

**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE:

APPLICATION OF OPTASITE TOWERS LLC
AND OMNIPOINT COMMUNICATIONS, INC.
FOR A CERTIFICATE OF ENVIRONMENTAL
COMPATIBILITY AND PUBLIC NEED FOR
THE CONSTRUCTION, MAINTENANCE AND
OPERATION OF A TELECOMMUNICATIONS
FACILITY AT 651 PADDOCK AVENUE IN
CITY OF MERIDEN, CONNECTICUT

DOCKET NO. 329

Date: April 27, 2007

PRE-FILED TESTIMONY OF CHARLES REGULBUTO

Q1. Mr. Regulbuto, please summarize your professional background in telecommunications.

A. I am a project manager at Optasite where I am part of a development team in the growing Northeast Region telecommunications development and site acquisition activities. My responsibilities include site selection and design, municipal and community relations associated with Optasite's and T-Mobile's efforts to develop new tower sites in Connecticut, coordination and support during the approval process and supervision of project construction once approved. I have been part of the telecommunications industry for more than 10 years and my primary focus is on property development, lease contract negotiations, and construction of newly-approved towers. I joined Optasite from Northstar Site Development, LLC where I was one of two partners. I have successfully completed all aspects of development activities for more than 150 sites in Connecticut and Massachusetts.

Q2. What is the purpose of your testimony?

A. My testimony provides background information relating to this application for a Certificate of Environmental Compatibility and Public Need for the proposed Meriden facility. I will address the specific site search that resulted in the proposed site, in addition to the thorough review of this area by both Optasite and T-Mobile's activities prior to the filing of this application, including the consideration of several City-owned properties.

Q3. Please describe Optasite's efforts to locate a facility on property owned by the Department of Transportation ("DOT") located off of Miller Avenue, adjacent to the Merritt Parkway.

A. As part of Optasite's search for a facility location in this area of Meriden, I contacted the DOT regarding DOT-owned property located off of Miller Avenue, adjacent to the Merritt Parkway (the "DOT Property"). I spoke with Joseph Hilliard at the DOT during the summer of 2006. Mr. Hilliard stated that the DOT was not willing to lease any portion of the DOT Property for the development of a facility and that the DOT Property was not large enough to accommodate such a facility. I have spoken with Mr. Hilliard as recent as March 23, 2007 and he again reiterated that the DOT is not willing to lease any portion of the DOT Property for the development of a facility.

Q4. As part of your site search in this area of Meriden, did you have any discussions with City Officials concerning locating the proposed facility on City-owned property?

A. Yes, prior to the filing of the technical report on September 29, 2006, I spoke with Mr. Thomas Skoglund, Assistant Planner for the City of Meriden on numerous occasions. I contacted Mr. Skoglund to pursue the possibility of locating a facility on City-owned property in the vicinity of 651 Paddock Avenue. Specifically, I raised the possibility of locating a facility at 70 Overlook Road, the Thomas Hooker School (the "School Property").

Q5. What was the result of those conversations with the City of Meriden concerning the School Property?

A. Mr. Skoglund agreed to meet with me at the School Property to review possible locations for a proposed facility on that property. Prior to that meeting, I had reviewed the School property and located three possible locations for a facility. During that meeting, which took place in July, 2006, we discussed the three different possible locations at the School Property for the location of a facility.

The first site we reviewed and discussed was a wooded area located immediately adjacent to the existing parking lot. Mr. Skoglund rejected this site and stated that this could not be used to site a facility because it was the only area on the School Property that could be utilized for future expansion of the school and associated parking.

The second site we reviewed was a wooded area immediately adjacent to the outfield of the baseball field located on the School Property. Mr. Skoglund

rejected this site because the majority of the area was wetlands. I agreed that, because a facility would need to be constructed on wetlands, it would not be a desirable site for the development of a facility.

The third and final site we reviewed on the School Property was a grassy clearing where the School Property abuts Route 15. Mr. Skoglund rejected this site. He stated that this area of the School Property was subject to a water easement and this precluded the development of a facility here.

Q6. Did you discuss the possibility of locating a facility on any other City-owned property with City Officials?

A. Yes, in addition to the School Property, I discussed the possibility of locating a facility on two other City-owned properties with Mr. Skoglund; one located at 91 Barr Road and one located at 883 Paddock Avenue.

91 Barr Road was rejected as a possible location by T-Mobile because it was too far outside of the search area and would not meet its coverage objectives.

I also discussed the possibility of locating a facility at property owned by the City located at 883 Paddock Avenue. This property was investigated further by Keith Coppins and is addressed in his testimony.

Q7. Were you involved in the selection of the specific site location on the property located at 651 Paddock Avenue (the "Property")?

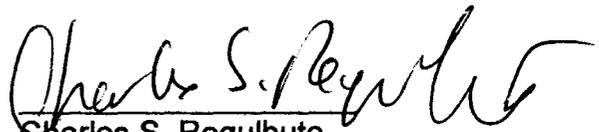
A. Yes. Originally, Optasite had chosen a location for the facility and associated equipment compound that was located to the southeast of the location shown in Exhibit A of the Application and further away from existing wetlands on the Property. However, in this location, the facility was still located

within the wetland buffer. In addition, in this location, there was no natural screening of the compound area. Therefore, the compound area would be visible to the neighboring properties. Therefore, in order to reduce the potential visual impact of the facility to those neighbors, the facility and compound were shifted to the northwest from the originally-proposed location on the Property in order to take advantage of the natural screening provided by that location.

The statements above are true and complete to the best of my knowledge.

4/27/07

Date


Charles S. Regulbuto

Subscribed and sworn before me this 27th day of April, 2007.

By:


Notary

NIKI HASLAM
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 31, 2011