANCE FROM THE PHOTOGRAPH LOCATION TO THE PROPOSED SITE IS 0.72 MILE +/-

View 2 Monopole

Photographic Documentation and Simulation



Newtown-NE
111 Upper Fishrock Road
Southbury, CT

Proposed Monopole

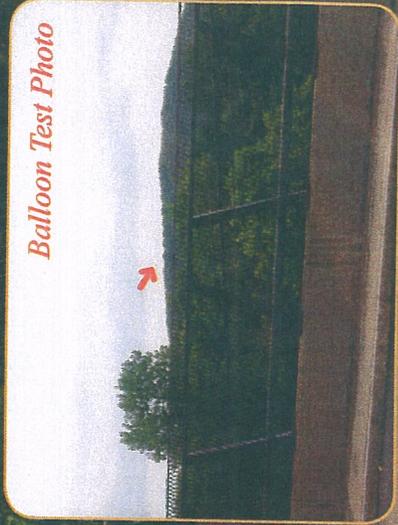
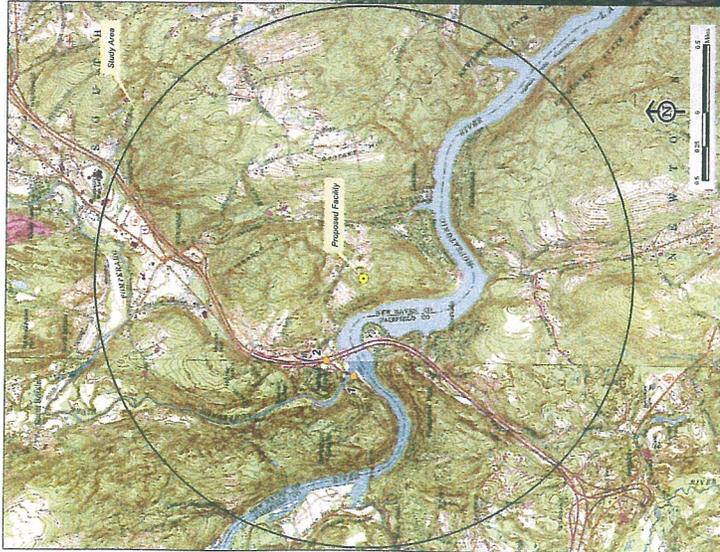


PHOTO TAKEN FROM RIVER ROAD AT I-84 OVERPASS, LOOKING SOUTHEAST
DISTANCE FROM THE PHOTOGRAPH LOCATION TO THE PROPOSED SITE IS 0.67 MILE +/-

Photographic Documentation and Simulation View 2 Monopine



Newtown-NE
111 Upper Fishrock Road
Southbury, CT

Proposed Monopole



Balloon Test Photo

PHOTO TAKEN FROM RIVER ROAD AT I-84 OVERPASS, LOOKING SOUTHEAST
DISTANCE FROM THE PHOTOGRAPH LOCATION TO THE PROPOSED SITE IS 0.67 MILE +/-

Photographic Documentation

Town of
Southbury
Connecticut



Newtown-NE
111 Upper Fishrock Road
Southbury, CT

Proposed Monopole

PHOTO TAKEN FROM PROPOSED PROJECT AREA



VHB Vanasse Hangen Brustlin, Inc.

Attachment B

Viewshed Map

Viewshed Map

Topography and Forest Cover as Constraints

Town of
Southbury
Connecticut

Proposed Verizon Wireless Telecommunications Facility Newtown Northeast 111 Upper Fish Rock Road Southbury, Connecticut

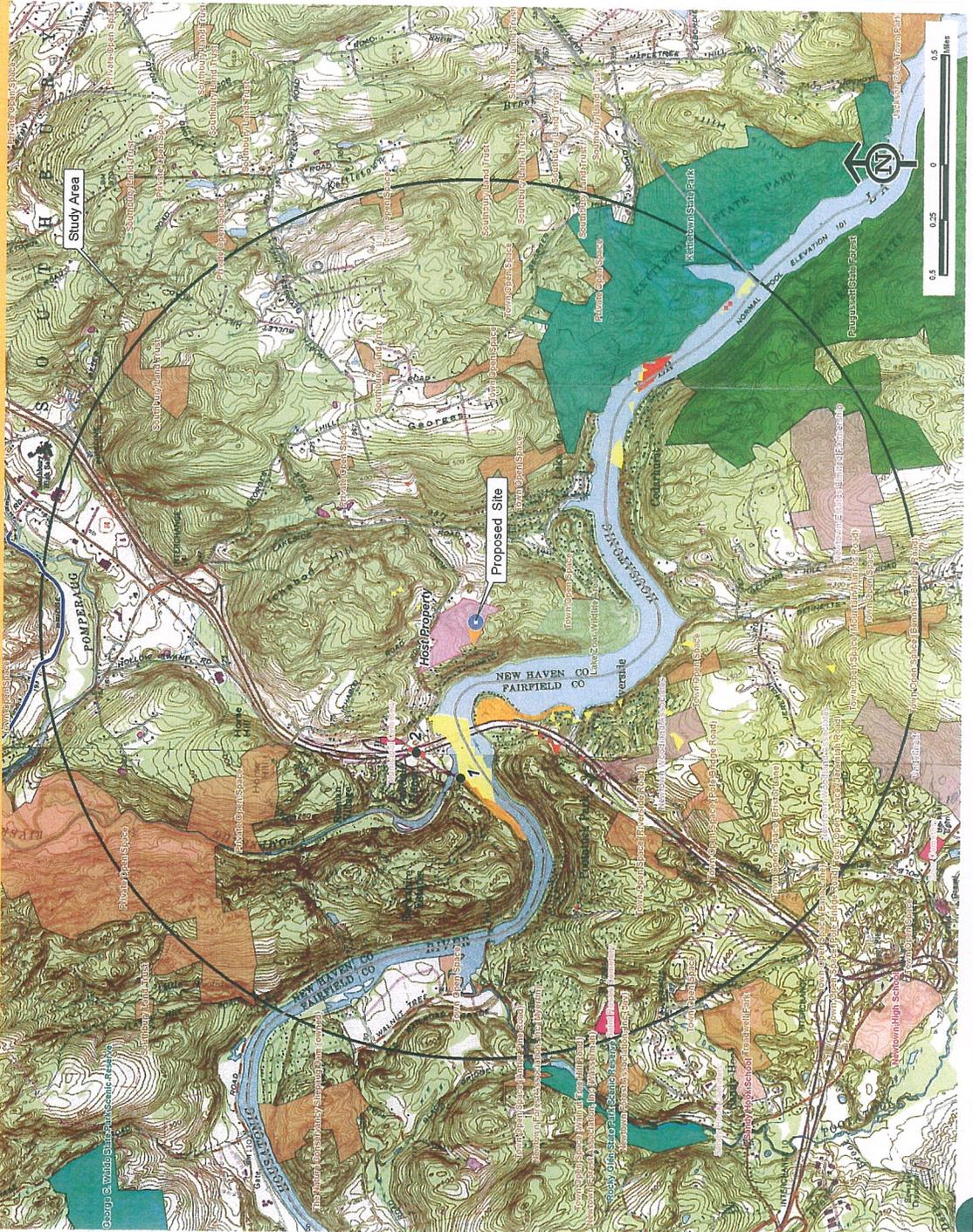
NOTE:

- Viewshed analysis conducted using ESRI's Spatial Analyst.
- Proposed Facility height is 100 feet.
- Existing tree canopy height estimated at 65 feet.

DATA SOURCES:

- 7.5 minute digital elevation model (DEM) with 30 meter resolution produced by the USGS, 1982
- Forest areas derived from 2004 digital orthophotos with 0.5-foot pixel resolution; digitized by VHB, 2006
- Base map comprised of Newtown and Southbury USGS Quadrangle Maps
- Protected properties data layer provided CTDEP, 2003
- Scenic Roads layer derived from available State and Local listings.

Map Compiled August 2006



Legend

- Proposed Monopole Location (includes area of visibility approximately 500 feet around facility)
- Photos - August 4, 2006
- Balloon visible above the trees
- Anticipated Seasonal Visibility (Approximately 26 Acres)
- Approx. % of Monopole Visible (Year-Round)
 - Upper 25% to Tree Line View - 43 Acres
 - 50% - 9 Acres
 - Entire Facility Visible - 2 Acres
- Total Year-Round Visibility Approximately 54 Acres
- Protected Properties (Municipal)
 - Cemetery
 - Preservation
 - Conservation
 - Existing Preserved Open Space
 - Recreation
 - General Recreation
 - School
 - Uncategorized
- Protected Properties (Federal)
 - State Forest
 - State Park
 - DEP Owned Waterbody
 - State Park Scenic Reserve
 - Historic Preserve
 - Natural Area Preserve
 - Fish Hatchery
 - Flood Control
 - Other
 - State Park Trail
 - Water Access
 - Wildlife Area
 - Wildlife Sanctuary
- DEP Boat Launches
- Scenic Road (State and Local)
- Town Line
- Protected Properties (Federal)
- Approximate Boundary of Host Property



Connecticut Commission on Culture & Tourism

October 24, 2006

Historic Preservation
& Museum Division

Mr. David R. George
Heritage Consultants LLC
877 Main Street
Newington, CT 06111

59 South Prospect Street
Hartford, Connecticut
06106

Subject: Telecommunications Facilities
111 Upper Fish Rock Road
Southbury, CT

(v) 860.566.3005
(f) 860.566.5078

Dear Mr. George:

The State Historic Preservation Office has reviewed the reconnaissance survey prepared by Heritage Consultants concerning the above-named project. In the opinion of the State Historic Preservation Office, the archival and archaeological methodologies employed by Heritage Consultants are consistent with our *Environmental Review Primer for Connecticut's Archaeological Resources*.

The State Historic Preservation Office concurs with Heritage Consultants that no further archaeological investigations appear warranted with respect to the proposed undertaking. This office believes that the proposed undertaking will have no effect upon Connecticut's cultural heritage.

This office recommends that Heritage Consultants consult with the Office of State Archaeology at the University of Connecticut (Storrs) concerning the professional transferal of all field notes, photographs, and artifactual materials generated by the archaeological investigations.

For further information please contact Dr. David A. Poirier, Staff Archaeologist.

Sincerely,

J. Paul Loether
Division Director and Deputy
State Historic Preservation Officer

cc: Dr. Nicholas Bellantoni/OSA
Mr. Kenneth Baldwin/RC

Transportation
Land Development
Environmental
Services



imagination | innovation | energy Creating results for our clients and benefits for our communities

August 18, 2006

Vanasse Hangen Brustlin, Inc.

Ref: 40862.18

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

Re: Wetland Inspection
Newtown NE
111 Upper Fishrock Road
Southbury, Connecticut

Dear Ms. Carter:

Vanasse Hangen Brustlin, Inc. (VHB) has completed on-site investigations to determine if wetlands and/or watercourses are located on the above-referenced Site. VHB has relied upon the accuracy of information provided by Verizon Wireless regarding the proposed lease area, access road, and utility easement locations for identifying wetlands and watercourses within and proximate to said locations.

VHB understands that Verizon Wireless proposes to construct a wireless telecommunication facility at 111 Upper Fishrock Road in Southbury, Connecticut (the "Site"). The facility will include an approximate 100-foot by 100-foot fenced compound area that will house a 100-foot monopole and associated telecommunication equipment and structures. Access to the Site will be via a proposed 12-foot gravel access drive from Upper Fishrock Road. No wetlands or watercourses were identified (or delineated) on the Site or within 100 feet of proposed development activities. The nearest wetland is associated with the Housatonic River located approximately 450 feet west of the proposed Site. Soils field classified in the vicinity of the proposed development are generally consistent with published data and consist of Canton-Charlton soils and Charlton-Chatfield soils, which are well-drained deep glacial till soils. Therefore, the proposed development will not directly or indirectly affect wetlands or watercourses and will not have a significant adverse effect on wetland resources of the town of Southbury.

If you have any questions concerning this matter do not hesitate to call me.

Very truly yours,

VANASSE HANGEN BRUSTLIN, INC.

Dean Gustafson
Professional Soil Scientist

cc: Alitx Abadjian, URS
Kenneth C. Baldwin, Robinson & Cole LLP
File

NEWTOWNNE.SRP

* Federal Airways & Airspace *
* Summary Report *

File: NEWTOWNNE

Location: New, CT
Distance: 4.4 Statute Miles
Direction: 246° (true bearing)

Latitude: 41°-26'-17.8" Longitude: 73°-14'-15.87"

SITE ELEVATION AMSL.....395 ft.
STRUCTURE HEIGHT.....103 ft.
OVERALL HEIGHT AMSL.....498 ft.

NOTICE CRITERIA

- FAR 77.13(a)(1): NNR (DNE 200 ft AGL)
- FAR 77.13(a)(2): NNR (DNE Notice Slope)
- FAR 77.13(a)(3): NNR (Not a Traverse Way)
- FAR 77.13(a)(4): PNR (Circling Approach Area)
- FAR 77.13(a)(4): PNR (Straight-In Procedure. Check FAF distance for TERPS®
impact. OXC)
- FAR 77.13(a)(4): NNR (No Expected TERPS® impact DXR)
- FAR 77.13(a)(5): NNR (Off Airport Construction)

Notice to the FAA is not required at the analyzed location and height.

NR = Notice Required
NNR = Notice Not Required
PNR = Possible Notice Required

OBSTRUCTION STANDARDS

- FAR 77.23(a)(1): DNE 500 ft AGL
- FAR 77.23(a)(2): DNE - Airport Surface
- FAR 77.25(a): DNE - Horizontal Surface
- FAR 77.25(b): DNE - Conical Surface
- FAR 77.25(c): DNE - Primary Surface
- FAR 77.25(d): DNE - Approach Surface
- FAR 77.25(e): DNE - Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: OXC: WATERBURY-OXFORD

Type: AIR RD: 31004 RB: 62.35 RE: 685
FAR 77.23(a)(1): DNE
FAR 77.23(a)(2): DNE - Height Less Than 200 feet AGL.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Approach Slope: DNE
VFR Transitional Slope: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: DXR: DANBURY MUNI

Type: AIR RD: 69479 RB: 250.03 RE: 454
FAR 77.23(a)(1): DNE
FAR 77.23(a)(2): DNE - Greater Than 6 NM.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Approach Slope: DNE
VFR Transitional Slope: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.23(a)(3) Departure Surface Criteria (40:1)
DNE Departure Surface

NEWTOWNNE.SRP

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)
FAR 77.23(a)(4) MOCA Altitude Enroute Criteria
The Maximum Height Permitted is 600 ft AMSL

PRIVATE LANDING FACILITIES

| FACIL IDENT | TYP | NAME | BEARING TO FACIL | DISTANCE IN N.M. | DELTA ARP ELEVATION |
|----------------|-----|-----------------------|---------------------|---------------------|------------------------|
| CT52 | AIR | FLYING RIDGE AIRSTRIP | 209.85 | 4.849 | -112 |

No Impact to Near Airport Surface.
Below surface height of 385 ft above ARP.

AIR NAVIGATION ELECTRONIC FACILITIES
No Electronic Facilities Are Within 25,000 ft

FCC AM PROOF-OF-PERFORMANCE
NOT REQUIRED: Structure is not near a FCC licensed AM
radio station Proof-of-Performance is not required.
Please review AM Station Report for details.

Nearest AM Station: WADS @ 14585 meters.

Airspace® Summary Version 2006.9

AIRSPACE® and TERPS® are registered ® trademarks of Federal Airways & Airspace®
Copyright © 1989 - 2006

09-29-2006
11:21:50

ASSIGNMENT AND ASSUMPTION AGREEMENT

This Assignment and Assumption Agreement ("Assignment") is made effective as of the 20TH day of December, 2002 (the "Effective Date"), by and between Crown Atlantic Company LLC, a Delaware limited liability company, with its principal office at 2000 Corporate Drive, Canonsburg, Pennsylvania, 15317 ("Crown"), and Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless, with its principal office at 180 Washington Road, Bedminster, New Jersey, 07921 ("Verizon Wireless"). All terms not otherwise defined herein shall be defined as set forth in that certain Agreement (the "Agreement") dated effective as of September 30, 2002, by and among Crown Castle International Corp., Crown Atlantic Company LLC, Crown Castle GT Company LLC, Cellco Partnership, a Delaware general partnership, now d/b/a Verizon Wireless and formerly d/b/a Bell Atlantic Mobile, GTE Wireless Incorporated, and the affiliates of Verizon Wireless listed on the signature pages of the Agreement.

RECITALS

A. Crown and Verizon Wireless are parties to the Agreement. This Assignment is a Transfer Document contemplated by the Agreement. By its execution of this Assignment, Crown intends to assign to Verizon Wireless all of Crown's right, title and interest in and to the Transfer Site and Site Lease described herein, subject to the Permitted Encumbrances.

B. Attached hereto as Exhibit A and incorporated herein by reference is the description of a Site Lease, including any amendments or modifications thereto (the "Site Lease"). Exhibit A also reflects any available recording information with respect to the Site Lease or any memorandum thereof, which may have been filed of record, and may reflect a legal description of the Land (defined herein). The landlord or lessor described in the Site Lease (or successor thereto) (the "Master Landlord") has leased to Crown the land or other property described therein (the "Land"), pursuant to the terms and conditions set forth in the Site Lease. The leasehold interest described in the Site Lease and the tower structure located on the Land constitutes one of the Transfer Sites described in the Agreement (the "Transfer Site").

C. By its execution hereof, Verizon Wireless desires to assume all Liabilities of Crown with respect to the Transfer Site and Site Lease, which arise or accrue from and after the Effective Date.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Assignment and Assumption. On the terms and conditions set forth below, Crown hereby assigns all of its right, title and interest in the Transfer Site and Site Lease to Verizon Wireless, subject to the Permitted Encumbrances. Verizon Wireless hereby accepts this Assignment and agrees to undertake, assume, perform and otherwise pay, satisfy and discharge all Liabilities of Crown with respect to the Transfer Site and Site Lease, which arise or accrue

from and after the Effective Date. Verizon Wireless shall attorn to the Master Landlord under the Site Lease.

2. **Modification.** Except as indicated in Exhibit A, the Site Lease has not been modified and this Assignment shall not be construed to modify, waive, impair or affect any of the terms, provisions or conditions of the Site Lease.

3. **Counterparts.** This Assignment may be executed in multiple counterparts, each of which shall be deemed an original. All such counterparts shall together constitute one and the same instrument.

4. **Governing Law.** This Assignment shall be governed by the law of the state in which the Land is located.

5. **Severability.** The illegality, unenforceability or invalidity of any term, clause or provision of this Assignment shall not affect any other term, clause or provision hereof, and this Assignment shall continue in full force and effect, and be construed and enforced, as if such provision had not been included.

6. **Authority.** Each party represents and warrants to the other that it has the full right, power and authority to enter into and perform this Assignment, and to make the covenants contained in this Assignment.

7. **No Waiver, Release or Modification of Agreement.** Neither the making nor the acceptance of this Agreement shall (i) constitute a waiver or release by any party of any liabilities, duties or obligations imposed upon a party by the terms, conditions and provisions of the Agreement, including, without limitation, the representations and warranties and other provisions which the Agreement provides shall survive the date hereof, as limited by the survival periods stated therein, or (ii) enlarge, extend, restrict, limit or otherwise modify the terms, conditions and provisions of the Agreement, including, without limitation, the period of survival of the representations and warranties provided for therein.

8. **Copies of Agreement.** This Assignment is being entered into pursuant to the terms of the Agreement. Copies of the Agreement are on file in the offices of Crown and Verizon Wireless.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Crown and Verizon Wireless have executed this Assignment as of the dates set forth below, but have made this Assignment effective as of the Effective Date.

CROWN:

Crown Atlantic Company LLC

By: Kenna Newman

Name: Kenna Newman

Title: Area President

Karen M. Grager
Witness

Vanessa Davis
Witness

ACKNOWLEDGMENT

STATE OF GEORGIA)
) ss
COUNTY OF FULTON)

December 10, 2002

Personally appeared, Kenna Newman, Area President of Crown Atlantic Company LLC, a Delaware limited liability company, signer and sealer of the foregoing instrument and acknowledged the same to be her free act and deed as such officer and the free act and deed of said limited liability company, before me.

Alan D. Klein

Commissioner of the Superior Court
Notary Public

My commission expires: September 30, 2006



ALAN D. KLEIN
Notary Public, Fulton County, Georgia
My Commission Expires Sept. 30, 2006

VERIZON WIRELESS

Cellco Partnership
d/b/a Verizon Wireless

[Signature]
Witness

[Signature]
Witness

By: [Signature]

Name: A. J. Melone

Title: Vice President
Network Operations Support

ACKNOWLEDGMENT

STATE OF NEW JERSEY)
)
) ss December 18, 2002
COUNTY OF SOMERSET)

Personally appeared, A.J. Melone, Vice President, Network Operations Support of Cellco Partnership, a Delaware general partnership, d/b/a Verizon Wireless, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed as such officer and the free act and deed of said partnership, before me.

Bernadette Faiella

Commissioner of the Superior Court
Notary Public
My commission expires:

BERNADETTE FAIELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 20, 2005



Exhibit A

(27058-Newtown NE, CT-804862)

Site Lease Description

Site Lease dated 10/18/2001 by and between Carl M. Ferencek and Marilyn T. Ferencek, as Lessor, and Crown Atlantic Company LLC, as Lessee.

The document(s) of record were recorded in Southbury Land Records, CT as follows:

| <u>Date Recorded</u> | <u>Book</u> | <u>Page</u> | <u>Instrument #</u> |
|----------------------|-------------|-------------|---------------------|
| 10/24/2001 | 388 | 154 | |

Attached to this Exhibit A on a page or pages marked Exhibit A (Continued) is a legal description of the Land that is the subject of the Site Lease.

Exhibit A (Continued)

BK = 415, PG 0486278
(27058-Newtonville NE, CT 060486278)

A PORTION OF:

FIRST PIECE:

That certain parcel of land located in the Town of Southbury, County of New Haven and State of Connecticut containing about 1 acre of land, more or less, bounded;

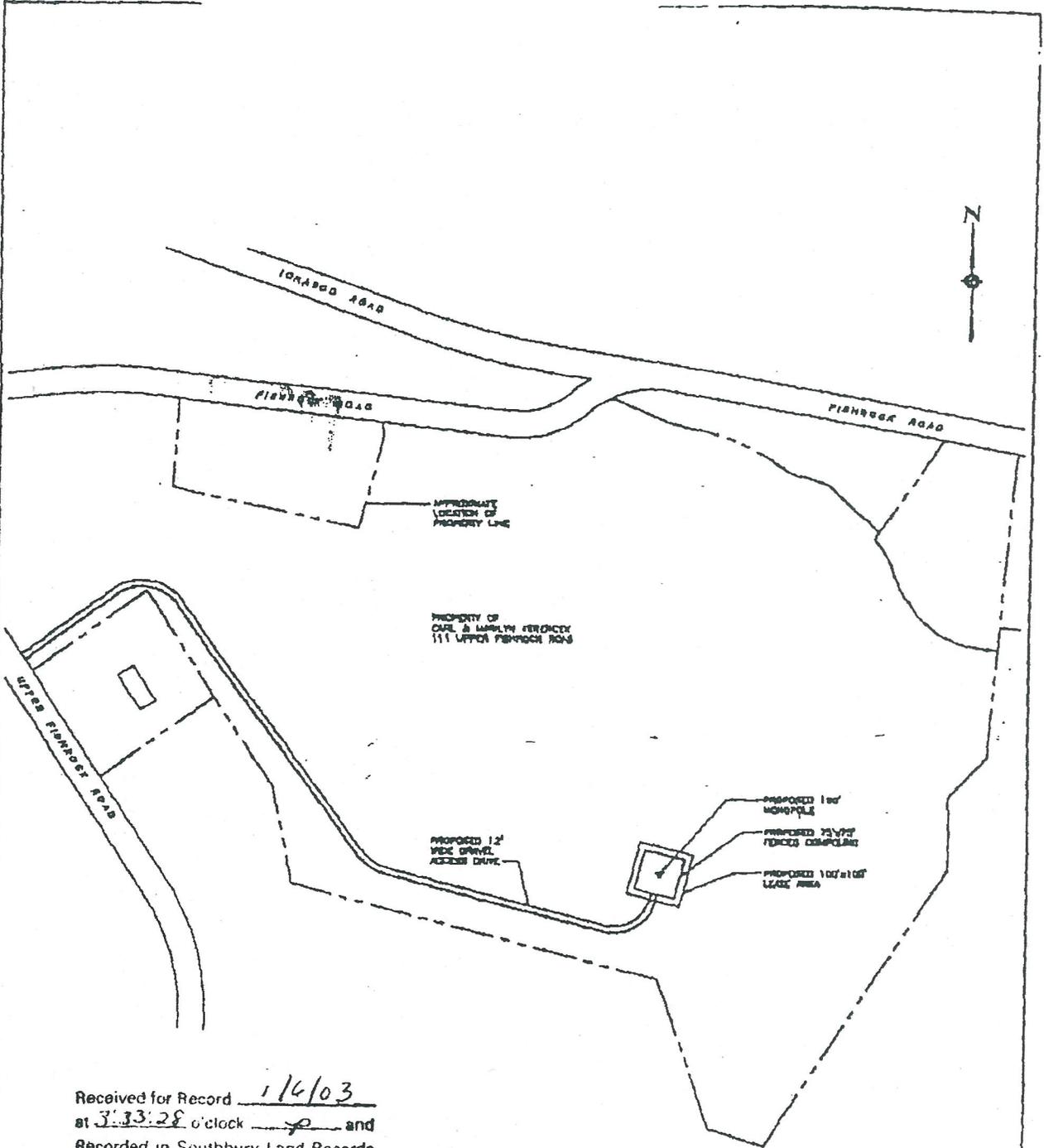
NORTHERLY: by a line of trees and land of Grantor;
EASTERLY: by a stone wall and land of Grantor;
SOUTHERLY: by land of Fish Rock Club;
WESTERLY: by Upper Fish Rock Road and Lot #12 of Fish Rock Club.

Subject to any and all provisions of any ordinance, municipal regulation or public or private law.

Subject to easements and restrictions of record and zoning and/or planning ordinances of the Town of Southbury.

SECOND PIECE:

That certain piece or parcel of land with all the improvements thereon containing .11.914 acres more or less shown as "Remaining land of Theresa Klesitz" on a map entitled, "Sub-division of land of Theresa Klesitz, Southbury, Connecticut", prepared by Stuart F. Somers C.E. & L.S., Southbury, Connecticut and approved by Southbury Planning Commission on May 10, 1972. Said map is filed in the Southbury Town Clerk's Office in the Town of Southbury as Map No. 1313.



Received for Record 1/16/03
 at 3:33:28 o'clock PM and
 Recorded in Southbury Land Records
 Vol 418 Page 873-879 by
Erin A. Dwyer Town Clerk
Erin A. Dwyer

1 PARTIAL SITE PLAN
 L-1 SCALE: NTS

| | | | | | | | | | | | | | |
|--|---|---|--|-----|------|-------------|---|---------|----------------|---|---------|----------------|-----------------------------|
| DATE: 01/16/03 DRAWN BY: [blank] CHECKED BY: [blank] DESIGNED BY: [blank] | ERS CORPORATION INC 500 ENTERPRISE DRIVE ROCKY HILL, CONNECTICUT 1-800-333-8882 | CROWN ATLANTIC CO LLC 703 HEBRON AVENUE CLASTONBURY, CONNECTICUT 06033 NEWTOWN-NE 111 UPPER FISHROCK ROAD SOUTHBURY, CONNECTICUT 06449 | <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>1</td> <td>1/16/03</td> <td>REVISED ACCESS</td> </tr> <tr> <td>1</td> <td>1/29/03</td> <td>REVISED ACCESS</td> </tr> </table> DRAWN AS SHOWN DATE: 01-11-03 JOB NO: 001851.5 (P) No. L-1 (O) 2 of 2 | NO. | DATE | DESCRIPTION | 1 | 1/16/03 | REVISED ACCESS | 1 | 1/29/03 | REVISED ACCESS | SHEET NO. L-1 |
| NO. | DATE | DESCRIPTION | | | | | | | | | | | |
| 1 | 1/16/03 | REVISED ACCESS | | | | | | | | | | | |
| 1 | 1/29/03 | REVISED ACCESS | | | | | | | | | | | |

BUSINESS UNIT # _____

LEASE AGREEMENT
STATE OF CONNECTICUT

THIS LEASE AGREEMENT (the "Lease") is made this _____ day of _____, 2001,
by and between Carl M. Ferencek and Marilyn T. Ferencek, of 111 Upper Fishrock Road,
Southbury, Connecticut 06488 (Social Security # ~~044-40-8708~~ ⁰⁴⁴⁻⁴⁰⁻⁸⁷⁰⁸) (collectively "Lessor") and
Crown Atlantic Company LLC, with its headquarters located at Crown Square at Southpointe,
375 Southpointe Boulevard, Canonsburg, Pennsylvania, 15317 ("Lessee")

1 **Description of Leased Property.** For good and valuable consideration, Lessor leases to Lessee a portion of Lessor's property, that portion being described as a 100 foot by 100 foot parcel located in Southbury, Connecticut ("Municipality") (Lessor's property being shown on the Tax Map 25A, of said Town as Block No. 61, Lot No 013, being further described in the deed recorded in Volume 181 at Page 206 [a copy of this deed is attached hereto as **Exhibit A)** (the "Leased Premises") The Leased Premises also includes an exclusive right for ingress and egress, seven days per week, twenty-four hours per day, on foot or motor vehicle, including trucks, along a thirty-feet wide right-of-way extending from the nearest public right-of-way, together with the right to install, replace and maintain utility wires, poles, cables, conduits and pipes. The Leased Premises is generally described in a crude sketch drawing attached hereto as **Exhibit B.** Upon execution of this Lease, Lessor grants to Lessee the right to survey the Leased Premises, with such a survey replacing **Exhibit B** and being incorporated into this Lease as **Exhibit C.** **Exhibit C** shall control in the event of discrepancies between **Exhibit B**

and Exhibit C. Such location survey shall be agreed to by the parties hereto, such approval not to be unreasonably withheld, and shall conform to all governmental requirements and regulations.

In the event any utility provider is unable or unwilling to use the described right-of-way, Lessor hereby agrees to grant an additional right-of-way either to Lessee or directly to the utility provider at no cost and in a location acceptable to either Lessee or the utility, and acceptable to the Lessor.

2. Lease Term. This Lease shall be effective upon the exercise by Lessee of the option to which this Lease is attached. This Lease shall be for an initial term of twenty-five years, beginning on the date of Lessee's commencement of construction of the proposed wireless communications facility (the "Initial Term"). This Lease shall automatically be extended for two subsequent twenty-five year terms, and, thereafter, one subsequent fifteen year term (the "Renewal Terms") unless Lessee terminates it pursuant to the provision set forth herein. The Initial Term and any Renewal Terms shall be collectively referred to as the "Lease Term".

3. Rent Upon commencement of the Initial Term, Lessee shall pay to Lessor [REDACTED] per year to be paid in equal monthly installments of [REDACTED] as rent for the Leased Premises (the "Rent") After the first five years of the Initial Term, the Rent shall increase by fifteen percent over the Rent that was in effect during the previous five-year period. For every five-year period thereafter, the Rent shall be increased by fifteen percent over the previous five-year period.

4. Lessee's Right to Terminate In addition to and without limitation by any other provision of this lease, Lessee shall have the unilateral right to terminate this Lease, at any time,

by providing Lessor with twelve months prior written notice. Said termination shall be effective upon Lessee providing notice of termination to Lessor. In any situation where this Agreement or any Notice of it has been recorded in the Land Records of the Town of Southbury, and for any reason the Lease is not to be exercised or is terminated, the Lessee shall provide to the Lessor a release and discharge of said Lease in recordable form to be recorded in said Land Records.

5. Effect of Termination by Lessee. Upon termination of this Lease by Lessee, this Lease shall become null and void and all of the parties shall have no further obligations except that any monies owed up to the date of termination shall be paid within thirty days of the termination date.

6. Use of Property. The Leased Premises and all easements, rights and privileges herein granted shall be used only for the purpose of constructing, maintaining and operating a wireless communications facility and uses incidental thereto. Lessee shall place a security fence, consisting of chain-link or comparable construction, around the perimeter of the Leased Premises. It is understood and agreed that all improvements shall be undertaken at Lessee's sole expense. Lessee will maintain the Leased Premises in a reasonable and safe condition. Lessor shall take no action that would adversely affect the status of the Leased Premises with respect to the proposed use by Lessee.

7. Lessee's Ability to Use Property. Lessor and Lessee agree that Lessee's ability to use the Leased Premises is contingent upon Lessee obtaining, after the complete execution of this Lease, all of the certificates, permits, licenses and other approvals deemed necessary by Lessee, within Lessee's absolute discretion, to utilize the Leased Premises for the purposes set forth in Section 6 above (the "Approvals"). Lessor agrees to execute documents

reasonably necessary to petition the appropriate public bodies for the Approvals and to be named as applicant if requested by Lessee. In the event that a subdivision of Lessor's property is required, Lessor agrees to proceed with due diligence in seeking subdivision approval at Lessee's expense. Lessor also agrees to convert this Lease into an easement if Lessee determines, in Lessee's sole discretion, that it is necessary to accordingly convert this Lease in order to obtain the Approvals. In the event that: (1) Lessee does not obtain, for any reason whatsoever, all of the Approvals; (2) any of the Approvals are in a form unacceptable to Lessee, within Lessee's absolute discretion; (3) any Approval issued to Lessee is canceled, expires, lapses or is otherwise withdrawn or terminated by governmental authority; or, (4) any investigation, including but not limited to soil boring tests, are found to be unsatisfactory so that Lessee, in its absolute discretion, will be unable to use the Leased Premises for its intended purposes, then Lessee shall have the right to terminate this Lease. Upon such termination, this Lease shall become null and void and there shall be no further obligation between the parties.

Lessor recognizes that Lessee maintains the absolute right to terminate this Lease, at any time, if Lessee determines that the location of the proposed wireless communications facility fails to meet Lessee's network requirements.

8. Removal of Obstructions. Lessee has the right to remove obstructions, including but not limited to vegetation, which may encroach upon, interfere with or present a hazard to Lessee's use of the Leased Premises. Lessee shall be responsible for disposing of any materials related to the removal of obstructions.

9. Hazardous Substances and Hazardous Wastes. Lessee shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Substances or Hazardous Wastes in any manner not sanctioned by law. In all events, Lessee shall indemnify and hold Lessor harmless from any and all claims, damages,

finer, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the presence or release of any Hazardous Substances or Hazardous Wastes on the Leased Premises if caused by Lessee or persons acting under Lessee. Lessee shall execute such affidavits, representations and the like from time to time as Lessor may reasonably request concerning Lessee's best knowledge and belief as to the presence of Hazardous Substances or Hazardous Wastes on the Leased Premises

Lessor shall not (either with or without negligence) cause or permit the use, storage generation, escape, disposal or release of any Hazardous Substances or Hazardous Wastes in any manner not sanctioned by law. In all events, Lessor shall indemnify and hold Lessee harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the presence or release of any Hazardous Substances or Hazardous Wastes on Lessor's property unless caused by Lessee or persons acting under Lessee. Lessor shall execute such affidavits, representations and the like from time to time as Lessee may reasonably request concerning Lessor's best knowledge and belief as to the presence of Hazardous Substances or Hazardous Wastes on Lessor's property.

For purposes of this Lease, the term "Hazardous Substances" shall be as defined in the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §§ 9601 *et seq.*, and any regulations promulgated pursuant thereto, and as used to define "Hazardous Wastes" in the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 *et seq.*, and any regulations promulgated thereto, provided that the terms "Hazardous Substances" and "Hazardous Waste" shall also include any oil or hazardous materials or hazardous waste as defined in or regulated under Connecticut General Statutes

10. Insurance. At all times during the Lease Term, Lessee, at its sole expense, shall obtain and keep in force insurance which may be required by any federal, state or local statute or ordinance of any governmental body having jurisdiction in connection with the operation of Lessee's business upon the Leased Premises.

At all times during the Lease Term, Lessee, at its sole expense, shall obtain and keep in force insurance which may be required by any federal, state or local statute or ordinance of any governmental body having jurisdiction in connection with the operation of Lessee's business upon the Leased Premises. Said insurance shall include Comprehensive General Liability coverage in an amount not less than \$1,000,000.00 and shall name Lessor as an additional insured on the policy. Lessee shall provide Lessor with a copy of the certificate of insurance evidencing this insurance coverage. See also Schedule A, Addendum, attached hereto.

11. Waiver of Subrogation. The parties hereby waive any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Leased Premises resulting from any fire or other casualty of the kind covered by property insurance policies with extended coverage regardless of whether or not, or in what amount, such insurance is now or hereafter carried by the parties

12. Eminent Domain If any part of the Leased Premises is taken by eminent domain prior to construction, Lessor will notify Lessee of the taking within five days and Lessee will have the option to: (a) declare this Lease null and void with thereafter being no further liability or obligation by either of the parties hereunder, or (b) remain in possession of that portion of the Leased Premises not taken, in which event there shall be an equitable adjustment in rent on account of the portion of the Leased Premises so taken. With either option, Lessee has the ability to contest the taking and directly proceed to obtain an award, or a portion of the award, allocated to Lessee's interest in the Leased Premises.

13. **Right of First Refusal.** If during the Lease Term Lessor elects to sell all or any portion of the Leased Premises, whether separate or as part of the larger parcel of which the Leased Premises is a part, Lessee shall have the right of first refusal to meet any bona fide offer of sale on the same terms and conditions of such offer. If Lessee fails to meet such bona fide offer within thirty days after notice thereof from Lessor, Lessor may sell the Leased Premises or portion thereof to such third person in accordance with the terms and conditions of the offer.

14. **Sale of Property.** If at any time during the Lease Term Lessor decides to sell all or part of Lessor's property, of which the Leased Premises is a part, to a purchaser other than Lessee, then such sale shall be under and subject to this Lease and Lessee's rights hereunder. Any sale by Lessor of the portion of the Leased Premises underlying the right-of-way herein granted shall be under and subject to the right of Lessee in and to said right-of-way.

15. **Surrender of Property.** Upon expiration or termination of this Lease, Lessee shall, within a reasonable time, remove its building(s), tower and all above ground fixtures and restore the Leased Premises to its original condition, reasonable wear and tear excepted. Lessee shall continue to pay rent to the Lessor, at the rate effective on the termination of this Lease, until its building, tower, and all above ground fixtures have been removed from the Leased Premises

16. **Recording** Lessor acknowledges that Lessee intends to record a Notice of this Option and Lease with the appropriate recording officer upon execution hereof. Lessor shall execute and acknowledge such a Notice promptly upon Lessee's request. Upon Lessee's request, Lessor shall also promptly execute and acknowledge an amendment to such Notice memorializing the commencement date of the Initial Term in accordance with Section 2, and attaching Exhibit C in substitution for Exhibit B in accordance with Section 1. Alternatively,

Lessee is hereby authorized to attach to the Notice of Lease and record Exhibit C as attached to this Lease. Each of the parties agrees to provide such evidence of corporate or other entity authority as may be necessary to enable the Notice of Lease to be recorded or filed or as may be reasonably requested by the other party.

17 Hold Harmless. Each party shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage arising from the use and occupancy of the Leased Premises (or the parcel of which the Leased Premises is a part) by the party, its servants or agents, excepting, however, such claims or damages as may be due to or caused by the acts of the other party, its servants or agents.

18 Lessor's Covenant of Title. Lessor covenants that Lessor is seized of good and marketable title and interest to the property of which the Leased Premises is a part and has full authority to enter into and execute this Lease. Lessor further covenants that (1) there are no aspects of title that might interfere with or be adverse to Lessee's interests in and intended use of the Leased Premises and (2) title shall be such that Lessee will have the ability to obtain title insurance at regular rates.

19. Interference with Lessee's Business. Without the prior written consent of Lessee, Lessor covenants to restrict on the property of which the Leased Premises is now a part, the construction, installation or operation of any additional wireless communications facilities which emit radio frequencies

20 Quiet Enjoyment. Lessor covenants that Lessee, on paying Rent and performing the covenants of this Lease, shall peaceably and quietly have, hold and enjoy the Leased Premises.

21. Mortgages. At Lessor's option, this Lease shall be subordinate to any mortgage by Lessor which may now or hereafter affect all of Lessor's property including the Leased Premises, provided that the holder of any such mortgage shall agree with Lessee in writing in recordable form to recognize this Lease and the rights of Lessee hereunder in the event of foreclosure of Lessor's interest including without limitation, Lessee's right to remain in possession and have access to the Leased Premises. In the event that the Leased Premises is encumbered by a mortgage, Lessor shall obtain and furnish to Lessee a non-disturbance agreement in accordance with the foregoing for each such mortgage in recordable form. Lessee shall execute whatever instruments may reasonably be required to evidence this subordination clause

22. Default In the event that there is a default by Lessee with respect to any of the provisions of this Lease or Lessee's obligations under the Lease, including the payment of Rent, Lessor shall give Lessee written notice of such default. After receipt of such written notice, Lessee shall have fifteen days in which to cure any monetary default and thirty days in which to cure any non-monetary default. However, Lessee shall have such extended periods as may be required beyond the thirty days if the nature of the cure is such that it reasonably requires more than thirty days and Lessee commences the cure within the thirty day period and thereafter continuously and diligently pursues the cure to completion. Lessor may not maintain any action or affect any remedies for default against Lessee unless and until Lessee has failed to cure the same within the time periods provided in this Section.

23. Entire Agreement. Lessor and Lessee agree that this Lease contains all of the agreements, promises and understandings between Lessor and Lessee. No verbal or oral agreements, promises or understandings shall be binding upon either Lessor or Lessee in any

dispute, controversy or proceeding at law. Any addition, variation or modification to this Lease shall be void and ineffective unless made in writing and signed by the parties hereto.

24. Construction of Document Lessor and Lessee acknowledge that this document shall not be construed in favor of or against the drafter and that this document shall not be construed as an offer until such time as it is executed by one of the parties and then tendered to the other party

25. Applicable Law This Lease Agreement and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Connecticut

26. Notices All notices hereunder shall be in writing and shall be given by (i) established express delivery service which maintains delivery records, (ii) hand delivery, or (iii) certified or registered mail, postage prepaid, return receipt requested. Notices may also be given by facsimile transmission, provided that the notice is concurrently given by one of the above methods. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. The notices shall be sent to the parties at the following addresses:

LESSOR: Carl M. Ferencek and Marilyn T. Ferencek
111 Upper Fishrock Road
Southbury, CT 06488

LESSEE: Crown Atlantic Company LLC
Crown Square at Southpointe
375 Southpointe Blvd.
Canonsburg, Pennsylvania 15317
ATTN: Legal Department

And

Crown Atlantic Company LLC
New England Regional Office
500 West Cummings Park, Suite 6500
Woburn, Massachusetts 01801
ATTN VP/GM

27. Assignment and Sublease. Lessee has the right, within its sole discretion, to assign and sublease this Lease. Any assignment or sublease of this Lease shall be binding upon the successors, assigns, heirs and legal representatives of the respective parties hereto. Assignment of this Lease shall be effective upon Lessee sending written notice to Lessor at Lessor's mailing address stated above and shall relieve Lessee from any further liability or obligation accruing hereunder.

28. Partial Invalidity. If any term of this Lease is found to be void or invalid, then such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

29. Successors and Assigns Except as otherwise provided herein, this Lease Agreement shall extend to and bind the heirs, personal representatives, successors and assigns of the parties hereto

30. Real Estate Taxes. Lessee agrees to pay for any documented increase in real estate taxes levied against the Leased Premises that are directly attributable to the improvements constructed by Lessee. Lessor agrees to provide Lessee any documentation evidencing the increase and how such increase is attributable to Lessee's use. Lessee reserves the right to challenge any such assessment, and Lessor agrees to cooperate with Lessee in connection with any such challenge.

Aug 22 03 10:56a

12/04/02 10:44 FAX 860 275 8299

ROBINSON & COLE LLP

p. 18

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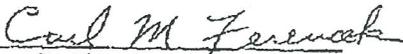
31 Landlord's Waiver. Upon Lessee's request, Lessor shall promptly execute a Landlord's Waiver for the benefit of any creditors of Lessee

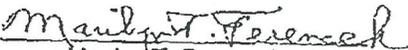
32 Binding Effect. The Option granted herein shall be effective upon the exercise of this document by all parties. The Lease shall become effective, if at all, upon the exercise of such Option in accordance with its terms

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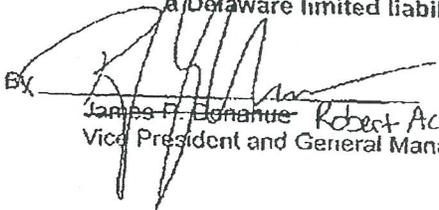
IN WITNESS WHEREOF, Lessor and Lessee having read the foregoing and intending to be legally bound hereby, have executed this Lease Agreement as of the day and year first written above.

LESSOR:


Carl M. Ferencek


Marilyn T. Ferencek

LESSEE: CROWN ATLANTIC COMPANY LLC
a Delaware limited liability company,

BY 
James F. Donahue Robert Ackerman
Vice President and General Manager

Aug 22 03 10:57a

p.20

12/04/02 10:44 FAX 800 275 8298

ROBINSON & COLE LLP

019

EXHIBIT "A"
to
LEASE AGREEMENT

LESSOR'S DEED:

EXHIBIT A

W 2000 Connecticut Real Estate Law Book, Inc. 181 JUL 2000 JAMES P. HANCOCK, INC., LAW OFFICES, P.O. BOX 100, SOUTHBRURY, CT 06488

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

To all People to Whom these Presents shall Come, Greeting:

Knows Ye, That

LORETTA COULET

for the consideration of

NO CONSIDERATION

No Conveyance Tax collected

received to HER

full satisfaction of

Loretta Coulet
Asst. Town Clerk of Southbury

CARL M. AND MARILYN T. FERENCK

do hereby release, and forever QUIT-CLAIM unto the said

CARL M. AND MARILYN T. FERENCK

and unto the survivor of them, and unto the heirs and assigns of the survivor of them forever, all the right, title, interest, claim and demand whatsoever as LORETTA COULET, the said Releasee has or ought to have in or to

FIRST PIECE:

That certain parcel of land located in the Town of Southbury, County of New Haven and State of Connecticut containing about 1 acre of land, more or less, bounded:

- NORTHERLY by a line of trees and land of Crantor;
- EASTERLY by a stone wall and land of Crantor
- SOUTHERLY by land of Fish Rock Club;
- WESTERLY by Upper Fish Rock Road and Lot #12 of Fish Rock Club.

Subject to any and all provisions of any ordinance, municipal regulation or public or private law.

Subject to easements and restrictions of record and zoning and/or planning ordinances of the Town of Southbury.

SECOND PIECE

That certain piece or parcel of land with all the improvements thereon containing 31.934 acres more or less shown as "Remaining land of Theresa Kiesitz" on a map entitled, "Subdivision of land of Theresa Kiesitz, Southbury, Connecticut", prepared by Stuart F. Somco C.E. & L.S., Southbury, Connecticut and approved by Southbury Planning Commission on May 30, 1972. Said map is filed in the Southbury Town Clerk's Office in the Town of Southbury as Map No. 1313.

It is the intention of this deed that parcel 1 and parcel 2 shall merge and become a single lot for the purpose of the zoning regulations of the Town of Southbury.

Aug 22 03 10:57a

p. 23

12/04/02 10:44 FAX 860 275 8299

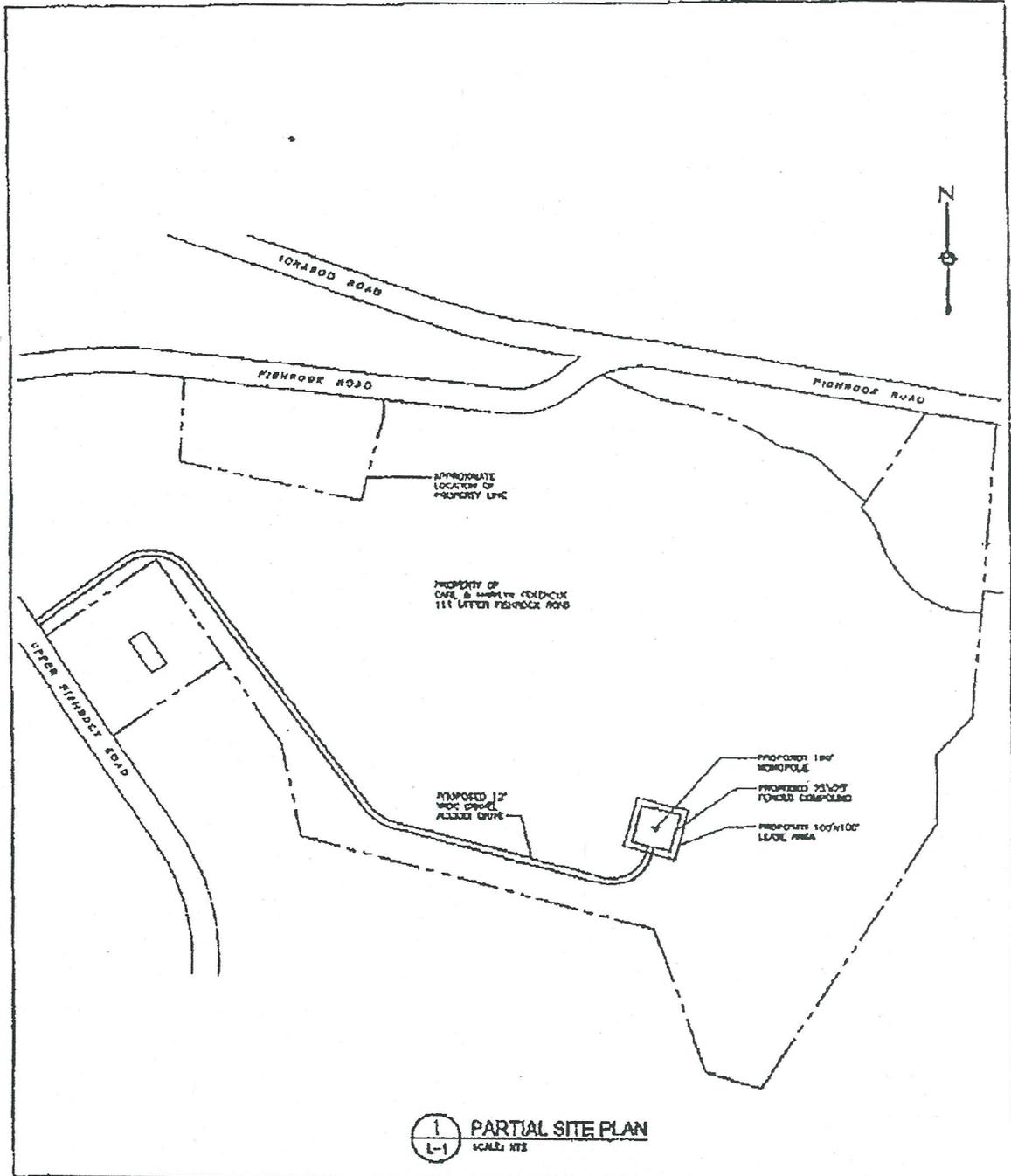
ROBINSON & COLE LLP

0022

EXHIBIT "B"
to
LEASE AGREEMENT

SITE SKETCH INCLUDING ACCESS ROAD TO LEASED PREMISES:

EXHIBIT B



1 PARTIAL SITE PLAN
 L-1 SCALE: NTS

| | | | | | | | | | | | | | |
|---|---|---|---|---|---------|----------------|---|---------|--------------|-----|---------|-------------|----------------------------|
| DATE: 8/22/03 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank] | URS CORPORATION 600 ENTERPRISE DRIVE ROCKY HILL, CONNECTICUT 1-800-521-0002 | CROWN ATLANTIC CO LLC 700 MERRIM AVENUE CLASTONOURY, CONNECTICUT 06033 NEWTOWN-NE 111 UPPER FISHROCK ROAD SOUTHBURY, CONNECTICUT 06440 | <table border="1"> <tr> <td>1</td> <td>8/18/03</td> <td>REVISED ACCESS</td> </tr> <tr> <td>1</td> <td>8/28/03</td> <td>ADDED ACCESS</td> </tr> <tr> <td>004</td> <td>8/27/03</td> <td>ADDED DRIVE</td> </tr> </table> | 1 | 8/18/03 | REVISED ACCESS | 1 | 8/28/03 | ADDED ACCESS | 004 | 8/27/03 | ADDED DRIVE | SHEET NO. L-1 OF 2 OF 3 |
| 1 | 8/18/03 | REVISED ACCESS | | | | | | | | | | | |
| 1 | 8/28/03 | ADDED ACCESS | | | | | | | | | | | |
| 004 | 8/27/03 | ADDED DRIVE | | | | | | | | | | | |

Schedule A Addendum

1. The Lessee (Crown) shall defend, indemnify and hold harmless the Lessor (Ferencek) for and against any claim, loss, liability or expense incurred by reason of the exercise of this lease by the Lessee, its agents, employees, servants, subcontractors or visitors.
2. The Lessee represents that it has and its agent Northstar Site Development LLC, has (and any other agent which may enter the property has) liability insurance coverage with limits not less than \$1,000,000.00 for bodily injury and all have appropriate worker's compensation insurance coverage as required by law; the Lessee further agrees to hold the Lessor harmless from any claim arising from its work or presence on the property. Copies of the declaration pages of said insurance policies are attached hereto. Lessee will furnish declaration pages for all such policies which expire before the completion of this lease, and during the term of any document subsequently executed by the parties hereto.
3. In any situation where this document or any notice of it has been recorded in the Land Records of the Town of Southbury, and for any reason the lease is not to be exercised or is terminated, the Lessee shall provide to the Lessor a release and discharge of said lease in recordable form to be recorded in said Land Records.

Dated:

10/18/02

Carl M. Ferencek
Carl M. Ferencek, Lessor

Marilyn T. Ferencek
Marilyn T. Ferencek, Lessor

Crown Atlantic Company, LLC,
Lessee

By [Signature]
Its VP/CM, herunto
duly authorized