

ATTACHMENT 2



Site Search Summary

In general, a “site search area” is developed to initiate a site selection process in an area where a coverage need has been identified. The site search area is a general location where the installation of a wireless facility would address an identified coverage need problem while still allowing for orderly integration of the site into a network such as AT&T’s, based on the engineering criteria hand-off, frequency reuse and interference. In any site search area, the Applicants seek to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of a needed facility, while at the same time ensuring the quality of service provided by the site to users of its network.

The candidate identification process includes reviewing the applicable zoning ordinance to identify areas within which the proposed use is allowed. Viable candidates consist of existing structures of sufficient height from which an antenna installation can provide sufficient coverage, or lacking such a structure, parcels located within the narrowly defined search area upon which a tower may be constructed to a sufficient height. In order to be viable, a candidate must provide adequate coverage to the significant gap in AT&T’s network. In addition, all viable candidates must have a willing landowner with whom commercially reasonable lease terms may be negotiated. Preference is given to locations that closely comply with local zoning ordinances, or in the event no viable candidates are determined to be located within such areas, to identify other potentially suitable locations.

In the case of this particular site search area in Brookfield, no tall, non-tower structures were located within the identified area of need that were available for leasing. The area consists of mainly single story commercial structures within the search area that are inadequate in height and would not meet the coverage requirements of AT&T. Although there are existing Eversource structures in the area that carry a 345 kV transmission line, due to delayed outage windows by Eversource and the need for 24/7 access for emergency maintenance to antennas, these structures are not considered as viable options by both AT&T and Brookfield’s Emergency Planners.

As noted below, Homeland Towers, LLC along with AT&T investigated a number of different parcels of land and structures within and near this area for construction of a new facility. The Applicants found these sites to be adequate and available for the siting of a wireless facility or, for the reasons cited below, unavailable or inappropriate for the siting of a facility or technically inadequate to satisfy AT&T’s coverage requirements in this area of need.

Properties Investigated by Homeland Towers

Homeland Towers and AT&T identified and investigated twenty-one (21) sites in and around the Brookfield site search area where the construction of a new tower might be feasible for radio frequency engineering purposes. Descriptions of Homeland’s and AT&T’s sites investigated are set forth below along as well as a map depicting the approximate location of the sites investigated.

1. 60 Vale Road, Brookfield, CT 06804

Map Block Lot: E16023
Owner: 70 Vale Road LLC
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 3.99 acres
Lat/Long: 41.435817, -73.399322
Ground Elevation: 298’ +/- AMSL

This property is the Candidate Site where the tower is proposed.



2. Town of Brookfield Highway Department, 93 Grays Bridge Road, Brookfield, CT 06804

Map Block Lot: D15009
Owner: Town of Brookfield
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 3.77 acres
Lat/Long: 41.437966°, -73.403882°
Ground Elevation: 290' +/- AMSL

The Town of Brookfield showed initial interest in leasing to Homeland Towers. However, the Board of Selectman voted on August 2, 2021 to not move forward on a lease with Homeland. Reasons stated by the Board for not pursuing a ground lease with Homeland were the following: revenue generated from the lease was not sufficient, did not wish to tie up ground space at the Highway Facility potentially limiting future operations and the proposed facility may be too close to residential homes located on Edwards Drive.

3. 35 Old Grays Bridge Road, Brookfield, CT 06804

Map Block Lot: E14022
Owner: Town of Brookfield
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 4.09 acres
Lat/Long: 41.441915°, -73.399123°
Ground Elevation: 292' +/- AMSL

The Town of Brookfield showed initial interest in leasing to Homeland Towers and a site visit and site plan were completed. The Board of Selectman did not wish to pursue a lease at this location as they use the yard for storage of busses. This parcel was also reviewed by the AT&T Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area.

4. 1 Sand Cut Road, Brookfield, CT 06804

Map Block Lot: E15019
Owner: K/B Enterprises of Brookfield LLC
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 23.84 acres
Lat/Long: 41.437773°, -73.400194°
Ground Elevation: 282' +/- AMSL

The owner responded to a certified proposal sent to them by Homeland Towers. The owners expressed initial interest but upon further correspondence they decided not to enter into a lease with Homeland towers.

5. 105 Grays Bridge Road, Brookfield, CT 06804

Map Block Lot: E15023
Owner: Virginia Collins and Susan Hager
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 2.8 acres
Lat/Long: 41.438870°, -73.402471°
Ground Elevation: 282' +/- AMSL

The owner did not respond to a certified proposal sent to them by Homeland Towers.



6. 61 Grays Bridge Road, Brookfield, CT 06804

Map Block Lot: E15011
Owner: 61 Grays Bridge LLC
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 3.5 acres
Lat/Long: 41.436342°, -73.405224°
Ground Elevation: 280' +/- AMSL

The owner responded to a certified proposal sent to them by Homeland Towers. After a discussion with the owner they were not interested in leasing the amount of ground space needed for the tower and compound.

7. 56 Vale Road, Brookfield, CT 06804

Map Block Lot: E16021
Owner: BDWJ LLC
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 10.07 acres
Lat/Long: 41.433196°, -73.400810°
Ground Elevation: 300' +/- AMSL

The owner did not respond to a certified proposal sent to them by Homeland Towers.

8. 120 Park Ridge Road, Brookfield, CT 06804

Map Block Lot: D16013
Owner: Branson Ultrasonics Corporation
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 13.31 acres
Lat/Long: 41.429111°, -73.403293°
Ground Elevation: 414' +/- AMSL

The owner did not respond to a certified proposal sent to them by Homeland Towers.

9. 65 Vale Road, Brookfield, CT 06804

Map Block Lot: E16003
Owner: APBM LLC
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 1.9 acres
Lat/Long: 41.434680°, -73.398086°
Ground Elevation: 290' +/- AMSL

The owner responded to a certified proposal sent to them by Homeland Towers. Parcel was reviewed by the AT&T Radio Frequency Engineer and was not preferred as it did not provide adequate coverage to the intended area.



10. 93 Vale Road, Brookfield, CT 06804

Map Block Lot: E15018
Owner: CHLOE East LLC
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 3.67 acres
Lat/Long: 41.436071°, -73.398518°
Ground Elevation: 286' +/- AMSL

The owner responded to a certified proposal sent to them by Homeland Towers. Upon further review Homeland decided not to pursue a ground lease with the owner as the property has wetland/flooding issues and the AT&T RF engineer did not prefer this candidate.

11. 107 Vale Road, Brookfield, CT 06804

Map Block Lot: E16001
Owner: JAR Associates LLC
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 35.53 acres
Lat/Long: 41.437016°, -73.397273°
Ground Elevation: 288' +/- AMSL

The owner did not respond to a certified proposal sent to them by Homeland Towers.

12. 234 Grays Bridge Road, Brookfield, CT 06804

Map Block Lot: E14019
Owner: United Jewish Cemetery of Danbury Inc.
Zoning District: I-1 HO (Industrial Height Overlay Zone)
Parcel Size: 3.67 acres
Lat/Long: 41.444348°, -73.394856°
Ground Elevation: 298' +/- AMSL

This parcel was reviewed by the AT&T Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area.

13. 86 Candlewood Lake Road, Brookfield, CT 06804

Map Block Lot: C14006
Owner: United Jewish Center
Zoning District: R40
Parcel Size: 5.04 acres
Lat/Long: 41.442430°, -73.415335°
Ground Elevation: 382' +/- AMSL

This parcel was reviewed by the AT&T Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area. In addition, the parcel contains a vast amount of wetlands and is very close to residential homes.



Properties investigated by AT&T

14. 14 Research Drive, Bethel, CT 06801

Map/Block/Lot: 57/115/01
Owner: Duracell
Zoning District: IP Industrial Park
Parcel Size: 43.801 acres
Coordinates: 41.426722°, -73.4045°
Ground Elevation: 476' +/- AMSL

The candidate was rejected due to lack of landlord interest.

15. Stadley Rough Rd &, Rockwell Rd, Danbury, CT 06811

Map/Block/Lot: J10/ /157
Owner: State of Connecticut
Zoning District: RA20 Single-Family Residential
Parcel Size: 9.2 acres
Coordinates: 41.417954°, -73.434505°
Ground Elevation: 390' +/- AMSL

Connecticut Department of Transportation property with 50' self-support tower. This parcel was reviewed by the AT&T Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area.

16. 100 Pocono Road, Brookfield, CT 06804

Map/Block/Lot: E/100/14
Owner: Town of Brookfield
Zoning District: I-1 HO Industrial Height Overlay
Parcel Size: 45.15 acres
Coordinates: 41.462956°, -73.398267°
Ground Elevation: 339' +/- AMSL

130' monopole owned by American Tower at the Brookfield Volunteer Fire Station 1. This tower was reviewed by the AT&T Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area

17. Park Ridge Road, Brookfield, CT 06804

Map/Block/Lot: D/160/13
Owner: Branson Ultrasonics Corporation; Eversource
Zoning District: IL-80 Limited Industrial District
Parcel Size: 13.31 acres
Coordinates: 41.429271°, -73.402449°
Ground Elevation: 420' +/- AMSL

This candidate is the Eversource transmission tower or a potential of new tower build on the parcel for the new headquarters for Branson Ultrasonics Corporation. The candidate was rejected due to lack of landlord interest.



18. Park Lawn Drive, Bethel, CT 06801

Map/Block/Lot: 57/115/69
Owner: Berkshire Industrial Corporation
Zoning District: IP Industrial Park
Parcel Size: 2.96 acres
Coordinates: 41.426539°, -73.398258°
Ground Elevation: 484' +/- AMSL

This candidate is a Water Tank off Park Lawn Drive just over the town line in Bethel abutting the Brookfield Town line. The candidate was also rejected due to lack of landlord interest.

19. Park Ridge Road, Bethel, CT 06801

Map/Block/Lot: 57/115/77
Owner: Steiner, Richard E., Trustee; Eversource
Zoning District: IP Industrial Park
Parcel Size: 3.496 acres
Coordinates: 41.427694°, -73.402222°
Ground Elevation: 424' +/- AMSL

This candidate is an Eversource transmission tower in Bethel with access off Park Ridge Road in Brookfield. This candidate along with the potential for a new tower build was reviewed by the AT&T Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area (westward terrain height blocks the site from covering in that direction). The candidate was rejected due to lack of landlord interest.

20. 111 Park Ridge Road, Brookfield, CT 06804

Map/Block/Lot: D/160/10
Owner: JP Courtney Realty, LLC
Zoning District: IL80 Limited Industrial District
Parcel Size: 8.78 acres
Coordinates: 41.42754°, -73.398885°
Ground Elevation: 504' +/- AMSL

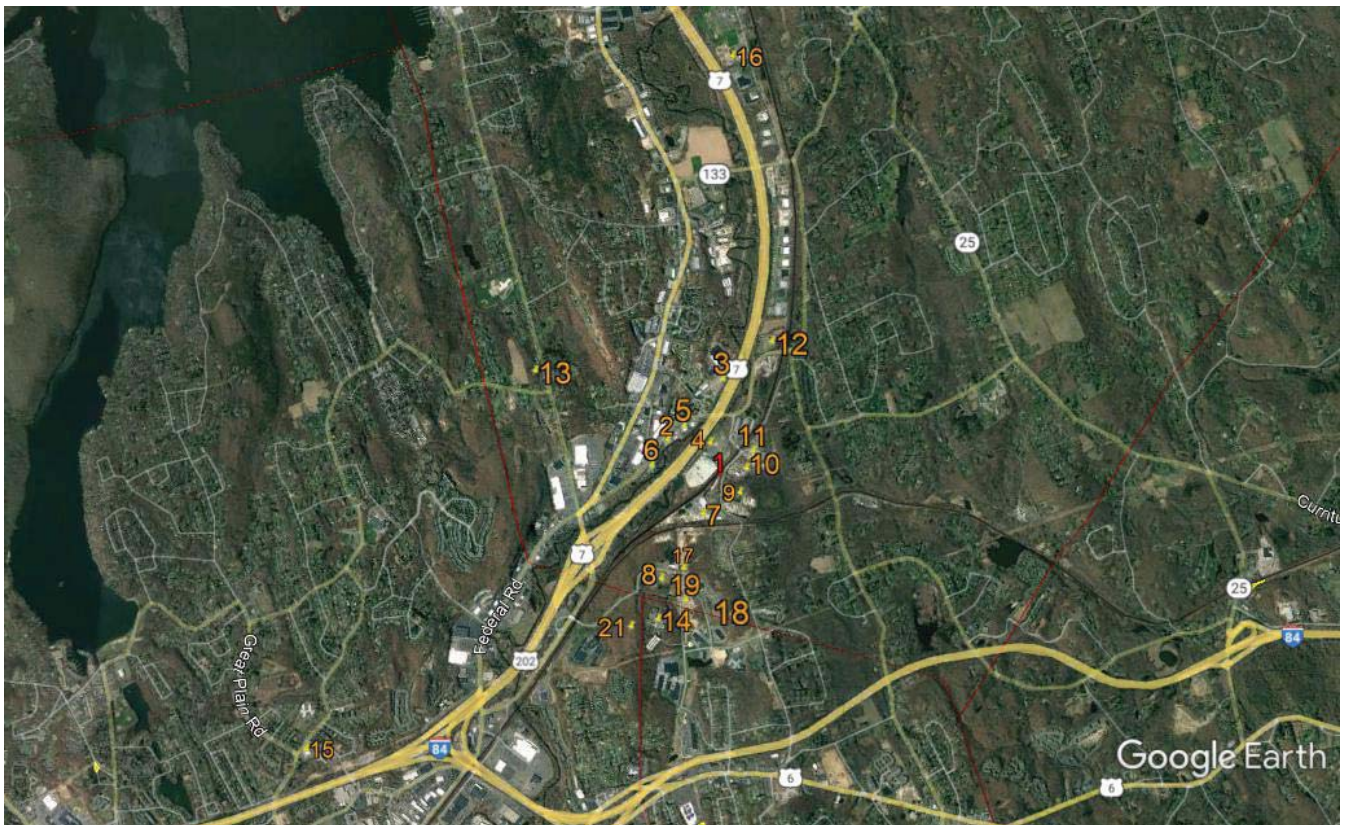
This property is leased by Eastern Account Systems from Berkshire Corporate Park and improved with a low office building with a large parking lot and was considered for a new tower site. The candidate was rejected due to lack of landlord interest.

21. 12 Riverview Drive, Danbury, CT 06810

Map/Block/Lot: M080/12/0000
Owner: Berkshire West, LLC
Zoning District: IL40 Light Industrial
Parcel Size: 18.25 acres
Coordinates: 41.425986°, -73.40693°
Ground Elevation: 512' +/- AMSL

This parcel is unimproved land to the east of the Linde Industrial Gas office building which slopes up to the east abutting the Duracell campus. The candidate was rejected due to lack of landlord interest.

Aerial Image of properties investigated by Homeland Towers and AT&T



EXISTING FACILITIES WITHIN 4 MILE RADIUS

CT076 Brookfield South

There are 35 facilities (10 communication towers, 7 CL&P power mounts, 6 rooftops, 12 small cell installations) located within approximately 4 miles of the proposed site in the southern section Brookfield. Each location is depicted on the following map, numbered in the order appearing on the list below. Not one of the existing facilities does currently, or could, provide adequate coverage to the area of southern Brookfield, northern Bethel or eastern Danbury. Indeed, most of the towers and facilities listed below are currently being used or proposed for use by AT&T to provide service outside of the area targeted for service by the proposed Brookfield Facility.

No.	OWNER/ OPERATOR	TOWER/CELL SITE LOCATION	HEIGHT/TYPE	AT&T OPERATING	COORDINATES
1.	CL&P	761 Federal Rd, Brookfield, CT	91'/Power Mount	Yes	Lat.: 41°28'43.55"N Long.: 73°24'29.86"W
2.	American Tower	100 Pocono Rd, Brookfield, CT	150'/Monopole	No	Lat.: 41°27'46.49"N Long.: 73°23'53.72"W
3.	AT&T	Huckleberry Hill Road, Brookfield, CT	60'/Flagpole	Yes	Lat.: 41°27'8.58"N Long.: 73°24'14.31"W
4.	Crown	Padanaram Rd, Danbury, CT	80'/Wood Pole	No	Lat.: 41°25'8.01"N Long.: 73°27'42.96"W
5.	CL&P	20 Barnabas Rd, Newtown, CT	180'/Lattice	Yes	Lat.: 41°25'40.72"N Long.: 73°20'40.97"W
6.	SBA	52 Stadley Rough Rd, Danbury, CT	140'/Monopole	Yes	Lat.: 41°25'58.56"N Long.: 73°25'54.70"W
7.	CL&P	Chimney Drive, Bethel, CT	140'/Power Mount	No	Lat.: 41°24'39.92"N Long.: 73°24'1.39"W
8.	CL&P	Shelly Rd, Bethel, CT	78'/Power Mount	No	Lat.: 41°23'20.67"N Long.: 73°22'3.28"W
9.	Berkshire Shopping Center LLC	67 Newtown Rd, Danbury, CT	31'/Rooftop	No	Lat.: 41°24'24.01"N Long.: 73°24'55.42"W
10.	Robert Kaufman	7 Westview Dr, Danbury, CT	133'/Lattice	No	Lat.: 41°23'45.35"N Long.: 73°25'26.13"W
11.	Fifty Newtown Rd Corp	48 Newtown Rd, Danbury, CT	110'/Monopole	Yes	Lat.: 41°24'12.34"N Long.: 73°25'27.65"W
12.	Danbury Hospital	24 Hospital Ave, Danbury, CT	125'/Rooftop	Yes	Lat.: 41°24'18.53"N Long.: 73°26'45.34"W
13.	25 Germantown Rd LLC	25 Germantown Rd, Danbury, CT	51'/Rooftop	No	Lat.: 41°24'37.73"N Long.: 73°26'6.31"W

14.	CL&P	Sand Cut Rd, Brookfield, CT	36'/Small Cell	No	Lat.: 41°26'18.91"N Long.: 73°23'53.99"W
15.	57 North Street LLC	57 North Street, Danbury, CT	54'/Rooftop	No	Lat.: 41°24'23.70"N Long.: 73°27'24.24"W
16.	457 Main	457 Main St, Danbury, CT	50'/Rooftop	No	Lat.: 41°24'18.75"N Long.: 73°27'44.43"W
17.	CL&P	Vale Rd, Brookfield, CT	100'/Power Mount	No	Lat.: 41°25'51.13"N Long.: 73°24'9.61"W
18.	CL&P	Park Ridge Rd, Brookfield, CT	125'/Power Mount	No	Lat.: 41°25'55.87"N Long.: 73°24'9.79"W
19.	CL&P	Stony Hill Rd, Bethel, CT	34'/Small Cell	No	Lat.: 41°24'57.67"N Long.: 73°23'15.50"W
20.	CL&P	Sky Edge, Bethel, CT	140'/Power Mount	No	Lat.: 41°24'48.43"N Long.: 73°24'3.09"W
21.	CL&P	Stony Hill, Bethel, CT	150'/Power Mount	Yes	Lat.: 41°24'56.93"N Long.: 73°24'5.32"W
22.	CL&P	Holley Street, Danbury, CT	36'/Small Cell	Yes	Lat.: 41°24'3.23"N Long.: 73°26'9.90"W
23.	CL&P	Rose Lane, Danbury, CT	40'/Small Cell	Yes	Lat.: 41°25'10.37"N Long.: 73°27'33.98"W
24.	CL&P	Kennedy Ave, Danbury, CT	36'/Small Cell	Yes	Lat.: 41°23'46.73"N Long.: 73°27'21.99"W
25.	CL&P	Great Plain Rd, Danbury, CT	35'/Small Cell	Yes	Lat.: 41°24'47.37"N Long.: 73°26'11.02"W
26.	CL&P	Stony Hill Rd, Bethel, CT	36'/Small Cell	Yes	Lat.: 41°24'52.03"N Long.: 73°22'49.27"W
27.	CL&P	Triangle St, Danbury, CT	36'/Small Cell	Yes	Lat.: 41°23'51.96"N Long.: 73°25'56.50"W
28.	CL&P	Holley St Ext., Danbury, CT	36'/Small Cell	Yes	Lat.: 41°24'21.97"N Long.: 73°26'6.05"W
29.	CL&P	Newtown Rd, Danbury, CT	36'/Small Cell	Yes	Lat.: 41°24'26.94"N Long.: 73°24'59.15"W
30.	CL&P	White St, Danbury, CT	36'/Small Cell	Yes	Lat.: 41°23'56.62"N Long.: 73°26'54.11"W
31.	CL&P	Obtuse Hill Rd, Brookfield, CT	39'/Small Cell	No	Lat.: 41°27'58.89"N Long.: 73°23'11.64"W
32.	Verizon	15 Great Pasture Rd, Danbury, CT	140'/Monopole	Yes	Lat.: 41°23'3.14"N Long.: 73°25'15.43"W
33.	Crown Castle	24 Dingle Brook Ln, Newtown, CT	150'/Monopole	Yes	Lat.: 41°28'0.28"N Long.: 73°20'3.31"W
34.	SNET	39 West St, Danbury, CT	63'/Rooftop	Yes	Lat.: 41°23'34.41"N Long.: 73°27'15.27"W
35.	American Tower	Meridian Ridge, Newtown, CT	160'/Monopole	Yes	Lat.: 41°25'31.89"N Long.: 73°22'27.22"W

*Site information obtained from CSC database

EXISTING SITE MAP- 4 Mile Radius

