

THOMAS J. REGAN
Direct Dial Telephone: (860) 509-6522
E-MAIL: tregan@brownrudnick.com

FILE

CityPlace I
185 Asylum
Street
Hartford
Connecticut
06103
tel 860.509.6500
fax 860.509.6501

Via FedEx

September 7, 2006

Paul Beaulieu, First Selectman
Town of Cromwell
Town Hall
41 West Street
Cromwell, CT 06416

RE: Pre-Application Filing Sprint Nextel Corporation ("Sprint") Proposed
Cellular Communications Facility For Property on 160 West Street,
Cromwell, Connecticut, 160 West Street LLC, Owner

Dear First Selectman Beaulieu:

In satisfaction of Connecticut General Statutes Section 16-501(e), enclosed please find four (4) copies of the documents prepared for Sprint in anticipation of the filing of an "Application for Certificate of Environmental Compatibility and Public Need" for the construction, maintenance and operation of a facility at the above-referenced location to provide digital service in the Cromwell area.

The information contained herein has been prepared in concert with the requirements of the revised Connecticut Siting Council Application Guide for Community Antenna Television and Telecommunications Facilities. Included in this filing are technical reports concerning the public need, the site selection process, and the environmental effects of the proposed facility.

Please recognize that after an extensive search, we have identified this property, outlined in the attached documents as the potential candidate for the location of a wireless telecommunications facility. We are seeking your input in determining the best location for this facility.

b
r
o
w
n
r
u
d
n
i
c
k
.
c
o
m



Paul Beaulieu, Cromwell First Selectman

September 7, 2006

RE: Pre-Application Filing Sprint Nextel Corporation ("Sprint") Proposed Cellular Communications
- Facility For Property on 160 West Street, Cromwell, Connecticut, 160 West Street LLC, Owner

Page 2

As you are aware, the municipality may conduct public hearings and meetings as it deems necessary for it to advise Sprint of its recommendations concerning the proposed facility. We are available, at your discretion, to meet with you and other parties to review the proposed location and application. Please note that the municipality must issue its recommendations to us within sixty (60) days of the consultation and receipt of this filing.

If you have any questions, please do not hesitate to contact the undersigned directly.

Very truly yours,

BROWN RUDNICK BERLACK ISRAELS LLP

By: 
Thomas J. Regan

TJR/bh
Enclosures

cc/encls: Craig Minor, Town Planner



THOMAS J. REGAN
Direct Dial Telephone: (860) 509-6522
E-MAIL: tregan@brownrudnick.com

Craig Minor, Town Planner
Town of Cromwell
Town Hall
41 West Street
Cromwell, CT 06416
860/632-3440

THOMAS J. REGAN
Direct Dial Telephone: (860) 509-6522
E-MAIL: tregan@brownrudnick.com

FILE

CityPlace I
185 Asylum
Street
Hartford
Connecticut
06103
tel 860.509.6500
fax 860.509.6501

Via FedEx

September 7, 2006

The Honorable Sebastian N. Giuliano
Mayor
Town of Middletown
Municipal Building
245 DeKoven Drive and Court Street
Middletown, CT 06457

RE: Pre-Application Filing Sprint Nextel Corporation ("Sprint") Proposed
Cellular Communications Facility For Property on 160 West Street,
Cromwell, Connecticut, 160 West Street LLC, Owner

Dear Mayor Giuliano:

In satisfaction of Connecticut General Statutes Section 16-501(e), enclosed please find four (4) copies of the documents prepared for Sprint (the "Applicant") in anticipation of its filing of an "Application for Certificate of Environmental Compatibility and Public Need" for the construction, maintenance and operation of a facility to provide wireless service in the Cromwell area.

Section 16-501(e) states, in part, "At least 60 days prior to the filing of any application with the Council, the applicant shall consult with the municipality in which the facility may be located and with any adjoining municipality having a boundary not more than 2500 feet from such facility ...". As the Town of Middletown may be within 2500 feet from the proposed facility, this pre-application package is being transmitted to the Town of Middletown for its review.

The information contained herein has been prepared in concert with the requirements of the revised Connecticut Siting Council Application Guide for Community Antenna Television and Telecommunications Facilities. Included in this

b
r
o
w
n
r
u
d
n
i
c
k
c
o
n



The Honorable Sebastian N. Giuliano, Mayor

September 7, 2006

RE: Pre-Application Filing Sprint Nextel Corporation ("Sprint") Proposed Cellular Communications Facility For Property on 160 West Street, Cromwell, Connecticut, 160 West Street LLC, Owner

Page 2

filing are technical reports concerning the public need, the site selection process, and the environmental effects of the proposed facility.

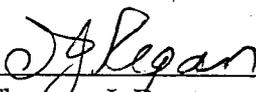
Please recognize that after an extensive search, we have identified the property as outlined in the attached documents as the potential candidate for the location of a wireless telecommunications facility for the Applicant. We are seeking your input concerning the proposed facility.

As you are aware, the municipality may conduct public hearings and meetings as it deems necessary for it to advise the Applicant of its recommendations concerning the proposed facility. We are available, at your discretion, to meet with you and other parties to review the proposed facility and application. Please note that the municipality must issue its recommendations to us within sixty (60) days of the consultation and receipt of this filing.

If you have any questions, please do not hesitate to contact the undersigned directly.

Very truly yours,

BROWN RUDNICK BERLACK ISRAELS LLP

By: 
Thomas J. Regan

TJR/bh

Enclosures

cc/encls: William Warner, Town Planner



THOMAS J. REGAN
Direct Dial Telephone: (860) 509-6522
E-MAIL: tregan@brownrudnick.com

William Warner, Town Planner
Town of Middletown
Municipal Building
245 DeKoven Drive and Court Street
Middletown, CT 06457
860/344-3459

INTRODUCTION

Sprint-Nextel hereby submits this Technical Report to the Town of Cromwell, Connecticut pursuant to Section 16-501 of the Connecticut General Statutes. Sprint-Nextel proposes to construct and install a wireless telecommunications facility on an approximately 3.534 acre parcel of land owned by 160 West Street LLC and located at 160 West Street, Cromwell, CT (the "Facility").

The Facility being proposed will allow Sprint-Nextel, as well as other federally licensed wireless carriers to provide enhanced service in this area of Cromwell, Rocky Hill and Middletown.

The purpose of this report is to provide the Town of Cromwell with information concerning the need for the proposed Facility (please see Section 1), the site selection process (please see Section 2), the Facility design and any environmental effects associated with the proposed Facility (please see Section 3).

SECTION 1
SITE JUSTIFICATION

This Section provides information regarding the identification of the specific need of Sprint-Nextel for a site at this location.

The site at 160 West Street, Cromwell, CT is necessary to the Sprint-Nextel network in order to increase wireless service on Routes 9, 99, 372 and in Cromwell, CT.

Included herein are propagation plots prepared by Sprint-Nextel RF (radio frequency) engineers the depict the following:

1. Coverage from existing surrounding sites; (Exhibit 1)
2. Predicted coverage from the proposed site with the antennas mounted at the 75' and 69' centerlines of the Facility and at 132 AGL; (Exhibit 2)
3. Coverage from the proposed site and existing surrounding sites. (Exhibit 3)

A chart identifying each of the surrounding existing sites for Sprint-Nextel is also provided. (Exhibit 4)

These propagation plots demonstrate the need for a wireless telecommunications site in this area and the effectiveness of this particular site in meeting the needs of Sprint-Nextel in Cromwell.

SECTION 2

SITE SEARCH PROCESS AND SELECTION

Section 16-50j-74(j) of the Regulations of Connecticut State Agencies requires the Applicant to submit a statement that describes the “narrowing process by which other possible sites were considered and eliminated”. In accordance with this requirement, the description of the general site search process, the identification of the target search area and the alternative locations considered for development of the proposed Cromwell telecommunications facility are provided below.

As a licensed wireless telecommunications carrier, Sprint-Nextel bases its decision to seek out a site in an area based on the needs of the network, existing data and experience. A target or search area is chosen central to an area where the coverage and/or capacity needs of the network have been identified. The area targeted is the geographical location where the installation of a site would, based on specific RF engineering and system design standards, address an identified problem. Sprint-Nextel’s objective is to locate its sites where they will solve an existing coverage and/or capacity problem and integrate the site into its existing wireless system. The location of this site may also help other carriers to remedy existing coverage and capacity gaps as well.

Sprint-Nextel is sensitive to State and local community desires to minimize the construction of new towers, and it does not propose a new tower in areas where there are existing structures that may satisfy its needs. In this area of Cromwell, there are no other existing towers, utility transmission facilities or other tall buildings or structures on which it could locate a facility. Any existing towers are too far from the target area to provide an adequate substitute.

In general, Sprint-Nextel studies the area to determine what industrial or commercial areas with appropriate environmental and land use characteristics are available. Potential locations are then examined by Sprint-Nextel RF engineers to determine which locations will meet the technical requirements for a facility in the area. This list of potential locations is further refined based on the willingness of potential landlords to enter into negotiations to make their property available for this type of development. Analysis of potential environmental effects and benefits further narrows the alternatives.

Sprint-Nextel identified and investigated several properties in and near the targeted search area, focusing on parcels most appropriate to the proposed use in the area. These locations are described below and where applicable, the reasons for rejecting the candidate is described.

1. Washington Ridge Condominiums Highridge Road and Patricia Lane, Cromwell, CT

Owners of condominium association were not interested and the parcel is too densely residential.

2. Steven Chernock 80 Shunpike Turnpike, Cromwell 80 acres immediately to the west of the proposed site.

Owner entertained a proposal but rejected due to other development plans for the site.

3. 2 Bad Dudes Enterprises LLP 154 West Street, Cromwell, CT 1.3 acres to the east of the proposed site

Owners not interested. Parcel too small.

4. S+A Realty 159 West Street, Cromwell, CT 12 acres

Owners not interested.

SECTION 3

PROPOSED SITE

160 West Street
Cromwell, CT

LAND OF
160 WEST STREET LLC

ASSESSORS RECORD
MAP 31
BLOCK 17
LOT 14A

3.534 ACRES

GENERAL FACILITY DESCRIPTION

The proposed 160 West Street site Facility is a 54' by 30' leased area located in the northwest corner of the approximately 3.534 acre property at 160 West Street, Cromwell, CT. The Facility would consist of an 80' self supporting monopole-flag pole and a 54' by 30' site compound designed to accommodate Sprint-Nextel's 12' by 20' equipment shelter and associate utilities. The compound would be large enough to accommodate other carriers if they desired to co-locate at the Facility. The tower would accommodate 2 three panel sets of antennas. Initially, antennas and equipment for Sprint-Nextel would be installed. The compound area will be enclosed by an 8' high security fence and gate, with additional screening as deemed necessary to augment existing natural vegetation. Vehicle access to the Facility will be through existing paved driveways and parking areas as shown on the plans. Underground utilities will service the Facility.

SITE EVALUATION REPORT

1. LOCATION

- A. COORDINATES 41-36-21.57
72-40-13.37
- B. GROUND ELEVATION 132' AMSL
- C. USGS MAP: MIDDLETOWN
- D. SITE ADDRESS 160 WEST STREET, CROMWELL, CT
- E. ZONING WITHIN ¼ MILE OF SITE: BUSINESS &
RESIDENTIAL

2. DESCRIPTION

- A. SITE SIZE 54' BY 30'
- B. LESSOR'S PARCEL 3.534 ACRES
- C. SITE TOPOGRAPHY AND SURFACE LEVEL, DEVELOPED
AREA
- D. SURROUNDING TERRAIN, VEGETATION AND WETLANDS OR
WATER

The site is a developed business condominium, with residential condominiums to the north, undeveloped commercial property to the west and south. There are no wetlands at the site and the proposed site is clear of vegetation except a grass area where the compound will be developed.

- E. LAND USE WITHIN ¼ MILE OF THE SITE

The surrounding area is a mix of commercial, business and residential development.

3. FACILITY
 - A. POWER COMPANY CL&P
 - B. POWER PROXIMITY TO SITE AT THE SITE
 - C. TELEPHONE COMPANY SBC
 - D. PHONE SERVICE PROXIMITY AT THE SITE
 - E. VEHICLE ACCESS TO THE SITE FROM ADJACENT PARKING LOT
 - F. OBSTRUCTIONS: NONE
 - G. CLEARING AND FILL REQUIRED: NONE
4. LEGAL
 - A. PURCHASE [] LEASE [x]
 - B. OWNER 160 WEST STREET LLC
 - C. ADDRESS C/O ANDREW BECKER
160 WEST STREET, CROMWELL, CT.
 - D. DEED ON FILE AT: CROMWELL TOWN HALL

FACILITIES AND EQUIPMENT SPECIFICATIONS

1. TOWER SPECIFICATIONS
 - A. MANUFACTURER TBD
 - B. TYPE: MONOPOLE/FLAG POLE
 - C. HEIGHT: 80'
 - D. DIMENSIONS: TBD
2. TOWER LOADING
 - A. SPRINT-NEXTEL

1. 6 ANTENNAS, 3 AT 75' CENTERLINE AND 3 AT 69' CENTERLINE

B. FUTURE CARRIERS

1. TBD

3. ENGINEERING ANALYSIS AND CERTIFICATION

In accordance with EIA Standard EIA/TIA-222-E "Structural Standards for Steel Antenna Towers and Antenna Support Structures" for Middlesex County, the tower would be designed to withstand wind pressures equivalent to an 85 MPH wind or a 74 MPH wind with ½ inch solid ice accumulation. The foundation design will be determined based on soil conditions at the site.

ENVIRONMENTAL ASSESSMENT STATEMENT

1. 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 wetlands within 1000' of the site. The equipment used will discharge no pollutants to wetland and watercourse areas or to area ground water. Best management practices will be used during construction to control storm water and erosion.

B. AIR QUALITY

Under ordinary operating conditions, the equipment that would be used in the proposed Facility would emit no air pollutants of any kind. For limited periods of time during power outages, Sprint-Nextel may utilize a back up generator system. This generator may run for a brief testing period weekly for routine testing.

C. LAND

Minimal clearing and grading would be required for the development of the compound area and access to the site. The remaining land of the owner would remain unchanged during the construction and operation of the site.

D. NOISE

The equipment used in the operation of the proposed Facility after construction would emit no noise other than the installed heating, air conditioning and ventilation systems. A generator may be employed during power outages and may be operated, if installed, during brief weekly testing periods. Some noise is anticipated during the construction of the site.

E. POWER DENSITY

The worst case calculation of the power density for this site for Sprint-Nextel would be approximately 20.4297% of the FCC/ANSI standard.

F. VISABILITY

The potential visibility of the proposed Facility was assessed within a 2 mile radius using a computer based, predictive viewshed model. Please see attached Viewshed Report.

G. SCENIC, NATURAL, HISTORIC & RECREATIONAL VALUES

The property on which the Facility proposed appears to exhibit no scenic natural or recreational characteristics that would be affected by the proposed site. A review under the National Environmental Policy Act, including the Connecticut Department of Environmental Protection Natural Diversity Data Base and the State Historic Preservation Officer indicated no adverse impact and a copy is attached to this report.

Exhibit 1

Surrounding site coverage:
Coverage from the sites surrounding
the proposed site on 160 West St.

-91 dBm

-81 dBm

Surrounding site locations

Proposed site location

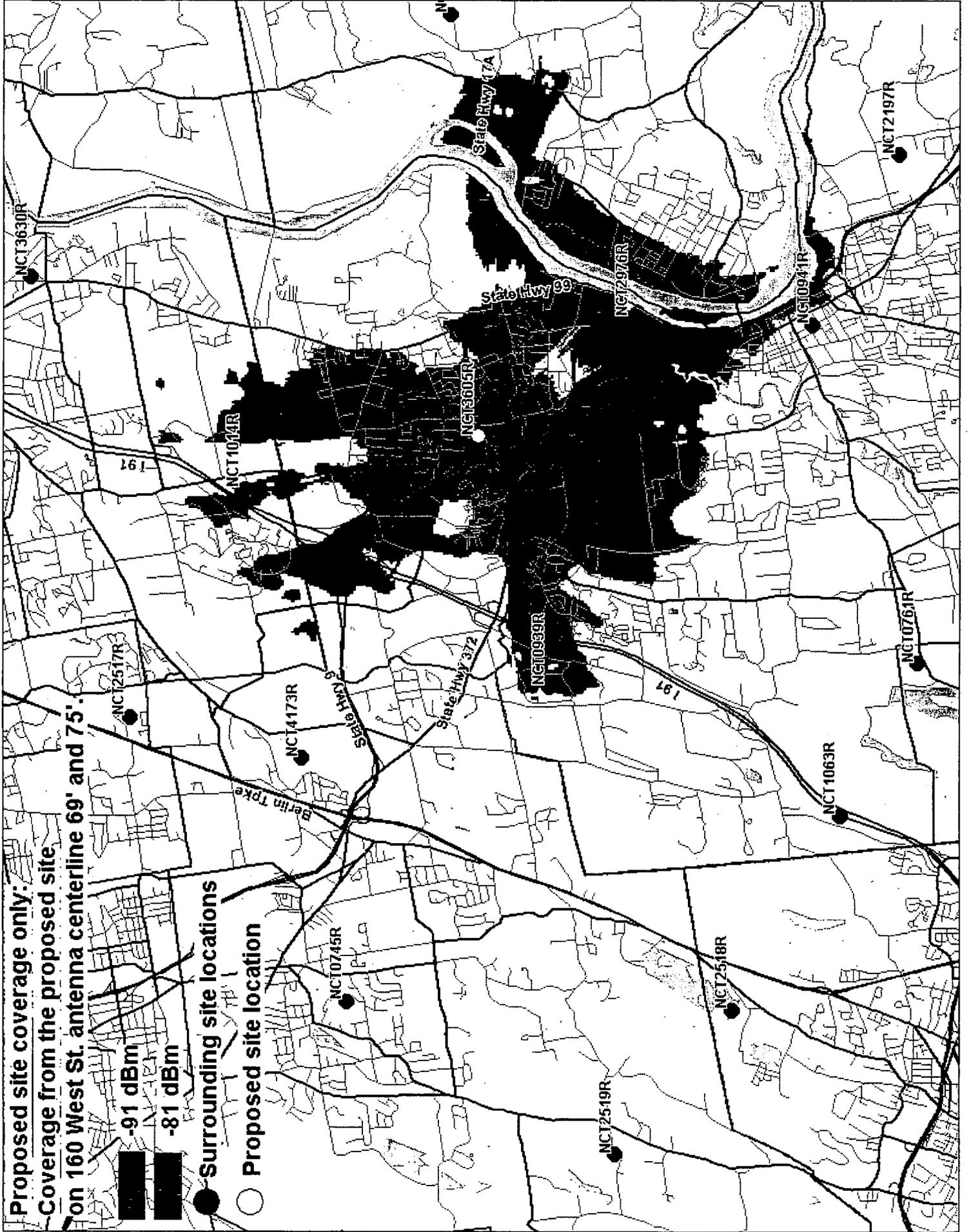


Exhibit 2

**Proposed site coverage only:
Coverage from the proposed site
on 160 West St. antenna centerline 69' and 75':**



- **Surrounding site locations**
- **Proposed site location**



U/02R
Composite coverage:

Coverage from the surrounding sites
with proposed site on 160 West St.
antenna centerline 69' and 75':

-91 dBm

-81 dBm

Surrounding site locations

Proposed site location



Explanation of Nextel Sites in and surrounding Cromwell

Nextel site #	Site Name	Site Status	Comments
CT3605	Cromwell	Proposed	Proposed raw land
NCT0745R	Berlin Central	On-Air	Co-location on existing tower
NCT0761R	Middlefield	On-Air	Co-location on existing tower
NCT0939R	Middletown AETNA	On-Air	Co-location on existing building
NCT0941R	Middletown Central	On-Air	Co-location on existing building
NCT1014R	Rocky Hill	On-Air	Co-location on existing tower
NCT1063R	Middletown West	On-Air	Co-location on existing tower
NCT2197R	Middletown South Farms	Proposed	Proposed raw land
NCT2517R	Newington South	On-Air	Co-location on existing tower
NCT2518R	Meriden North	On-Air	Co-location on existing water tank
NCT2519R	Berlin South	On-Air	Co-location on existing tower
NCT2976R	Middletown Rt.9	On-Air	Co-location on existing tower
NCT3630R	Wethersfield	On-Air	Co-location on existing tower
NCT4137R	Berlin Fairgrounds	On-Air	Co-location on existing tower