

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 Washington 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 currently maintains only two (2) existing communications facilities located within approximately four (4) miles of the Washington North search area. These existing facilities, however, cannot provide the coverage needed along Route 202 and the southerly portion of Route 45 as well as the local roads in the northwesterly portion of Washington. (See Attachment 7, page 1). Details regarding these existing facilities are provided in the table below.

	<u>OWNER/OPERATOR</u>	<u>FACILITY TYPE</u>	<u>LOCATION</u>	<u>CELLCO ANTENNA HEIGHT (CENTERLINE)</u>
1.	SBA (Litchfield SW)	150' Tower	1291-1293 Bantam Road Litchfield, CT	140'
2.	Global Signal (New Milford E)	160' Tower	399 Chestnut Lane New Milford, CT	140'

In addition to these existing towers, Cellco explored the possibility of installing antennas in the steeple of the New Preston Congregational Church located at 15 Church Street in New Preston. This site is approximately 1.5 miles east of the two alternative sites presented in the Cellco application. This site was rejected after Cellco discovered that the use of the church steeples for telecommunications purposes was not permitted under the Washington Zoning Regulations. The New Preston Congregational Church site was the subject of an application by AT&T Wireless in 2004. In that application, AT&T sought to amend the Washington Zoning

Regulations to permit the installation of a wireless facility at the Church. Washington Zoning Regulations prohibit the location of personal wireless service facilities within 750 feet of a number of different land uses including churches. (See Section 13.19.8.o.1. of the Washington Zoning Regulations). The AT&T application was unanimously denied by the Town's Zoning Commission.

If existing towers or other tall 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 their sites 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 Washington North Search Area

The purpose of the proposed Washington North facility is to provide reliable coverage along Route 202 in the Town of Washington covering a portion of a significant coverage gap between Cellco's existing New Milford E and Litchfield SW cell sites.

The descriptions of the individual sites investigated, which are set forth below, include sites both inside and outside the Washington North search area that were analyzed and were either unavailable or found to be technically unworkable. Generally, sites are deemed unworkable due either to the topography in an area or the overall distance from the site investigated to the area Cellco is trying to serve.

Sites Investigated in the Washington Area

In addition to the existing telecommunications towers listed above and the New Preston Congregational Church, Cellco identified and investigated a total of six (6) "raw land" sites in the northwesterly portion of Washington. These sites are described below.

Sites Investigated

1. 6 Mountain Road – Cellco was successful in its efforts to lease a portion of an approximately 32-acre parcel north of Route 202 and east of Mountain Road. This site is identified as Site 1 in the Application.
2. 167 New Milford Turnpike – Cellco was successful in its efforts to lease a portion of an approximately 1.25-acre parcel south of Route 202 and east of Mygatt Road. This site is identified as Site 2 in the Application.

3. New Preston Fire Department – New Milford Turnpike – As a part of its site search process, Cellco representatives, working with the Town of Washington First Selectman, explored the use of the New Preston Fire Department property as an alternative cell site location. The property is owned by the Town of Washington. Following some preliminary due diligence, the Town withdrew this site from consideration due primarily to its concerns for visual impacts on neighboring properties.
4. Land off North Sawyer Hill Road – Cellco explored and made a formal proposal to lease a portion of a parcel north of Route 202 off North Sawyer Road near the Washington/New Milford Town line. After consideration of Cellco's offer the property owner decided not to lease his land for development of a tower site.
5. Land off Sunset Lane – Cellco was approached by the owner of an approximately 3.0-acre parcel located on the west side of Sunset Lane approximately 2000 feet south of Scofield Hill Road and more than one half-mile southeast of Route 202. A tower at this location would not provide coverage comparable to that achieved from either the Site 1 or Site 2 alternatives and was therefore rejected.
6. Land off Route 202 and Flirtation Avenue – Cellco was approached by the owner of a large parcel located north of Route 202 near Flirtation Avenue, approximately 1½ miles east of the proposed Site 1 and Site 2 alternative locations. Cellco and the property owner could not reach an agreement on lease terms for use of this property.