



**STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL**

RE: APPLICATION BY T-MOBILE  
NORTHEAST LLC FOR A  
CERTIFICATE OF ENVIRONMENTAL  
COMPATIBILITY AND PUBLIC NEED  
FOR A TELECOMMUNICATIONS FACILITY  
AT 208 VALLEY ROAD IN THE TOWN  
OF NEW CANAAN, CONNECTICUT

DOCKET NO. \_\_\_\_\_

Date: April 5, 2010

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ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED**

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Pursuant to General Statutes § 16-50g *et seq.* and § 16-50j-1 *et seq.* of the Regulations of Connecticut State Agencies, T-Mobile Northeast LLC ("T-Mobile"), submits this Application for a Certificate of Environmental Compatibility and Public Need ("Certificate") for the construction, maintenance and operation of a wireless telecommunications facility ("Facility") at 208 Valley Road in the Town of New Canaan ("Application").

**I. EXECUTIVE SUMMARY**

T-Mobile seeks to construct, maintain and operate the Facility on property known as 208 Valley Road in New Canaan ("Property"). The Facility would provide needed coverage to Valley Road, Silvermine Road, just east of Route 123, and the surrounding area. The Facility would consist of a 120 foot monopole structure with antennas concealed therein and related equipment on the ground nearby. The Facility would sit within a 1,250 square foot area leased by T-Mobile, located in the northern portion of the Property, which is an approximate 42 acre parcel. An eight-foot high brown cedar

board stockade fence would secure and conceal the equipment at the Facility. Vehicle access would extend from Valley Road along an existing bituminous driveway.

The Connecticut Siting Council ("Council") has already approved a 120 foot telecommunications facility proposed by T-Mobile on the Property. On October 26, 2004, in Docket 243, the Council made the following findings: (1) a facility would alleviate a demonstrated need for improved wireless service in this area of the Town of New Canaan ("Town"); (2) there were no existing structures within the search area that would be suitable for the location of a wireless facility; (3) the Property would have less visual impact than any other property considered by T-Mobile; and (4) such a facility would not have an adverse impact on the environment.<sup>1</sup>

With this Application, T-Mobile seeks a Certificate for the Facility, which is similar to the facility approved by the Council in Docket 243. T-Mobile seeks such approval because the Certificate granted to T-Mobile in Docket 243 has lapsed without T-Mobile constructing the approved telecommunications facility.

Included herein as Exhibit A is a copy of the Council's Community Antenna Television and Telecommunication Facilities Application Guide with references to this Application. The Application also includes the lease, survey-based plans for the proposed Facility and a topography map, attached hereto as Exhibits B, C and D, respectively, and other information detailing the proposed Facility. The reports and supporting documentation included in this Application contain the relevant site specific information required by statute and the Council's regulations.

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<sup>1</sup> Pursuant to § 16-50j-28 of the Regulations of Connecticut State Agencies and applicable law, T-Mobile respectfully requests that the Council take administrative notice of the contents of Docket 243, specifically all evidence, findings and decisions entered therein. T-Mobile requests that the Council incorporate the contents of Docket 243 in this Application by reference.

## **II. BACKGROUND INFORMATION**

### **A. The Applicant**

T-Mobile is a limited liability company, organized under the laws of Delaware, with a Connecticut office at 35 Griffin Road South, Bloomfield, Connecticut 06002. The company and its affiliated entities are licensed by the Federal Communications Commission ("FCC") to construct and operate a personal wireless services system in Connecticut, which has been interpreted as a "cellular system" within the meaning of General Statutes § 16-50i (a) (6). T-Mobile does not conduct any other business in the State of Connecticut other than the provision of cellular services under FCC rules and regulations. T-Mobile is committed to use the proposed Facility as the anchor tenant. Communications regarding the Application should be to T-Mobile's attorneys as follows:

Cohen and Wolf, P.C.  
1115 Broad Street  
Bridgeport, CT 06604  
Telephone: (203) 368-0211  
Attention: Julie D. Kohler, Esq.  
Jesse A. Langer, Esq.

### **B. Application Fee**

The estimated construction cost for the Facility is \$200,000.00. In accordance with § 16-50v-1a (b) of the Regulations of Connecticut State Agencies, a check made payable to the Council in the amount of \$1,000.00 accompanies this Application.

### **C. Compliance with General Statute § 16-50/ (c)**

T-Mobile is not engaged in generating electric power in the State of Connecticut and, therefore, the proposed Facility is not subject to General Statutes § 16-50r. The proposed Facility has not been identified in any annual forecast reports and, therefore, is not subject to General Statute § 16-50/ (c).

#### **D. Application History**

T-Mobile initially proposed a 120 foot telecommunications facility at 270 Valley Road, real property owned by the City of Norwalk's First District Water Company ("Water Company"). T-Mobile made this proposal because the Property was unavailable for lease. During the proceedings for Docket 243, T-Mobile indicated to the Council that the Property was a preferable site for a telecommunications facility. On February 18, 2004, the Council denied T-Mobile's Application for a Certificate as it related to the Water Company property.

Upon T-Mobile's motion, the Council re-opened the matter because T-Mobile reached an agreement to lease space for a facility on the Property. The Town and those involved in the proceedings agreed that a facility located on the Property would have less visual impact than a similar facility located on the Water Company property.

On October 26, 2004, the Council approved T-Mobile's Application for a Certificate to construct, operate and maintain a 120 foot facility on the Property. The Decision and Order provided that "[u]nless otherwise approved by the Council, this Decision and Order shall be void if the facility authorized herein is not operational within one year of the effective date of this Decision and Order . . . ." T-Mobile did not construct a facility within the time allotted by the Council in the Decision and Order.

T-Mobile, however, continues to experience a coverage gap in this area of the Town. T-Mobile has worked diligently with the owner of the Property, Silver Hill Hospital, INC, to situate the Facility in an area with the least amount of visual impact and intrusion for the Hospital. The Facility, as proposed, would alleviate the existent coverage gap with the least amount of impact to the environment and community.

### **III. SERVICE AND NOTICE REQUIRED BY GENERAL STATUTE § 16-50I (b)**

Pursuant to General Statutes § 16-50I (b), T-Mobile sent copies of this Application to municipal, regional, State, and Federal officials. A certificate of service, along with a list of the parties served with a copy of the Application is attached hereto as Exhibit E. Pursuant to § 16-50I (b), T-Mobile caused notice of its intent to submit this Application to be published on two occasions in *The Stamford Advocate* and *The Norwalk Hour*. Copies of the legal notices and the publisher's certificates of publication are attached hereto as Exhibit F. In compliance with § 16-50I (b), notices were sent to each person appearing of record as the owner of real property abutting the Property. Certification of such notice, a sample notice letter, and the list of property owners to whom the notice was mailed are included in Exhibit G.

### **IV. STATEMENT OF NEED AND BENEFIT**

#### **A. Statement of Need**

In amending the Communications Act of 1934 with the Telecommunications Act of 1996, the United States Congress recognized the important public need for high quality telecommunications services throughout the United States. The purpose of the Telecommunications Act of 1996 was to "provide for a competitive, deregulatory national policy framework designed to accelerate rapidly private sector deployment of advanced telecommunications and information technologies to all Americans." H.R. Conf. Rep. No. 104-458, 206, 104<sup>th</sup> Cong., Sess. 1 (1996). The Telecommunications Act of 1996 expressly preserved State and/or local land use authority over wireless facilities, placed several requirements and legal limitations on the exercise of that

authority, and preempted State or local regulatory oversight of radio frequency emissions as set forth more fully in 47 U.S.C. § 332(c)(7). In doing so, Congress sought a balance between the public interest in deployment of wireless services and legitimate areas of State and/or local regulatory control over wireless infrastructure.

The Facility is an integral component of T-Mobile's wireless network in the Town. There remains a gap in coverage in this area, specifically along Valley Road and Silvermine Road, just east of Route 123, as well as the surrounding area. The Facility, in conjunction with other existing and future facilities in New Canaan and surrounding towns, is necessary for T-Mobile to provide wireless services to people living in and traveling through this area of the State.

The propagation plots attached hereto as Exhibit H depict T-Mobile's need for the Facility. The propagation plots comport with the Council's previous determination in Docket 243 that there remains a coverage gap in this area of the Town. There have been no developments since 2004 to alleviate the existent coverage gap. Also, based upon the location of the Facility and the current lack of coverage in this area, T-Mobile cannot readily predict when the Facility might reach maximum capacity.

#### **B. Statement of Benefits**

T-Mobile is a leading provider of advanced wireless voice and data services throughout the United States. T-Mobile has provided such services in Connecticut since the mid-1990s and remains actively involved in the deployment of state-of-the-art wireless services. In recent years, the public's demand for traditional cellular telephone services has evolved to include expectations of seamless service, wherever the public travels, and readily available access to the internet as well as the ability to send and

receive voice, text, image and video through their wireless devices continuously. The ever increasing availability and enhanced sophistication of wireless services has led the public to use their wireless devices as their primary form of communication for both personal and business needs.

To help provide the benefits of wireless technologies to all Americans, Congress enacted the Wireless Communications and Public Safety Act of 1999 (the "911 Act"). The purpose of this legislation was to promote public safety through the deployment of a seamless, nationwide emergency communications infrastructure that includes wireless communications services. In enacting the 911 Act, Congress recognized that networks capable of rapid, efficient deployment of emergency services would enable faster delivery of emergency care, resulting in reduced fatalities and severity of injuries. With each year since the passage of the 911 Act, additional anecdotal evidence supports the public safety value of improved wireless communications in aiding lost, ill or injured individuals such as motorists, hikers and boaters.

As an outgrowth of the 911 Act, the FCC mandated that wireless carriers provide enhanced 911 services ("E911") as part of their communications networks. These services ultimately allow 911 public safety dispatchers to identify a wireless caller's geographical location within several hundred feet. T-Mobile has deployed and continues to deploy TDOA ("Time Difference of Arrival") network technology to comply with the FCC E911 requirements. The Facility would become an integral component of T-Mobile's E911 network in this area of the state. As other wireless carriers expand their service in the Town through the Facility, E911 services would experience additional improvement.

### **C. Technological Alternatives**

The FCC licenses granted to T-Mobile authorizes it to provide cellular and Personal Communication Services (“PCS services”) in this area of the State through deployment of a network of wireless transmitting sites. The Facility is a necessary component of T-Mobile’s wireless network. The Facility would also allow other wireless carriers to provide services in this area.

In Docket 243, the Council determined that alternative technologies would not alleviate the coverage gap in this area of the Town. The Council’s previous determination remains true. Repeaters, microcell transmitters, distributed antenna systems and other types of transmitting technologies are not a practicable or feasible means to providing service within the sizeable coverage gap in this area. Terrain variations, topography and tree cover in the Town and the surrounding area, as well as other practical factors, limit the use of such technologies and preclude their implementation as alternatives to the proposed Facility. There are no equally effective technological alternatives to construction of a new tower facility for providing reliable personal wireless services in this area of Connecticut.

## **V. SITE SELECTION AND TOWER SHARING**

### **A. Site Selection**

T-Mobile selects a site in an area where there is an existing need or problem regarding coverage or capacity within T-Mobile’s network. The site selected is the geographical location where the installation of a telecommunications facility would likely address the identified coverage or capacity issue. T-Mobile conducts a site search with

the goal of finding a site that will resolve the coverage or capacity issue and minimize any potential environmental impact.

In Docket 243, the Council determined that there were no existing towers, transmission line structures or other suitable structures in this area of the Town. T-Mobile's subsequent site search confirmed the Council's earlier findings. The nearest towers and suitable structures are already in use by T-Mobile. Moreover, any other existing towers are too far from the target area to provide coverage to the target area. Finally, there are no other suitable areas of commercial or industrial use in or near the target area.

Based upon T-Mobile's previous site search, the only feasible alternative was the Water Company property, which abuts the Property to the north. T-Mobile initially selected the Water Company property in 2004 since the Property was not available for lease. The Town and those abutters that intervened in the proceedings in 2004 agreed that the Property was a better alternative to the Water Company property.

The proposed Facility would allow T-Mobile to provide coverage while at the same time minimize any environmental impacts. The site of the proposed Facility:

- Is a developed parcel;
- Would provide screening from existing, mature vegetation; and
- Would not impact any wetland systems.

The map of existing facilities within a four mile radius, along with the site selection narrative and map of rejected sites, attached to the Application as Exhibits I and J, respectively, set forth T-Mobile's methodology for conducting site searches. In

accordance with the Council's previous findings, T-Mobile has determined that the Property is the best site for a telecommunications facility in this area of the Town.

### **B. Tower Sharing**

To promote the sharing of wireless facilities in New Canaan, T-Mobile proposes to construct a facility that can accommodate T-Mobile and up to two other wireless carriers in the Connecticut marketplace. Municipal public safety antennas also could be accommodated at no cost to the Town. Details of the design are included in Exhibit C. Materials provided by T-Mobile to the Town articulated T-Mobile's willingness to provide, free of charge, space on the proposed monopole for municipal public safety communications antennas. Cellco Partnership d.b.a. Verizon Wireless has expressed an interest in the Facility.

## **VI. FACILITY DESIGN**

T-Mobile would lease a 1,250 square foot area within the Property, which is an approximately 42 acre parcel. The Property consists of two parcels (parcel A = 23.26 ± acres; parcel B = 18.79 ± acres). The Facility would be located on parcel A. The Facility would consist of a 120 foot monopole structure. T-Mobile would conceal within the monopole up to three panel antennas per sector at 117 and 107 feet above grade level ("AGL") and place its equipment cabinets nearby. The compound would be enclosed by an eight-foot high brown cedar board stockade fence. The monopole tower and equipment compound are designed to accommodate the facilities of all wireless carriers active in the Connecticut marketplace. T-Mobile would make space available, free of charge, for municipal public safety communications.

Vehicular access to the Facility would extend from Valley Road over an existing bituminous driveway. T-Mobile would extend utility service underground from a replacement utility pole on the Property. Exhibit C contains plans, descriptions and other relevant information for the Facility. Exhibit K is an inland wetlands inspection report and statement of compliance. Exhibit L is a listing of residential buildings within 1000 feet of the Facility. Exhibit M is a tree inventory regarding the proposed Facility. In summary, those exhibits reveal the following:

- The nearest wetland system is approximately 400 feet to the northeast of the proposed Facility; the construction, maintenance and operation of the Facility would not have an adverse impact on this wetland system;
- The Property is currently developed and used as a psychiatric hospital;
- The Facility, as proposed, reduces the number of trees to be removed when compared to the facility approved in Docket 243; and
- The Facility would have no impact on water flow, water quality, or air quality and would comply with relevant noise regulations.

## **VII. ENVIRONMENTAL COMPATIBILITY**

Pursuant to General Statutes § 16-50p, the Council is required to find and to determine as part of the Application process any probable environmental impact of the Facility on the natural environment, ecological balance, public health and safety, scenic, historic and recreational values, forest and parks, air and water purity and fish and wildlife. In Docket 243, the Council concluded that a 120 foot telecommunications facility located on the Property would not adversely impact the environment. Similarly, the proposed Facility would not have a significant adverse environmental impact. This Application, along with the accompanying attachments and documentation, confirms the Council's previous determination in Docket 243.

## **A. Visual Assessment**

The visual impact of the Facility would vary from different locations around the Facility depending upon factors such as vegetation, topography, distance from the Facility, and the location of structures around the Facility. Exhibit N contains a computer-based, predictive viewshed model, which has proven to depict accurately the potential impact of the Facility from surrounding views as well as a Visual Resource Evaluation.

T-Mobile retained visibility experts Vanasse Hangen Brustlin, Inc. ("VHB") to prepare the Visual Resource Evaluation. As part of its study, on January 14, 2010, VHB conducted a balloon float at 120 feet AGL to evaluate the potential visual impacts, if any, associated with the Facility. With this balloon float, VHB sought to determine the visibility impact of the Facility, accounting for local, state and federal historic and recreational sites within a two-mile radius of the proposed Site ("Study Area").

The topography and vegetation contained at the Property and within the Study Area serve to minimize the potential visual impact of the Facility. The existing vegetation in the area of the Property is mixed deciduous hardwood species with an average estimated height of sixty-five feet. This vegetation sits on rolling hills that range in ground elevation from approximately ninety feet above mean sea level ("AMSL") to approximately 530 feet AMSL. The tree canopy covers approximately 5,298 acres of the 8,042 acre Study Area. The Study Area includes approximately 100 linear miles of roadways as well as 221 acres of surface water, including portions of the Silvermine River, South Norwalk Reservoir, Rock Lake and Thayers Pond.

The Visual Resources Evaluation demonstrates that the Facility would be as inconspicuous as possible. Based on the viewshed analysis contained in Exhibit N, areas from which the Facility would be at least partially visible year round comprise only eight acres, which is less than one-half of 1 percent of the entire Study Area. These views would be limited primarily to the Property and a small segment of Valley Road within the immediate vicinity of the proposed Facility. There are several small pockets of year round visibility located to the north, northeast and southeast of the Facility. The Facility would be visible year round to four residential properties within the Study Area, which would include three properties on Valley Road and one property on Wardwell Drive. The Facility would also be visible from portions of the Water Company property, which also abuts the Property. The views would be limited to the upper portion of the proposed Facility.

Areas of seasonal visibility (leaf-off views) would comprise of approximately sixteen additional acres, within 0.25 miles of the proposed Facility. The areas with seasonal views include an approximate one-tenth of a mile segment of Valley Road that abuts the Property; an area to the northwest of the proposed Facility that extends to select portions of Wardwell Drive; an area located near the end of Turning Mill Lane; and an isolated area along Huckleberry Hill Road. There are eight additional residential properties that would have limited seasonal views of the Facility, including three properties along Valley Road; two properties on Turning Mill Lane; one property on Huckleberry Hill Road; one property on Thayer Drive; and one property on Wardwell Drive.

The Facility would have a *de minimis* visual impact as it would be screened by the proposed fencing and existing, mature vegetation. The Visual Resources Evaluation demonstrates that the Facility would not be obtrusive, even from most of the areas where the Facility would be partially visible. Furthermore, the proposed stealth design of the Facility would further minimize the Facility's visual impact. Accordingly, the proposed Facility would not result in an unacceptable adverse visual impact. Weather permitting, T-Mobile will raise a balloon with a diameter of at least three (3) feet at the Facility on the day of the Council's first hearing session on this Application, or at a time otherwise specified by the Council.

**B. Solicitation of State Agency Comments**

T-Mobile submitted a request for review and comment for the Facility to the Connecticut State Historic Preservation Officer ("SHPO") and obtained the necessary maps from the database of the Connecticut Department of Environmental Protection ("DEP"). SHPO has determined that no impact is anticipated, given the nature of the terrain and soil on the Property. Additionally, the Property does not host any wetlands or waterways. Copies of the SHPO correspondence and the DEP map regarding the Facility are attached hereto as Exhibit O.

**C. MPE Limits/Power Density Analysis**

In August 1996, the FCC adopted a standard for exposure to Radio Frequency ("RF") emissions from telecommunications facilities like the Facility proposed in this Application. To ensure compliance with applicable standards, T-Mobile performed maximum power density calculations for the Facility assuming that the antennas were pointed at the base of the tower and all channels were operating simultaneously. The

resulting power density for T-Mobile's operations would be approximately 9.0815 percent of the applicable FCC standards. A copy of the power density calculations and report for the Facility is attached hereto as Exhibit P.

**D. Other Environmental Factors**

The Facility would be unmanned, requiring infrequent monthly maintenance visits by each carrier that will last approximately one hour. T-Mobile's equipment at the Facility would be monitored twenty-four hours a day, seven days a week from a remote location. The Facility would not require a water supply or wastewater utilities. No outdoor storage or solid waste receptacles would be needed, and the Facility would not create or emit any smoke, gas, dust or other air contaminants, noise, odors or vibrations. The construction and operation of the proposed Facility would have no significant impact on air, water, or noise quality.

T-Mobile retained EBI Consulting ("EBI") to evaluate the Facility in accordance with the FCC's regulations implementing the National Environmental Policy Act of 1969 ("NEPA"). A copy of the NEPA Summary Report is attached hereto as Exhibit Q. The site of the Facility is not designated as a wilderness area and it is not located in any areas identified as a wildlife preserve or in a U.S. Fish and Wildlife Service National Wildlife Refuge. The Facility would not affect threatened or endangered species or designated critical habitats. There are two endangered species (piping plover and roseate tern) and one threatened species (bog turtle) in Fairfield County. The proposed Facility would not be situated within the natural habitat for any of these species. Additionally, the proposed Facility complies with the guidelines set by the United States Fish and Wildlife Service as the Facility would be well below 199 feet in height.

There are no National Parks, National Forests, National Parkways or Scenic Rivers, State Forest, State Designated Scenic Rivers or State Gamelands located in the vicinity of the site of the Facility. Further, according to the site survey and field investigations, the Facility would not impact any federal or state regulated wetlands or watercourses. In addition, the Facility would not be located within a floodplain.

The Facility would not affect any sites, buildings, structures or objects significant to American history, architecture, culture, archeology or engineering. On November, 4 2009, SHPO issued a letter stating that the proposed Facility would not impact such resources. EBI also consulted with four Native American Indian tribes – Delaware Nation, Mashantucket Pequot Tribe, Narragansett Indian Tribe and Delaware Tribe of Indians of Oklahoma – because they might have interests impacted by the construction, operation and maintenance of the Facility. All but the Narragansett Indian Tribe responded and confirmed that they do not have any interests that would be impacted by the Facility. T-Mobile contacted the FCC after receiving no response from the Narragansett Indian Tribe. The FCC attempted to communicate with that Tribe and received no response. The FCC therefore concluded that the Tribe had no interest in the proposed Facility and that T-Mobile had met its obligations for tribal consultation.

As such, the Facility is categorically excluded from any requirement for further environmental review by the FCC pursuant to the NEPA and no permit is required by the FCC prior to construction of the Facility. See 47 C.F.R. §§ 1.1306(b) and 1.1307(a). This determination comports with the Council's previous determinations of no adverse environmental impact, in Docket 243, regarding a proposed facility with similar specifications.

## **VIII. CONSISTENCY WITH THE NEW CANAAN LAND USE REGULATIONS**

The Facility would be consistent with New Canaan's Zoning and Wetland Regulations and Plan of Conservation and Development. A description of the zoning classification of the Facility and the planned and existing uses of the Property are also detailed in this section.

### **A. New Canaan Plan of Conservation and Development**

The New Canaan Plan of Conservation and Development ("Plan"), a copy of which is included in the bulk filing, was adopted on June 10, 2003. The Plan recognizes that wireless services are "an expanding area of [the Town's] infrastructure system." See Bulk Filing, the Plan § 12-3. The Plan also recognizes the need for enhanced communications, particularly enhanced communications for emergency services. See *id.*, §§ 10-2 and 10-4. The construction, maintenance and operation of the Facility would provide the Town's residents with much needed and much requested wireless communications services. The Facility would also improve the Town's ability to provide its residents with enhanced emergency services – an articulated objective of the Plan.

### **B. New Canaan Zoning Regulations**

The Town's Zoning Regulations do not address telecommunications facilities within the Council's jurisdiction. See Bulk Filing, New Canaan Zoning Regs. § 7.8. The Facility, however, would comport with the yard requirements for parcels in a Two Acre Residential Zone. See Exhibit C; Bulk Filing, New Canaan Zoning Regs. § 3.5.

### **C. Planned and Existing Land Uses**

The Property is currently used as a psychiatric hospital. T-Mobile is not aware of any future development plans regarding the Property.

#### **D. New Canaan Inland Wetlands and Watercourses Regulations**

The New Canaan Inland Wetlands and Watercourses Regulations (“Wetlands Regulations”) regulate certain activities conducted in or adjacent to “wetlands” as defined therein. A “regulated activity” includes “[a]ny operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration or pollution, of such wetlands or watercourses . . . .” A “regulated activity” also includes “any clearing, grubbing, filling, grading, paving, excavating, constructing, depositing or removing of material and discharging of stormwater on the land” within “upland review areas” as defined by the Wetlands Regulations. See Bulk Filing, Inland Wetlands and Watercourses Regulations, § 2.1.

According to the site survey and field investigations conducted at the Property, the Property does not host a wetlands system. The proposed Facility would be located approximately 400 feet from the nearest wetland system. The proposed Facility would not be in any “upland review areas.” VHB concluded that the proposed Facility would not have a detrimental impact on any wetland system. See Exhibit K.

### **IX. CONSULTATIONS WITH LOCAL, STATE AND FEDERAL OFFICIALS**

#### **A. Local Consultations**

General Statutes § 16-50/ (e) requires an applicant to consult with the local municipality in which a proposed facility may be located and with any adjoining municipality having a boundary of 2,500 feet from the proposed facility concerning the proposed and alternate sites of the facility. On January 29, 2010, T-Mobile submitted a technical report to the First Selectman, the Honorable Jeb Walker, regarding the

Facility. T-Mobile also submitted a technical report to the First Selectman of Wilton, the Honorable William F. Brennan, because the proposed Facility would be located within 2,500 feet of Wilton's boundary. The technical report, a copy of which is being bulk filed with this Application, included specifics about the Property, the Facility, the site selection process and the environmental effects, if any, of the proposed Facility. The cover letter accompanying the technical report is attached hereto as Exhibit R. On March 3, 2010, T-Mobile met with First Selectman Walker and his Administrative Officer, Thomas R. Stradler, CPA, to discuss the proposed Facility. The Town of Wilton did not request a meeting.

#### **B. Consultations with State Officials**

As noted in Section VII.B, *supra*, of this Application, T-Mobile undertook a consultation with the SHPO and obtained a DEP map from the DEP's database in the course of its NEPA survey. Copies of the correspondence with SHPO and the DEP map are attached hereto as Exhibit O.

#### **C. Consultation with Federal Agencies**

T-Mobile received a report from Site Safe for the Facility regarding compliance with the regulations promulgated by the Federal Aviation Administration ("FAA"), which is attached hereto as Exhibit S. The results indicate that the Facility would not require FAA registration, let alone FAA review as a potential air navigation obstruction or hazard. Therefore, no FAA lighting or marking would be required for the towers proposed in this Application.

T-Mobile's FCC license permits it to modify its network by building wireless facilities within its licensed area without prior approval from the FCC provided that a

proposed facility does not fall within one of the “listed” categories requiring review under the NEPA. The “listed” categories, included in 47 C.F.R § 1.1307, are activities that may affect wilderness areas, wilderness preserves, endangered or threatened species, critical habitats, National Register historic districts, sites, buildings, structures or objects, Indian religious sites, flood plains and federal wetlands. The resulting summary report, attached hereto as Exhibit Q, and discussed in Part VII.D., *supra*, confirms that the Property does not fall under any of the NEPA “listed” categories of 47 C.F.R. §1.1307. Thus, the proposed Facility does not require review by the FCC pursuant to the NEPA.

## **X. ESTIMATED COST AND SCHEDULE**

### **A. Overall Estimated Cost**

The total estimated cost of construction for the Facility is \$200,000.00. This estimate includes:

- (1) Tower and foundation costs (including installation) of approximately \$85,000.00;
- (2) Site development costs of approximately \$70,000.00; and
- (3) Utility installation costs of approximately \$45,000.00.

### **B. Overall Scheduling**

Site preparation and engineering would commence immediately following Council approval of T-Mobile’s Development and Management (“D&M”) Plan and is expected to be completed within four (4) to five (5) weeks. Installation of the monopole structure, antennas and associated equipment is expected to take an additional eight (8) weeks. The duration of the total construction schedule is approximately thirteen (13) weeks.

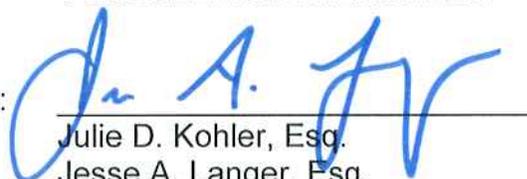
Facility integration and system testing is expected to require an additional two (2) weeks after the construction is completed.

**XI. CONCLUSION**

This Application and the accompanying materials and documentation demonstrate that a public need exists in the Town for improved wireless services and that the Facility would not have any substantial adverse environmental effects. Nothing has changed to alter the Council's conclusions rendered in Docket 243 – a 120 foot telecommunications facility situated on the Property would alleviate an existent coverage gap in this area of the Town and do so without adversely impacting the environment. T-Mobile therefore respectfully submits that the public need for the Facility outweighs any potential environmental effects resulting from the construction of the Facility, and that the Council should grant to T-Mobile a Certificate of Environmental Compatibility and Public Need for the Facility.

**Respectfully Submitted,**

**T-MOBILE NORTHEAST LLC**

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<b>Application Guideline</b>	<b>Location in Application</b>
(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 in the location of the proposed site should accompany the description;	I. Executive Summary, pages 1-2  Exhibit C, Site Plans
(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;	I. Executive Summary, pages 1-2  VI. Facility Design, pages 10-11  Exhibit C, Site Plans
(C) A statement of the purpose for which the application is made;	I. Executive Summary, pages 1-2
(D) A statement describing the statutory authority for such application;	I. Executive Summary, pages 1-2
(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, or other organized group, it shall also give the state under the laws of which it was created or organized;	II.A. The Applicant, page 3
(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;	II.A. The Applicant, page 3
(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;	IV.A. Statement of Need, pages 5-6  IV.C. Technological Alternatives, page 8  Exhibit H, Radio Frequency Coverage Plots from T-Mobile
(H) A statement of the benefits expected from the proposed facility with as much specific information as is practicable;	IV.B. Statement of Benefits, pages 6-7
(I) A description of the proposed facility at the proposed prime and alternative sites including:	I. Executive Summary, pages 1-2  IV.A. Statement of Need, pages 5-6

Application Guideline	Location in Application
<p>(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;</p> <p>(2) Access roads and utility services;</p> <p>(3) Special design features;</p> <p>(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 radiofrequency 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;</p> <p>(5) A map showing any fixed facilities with which the proposed facility would interact;</p> <p>(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</p> <p>(7) For cellular systems, a forecast of when maximum capability would be reached for the proposed facility and for facilities that would be integrated with the proposed facility.</p>	<p>IV.A. Statement of Need, pages 5-6</p> <p>VI. Facility Design, pages 10-11</p> <p>VII.C. MPE Limits/Power Density Analysis, pages 14-15</p> <p>Exhibit P, Power Density Calculations</p> <p>Exhibit H, T-Mobile's Radio Frequency Coverage Plots</p> <p>Exhibit C, Site Plans</p>
<p>(J) A description of the named sites, including :</p> <p>(1) The most recent U.S.G.S. topographic quadrangle map (scale 1 inch = 2000 feet) marked to show the site of the facility and any significant changes within a one mile radius of the site;</p> <p>(2) A map (scale not less than 1 inch =</p>	<p>VI. Facility Design, pages 10-11</p> <p>Exhibit C, Site Plans</p>

Application Guideline	Location in Application
<p>200 feet) of the lot or tract on which the facility is proposed to be located showing the 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;</p> <p>(3) A site plan (scale not less than 1 inch = 40 feet) showing the proposed facility, fall zones, existing and proposed contour elevations, 100 year flood zones, waterways, and all associated equipment and structures on the site;</p> <p>(4) Where relevant, a terrain profile showing the proposed facility and access road with existing and proposed grades; and</p> <p>(5) The most recent aerial photograph (scale not less than 1 inch = 1000 feet) showing the proposed site, access roads, and all abutting properties.</p>	
<p>(K) A statement explaining mitigation measures for the proposed facility including:</p> <p>(1) Construction techniques designed to specifically minimize adverse effects on natural areas and sensitive areas;</p> <p>(2) Special design features made specifically to avoid or minimize adverse effects on natural areas and sensitive areas;</p> <p>(3) Establishment of vegetation proposed near residential, recreation, and scenic areas; and</p> <p>(4) Methods for preservation of vegetation for wildlife habitat and screening.</p>	<p>VI. Facility Design, pages 10-11</p> <p>IV.C. Technological Alternatives, page 8 (antenna requirements)</p> <p>VII.B. Solicitation of State Agency Comments, page 14</p> <p>Exhibit C, Site Plans</p> <p>Exhibit J, Site Selection Analysis and Map of Rejected Sites</p> <p>Exhibit K, Statement of Compliance</p> <p>Exhibit O, Correspondence with State Agencies</p>
<p>(L) A description of the existing and planned land uses of the named sites and surrounding areas;</p>	<p>VIII.C. Planned and Existing Land Uses, page 17</p>
<p>(M) A description of the scenic, natural, historic, and recreational characteristics of the named sites and surrounding areas</p>	<p>VII.D. New Canaan Inland Wetlands and Watercourses Regulations, page 178</p>

<b>Application Guideline</b>	<b>Location in Application</b>
including officially designated nearby hiking trails and scenic roads;	<p>Exhibit N, Visual Resource Evaluation Report</p> <p>Exhibit O, Correspondence with State Agencies</p> <p>Exhibit Q, NEPA Summary Report</p>
(N) Sight line graphs to the named sites from visually impacted areas such as residential developments, recreational areas, and historic sites;	Exhibit N, Visual Resource Evaluation Report. Applicant respectfully requests a waiver from the sight line graphs requested in the Council's guidelines given the extensive and comprehensive visual analysis, including viewshed maps and photosimulations from such visual receptors as included in Exhibit N.
(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;	Exhibit I
(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;	<p>V. Site Selection and Tower Sharing, pages 8-10</p> <p>Exhibit C, Site Plans</p>
(Q) A description of the technological alternatives and a statement containing justification for the proposed facility;	IV.C. Technological Alternatives, page 8
(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;	<p>V. Site Selection and Tower Sharing, pages 8-10</p> <p>Exhibit J, Site Selection Analysis and Rejected Sites</p>
(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	<p>V. Site Selection and Tower Sharing, pages 8-10</p> <p>Exhibit H, T-Mobile's Radio Frequency Coverage Plots</p> <p>Exhibit J, Site Selection Analysis and Map of Rejected Sites</p>

Application Guideline	Location in Application
facilities, and signal loss due to geographical features compared to the proposed site(s);	
(T) A statement describing hazards to human health, if any, with such supporting data and references to regulatory standards;	VII.C. MPE Limits/Power Density Analysis, pages 14-15  Exhibit P, Power Density Analysis  Bulk Filing
(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;	X.A. Overall Estimated Cost, page 20
(V) A schedule showing the proposed program of site acquisition, construction, completion, operation and relocation or removal of existing facilities for the named sites;	X.B. Overall Scheduling, pages 20-21
(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; and	VII.A. Visual Assessment, pages 12-14
(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	VII.B. Solicitation of State Agency Comments, page 14  VII.C. MPE Limits/Power Density Analysis, pages 14-15  VII.D. Other Environmental Factors, pages 15-16  IX. Consultation with Local, State and Federal Officials, pages 18-20

<b>Application Guideline</b>	<b>Location in Application</b>
<p>which reviews were conducted concerning the facility, including a copy of any agency position or decision with respect to the facility; and</p> <p>(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.</p>	<p>VIII. Consistency with the New Canaan Land Use Regulations, pages 17-18</p> <p>Exhibit O, State Agency Correspondence</p> <p>Exhibit P, RF Emissions Report (power density)</p> <p>Exhibit Q, NEPA Summary Report</p> <p>Exhibit R, Municipal Consult</p> <p>Exhibit S, FAA Letter</p> <p>Bulk Filing</p>
<p>(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;</p>	<p>Exhibit C, Site Plan</p>
<p>(Z) Such information as the applicant may consider relevant.</p>	<p>Exhibit L, Residential Structures within 1000 feet of the Facility</p>

## SITE LEASE

THIS SITE LEASE (this "Lease") is by and between Silver Hill Hospital, Inc., a Connecticut corporation ("Landlord") and T-Mobile Northeast LLC, a Delaware limited liability company ("Tenant").

### 1. Lease.

(a) For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord hereby leases to Tenant that portion more particularly described below of the real property located at 208 Valley Road, New Canaan, Connecticut and more particularly described in the attached Exhibit A (the "Property"), on the terms and conditions set forth herein.

(b) Prior to and during the term of this Lease, Landlord agrees to cooperate with Tenant in obtaining, at Tenant's expense, all licenses and permits or authorizations required for Tenant's use of the Premises (as defined below) from all applicable government and/or regulatory entities (including, without limitation, zoning and land use authorities, and the Federal Communication Commission ("FCC") ("Governmental Approvals"), and Landlord agrees to cooperate with and to allow Tenant, at no cost to Landlord, to obtain a title report, zoning approvals and variances, land-use permits, and Landlord expressly grants to Tenant a right of access to the Property to perform surveys, soils tests, and other engineering procedures or environmental investigations on the Property necessary to determine that Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system design, operations and Governmental Approvals. Prior to conducting any such tests or investigations, Tenant shall provide Landlord with evidence of insurance for property damage and personal injury in a form reasonably acceptable by Landlord with Landlord delineated as additional insured thereon. Tenant may not change the zoning classification of the Property and shall be responsible for all costs incurred by the Landlord, if any, in connection with any such applications by Tenant. Tenant shall not be permitted to file any application or seek any approval which would have detrimental impact upon the ability of Landlord to conduct its business operations at the Property. Landlord agrees that it will not interfere with Tenant's efforts to secure other licenses and permits or authorizations that relate to other property.

(c) Subject to the following terms and conditions, Landlord hereby leases to Tenant certain space located on the Property and comprised of approximately 1,250 square feet, for the base transceiver station(s) and related equipment, space for antennas and related equipment and space for cable runs and associated cable trays from the base transceiver station(s) (also referred to as the BTS) and space for power, telephone and other utility service cables, as described and depicted on Exhibit B attached hereto (collectively, the "Premises").

2. Term. The initial term of this Lease shall be five (5) years commencing on the first day of the month following the date on which Tenant obtains all Governmental Approvals (the "Commencement Date"), and terminating at midnight on the last day of the month containing the fifth anniversary of the Commencement Date (the "Initial Term"). In no event shall the Commencement Date be later than December 1, 2010.

3. Permitted Use. The Premises may be used by Tenant for the transmission and reception of radio communication signals and for the construction, installation, operation, maintenance, repair, removal or replacement of related facilities as shown on the attached Exhibit B, including tower and base, antennas, microwave dishes, equipment shelters and/or cabinets and related activities.

4. Rent. Tenant shall pay Landlord, as rent, [REDACTED] per month ("Rent"). Rent shall be payable on the first day of the month following the Commencement Date and thereafter Rent will be payable monthly in advance by the fifth day of each month to Landlord at Landlord's address specified in Section 12 below. If this Lease is terminated at a time other than on the last day of a month, Rent shall be prorated as of the date of termination for any reason (other than a default by Tenant) and all prepaid Rent shall be immediately refunded to Tenant. Rent will be increased on each annual anniversary of the Commencement Date during the Initial Term and any Renewal Terms hereof to an amount equal to the amount of the monthly installments of Rent payable during the preceding year increased by 3% compounded annually. Any monthly payment of Rent and the rent payable pursuant to Paragraph 12 not received within five (5) days of its due date, shall be subject to a late penalty of 5% of such monthly payment. Tenant shall be entitled to a grace period of ten (10) days from the date that Rent is due. Upon expiration of the grace period and any time thereafter, Landlord may provide notice of nonpayment to Tenant. Failure of Tenant to pay Rent within seven (7) days from receipt of said notice shall constitute a default under this Lease.

5. Renewal. Tenant shall have the right to extend this Lease for four (4) additional, five-year terms (each a "Renewal Term"). This Lease shall automatically renew for each successive Renewal Term unless Tenant notifies Landlord, in writing, of Tenant's intention not to renew this Lease, at least six (6) months prior to the expiration of the Initial Term or any Renewal Term. If Tenant shall remain in possession of the Premises at the expiration of this Lease or any Renewal Term without a written agreement, such tenancy shall be deemed a month-to-month tenancy under the same terms and conditions of this Lease, except that Rent during the period of such month-to-month tenancy shall equal 200% of the Rent applicable during the immediately preceding Initial Term or Renewal Term, as the case may be.

6. Interference. Tenant shall not use the Premises in any way which interferes with the use of the Property by Landlord, or lessees or licensees of Landlord with equipment installed prior to the date of this Lease. Tenant also agrees that it shall use all reasonable efforts to avoid interference with the operation of the hospital on the Property and, in particular, will not obstruct access to the hospital by emergency vehicles. Similarly, Landlord shall not use, nor shall Landlord permit its lessees, licensees, employees, invitees or agents to use, any portion of the Property in any way which interferes with the operations of Tenant. Such interference shall be deemed a material breach by the interfering party, who shall, upon written notice from the other, be responsible for terminating said interference. In the event any such interference does not cease promptly, the parties acknowledge that continuing interference may cause irreparable injury and, therefore, the injured party shall have the right, in addition to any other rights that it may have at law or in equity, to bring a court action to enjoin such interference or to terminate this Lease immediately upon written notice. In no event shall equipment, vehicles, or other personal property of Tenant ever be placed in roadways or easement areas or site entrances, which obstructs the use of such locations by Landlord or third parties.

7. Improvements; Utilities; Access.

(a) Tenant shall have the right, at its expense, to erect and maintain on the Premises improvements, personal property and facilities necessary to operate its communications system, including, radio transmitting and receiving antennas, microwave dishes, tower and base, equipment shelters and/or cabinets and related cables and utility lines and a location based system, including, antenna(s), coaxial cable, base units and other associated equipment (collectively, the "Antenna Facilities"), as such location based system may be required by any county, state or federal agency/department as described on Exhibit B. Tenant shall have the right to alter, replace, expand, enhance and upgrade the Antenna Facilities at any time during the term of this Lease, subject to the prior approval of Landlord, which approval shall not be unreasonably conditioned, withheld or delayed; and provided that the Antenna Facilities shall remain within the Premises. Notwithstanding the above, like-kind exchange of equipment shall not require any consent from the Landlord. Notwithstanding the foregoing, Landlord shall have the right in its sole discretion to withhold consent to any changes to the installation and improvements described on Exhibit B, which would alter height, number and size of buildings, architecture, or outside appearance. A drawing of the "silhouettes pole" or "monopole pole" is attached hereto as page L-3 of Exhibit B. Tenant shall cause all construction to occur in compliance with all applicable laws and ordinances, and shall discharge or bond any mechanic's lien filed or recorded within thirty (30) days of written notice. Landlord acknowledges that it shall not interfere with any aspects of construction, including, without limitation, attempting to direct construction personnel as to the location of or method of installation of the Antenna Facilities and the Rights of Access (as defined below) ("Construction Interference"). The Antenna Facilities shall remain the exclusive property of Tenant. Tenant shall have the right to remove the Antenna Facilities at any time during and upon the expiration or termination of this Lease

(b) Tenant, at its expense, may use any and all appropriate means of restricting access to the Antenna Facilities provided same is in compliance with local zoning codes and it does not create a dangerous condition to Landlord or third parties and subject to the prohibition against any obstruction of the roads or entrances to the Landlord's property, not constituting the Premises described in this Lease.

(c) Tenant shall, at Tenant's expense, keep and maintain the Antenna Facilities now or hereafter located on the Property in commercially reasonable condition and repair during the term of this Lease, normal wear and tear and casualty excepted. Within sixty (60) days of the expiration or earlier termination of this Lease, Tenant agrees to remove the Antenna Facilities, repair any damage to the Premises caused by Tenant, and restore the Premises to substantially the same condition as it was in on the Commencement Date, ordinary wear and tear and damage from the elements and casualty beyond Tenant's control, excepted. Tenant shall save harmless and indemnify the Landlord in connection with the release of any Hazardous Materials directly caused by Tenant on the Property. This indemnification shall survive termination of this Lease for any reason.

(d) Tenant shall have the right to install utilities, at Tenant's expense, and to improve the present utilities on the Property (including, but not limited to, the installation of emergency power generators); provided that Tenant's installation, modification or use of such utilities shall not adversely affect Landlord's utility services or interference with Landlord's utilities. Landlord agrees to use reasonable efforts in assisting Tenant to acquire necessary utility service. Tenant shall, install separate meters for utilities used on the Property by Tenant with said utilities dedicated solely to the Tenant's use. "Utilities" as used herein shall mean electric service only.

(e) As partial consideration for Rent paid under this Lease, Landlord hereby grants Tenant rights of Access in, under and across the Property for ingress, egress, utilities and access (including access for the purposes described in Section 1) to the Premises adequate to install and maintain utilities, which include, but are not limited to, the installation of power and telephone service cable, and to service the Premises and the Antenna Facilities at all times during the Initial Term of this Lease and any Renewal Term (collectively, the "Rights of Access"). The Rights of Access provided hereunder shall have the same term as this Lease. In the event that the utility company requires an easement to provide service to Tenant, Landlord agrees to grant such necessary easement to the utility company. Tenant shall be responsible for any damage caused to the Rights of Access, as a result of Tenant's construction or use of the Premises. The Rights of Access shall be shown on Exhibit B. Tenant shall save harmless and indemnify the Landlord in connection with Tenant's use, operation and maintenance of the Rights of Access referenced herein.

(f) Tenant shall have 24-hours-a-day, 7-days-a-week access to the Premises ("Access") at all times during the Initial Term of this Lease and any Renewal Term.

(g) Tenant shall provide drainage at the Premises, the location of which shall be subject to Landlord's prior written approval, which shall not be unreasonably withheld, conditioned, delayed or denied.

8. Termination. Except as otherwise provided herein, this Lease may be terminated, without any penalty or further liability as follows:

(a) upon expiration of seven (7) days' written notice by Landlord to Tenant from the date Tenant is in receipt of said notice if Tenant fails to cure a default for payment of amounts due under this Lease beyond a grace period of ten (10) days after such amount becomes due; ;

(b) immediately if Tenant notifies Landlord of unacceptable results of any title report, environmental or soil tests prior to Tenant's installation of the Antenna Facilities on the Premises, or if Tenant is unable despite the exercise of reasonable diligence to obtain, maintain, or otherwise forfeits or cancels any license (including, without limitation, an FCC license), permit or any Governmental Approval necessary to the installation and/or operation of the Antenna Facilities or Tenant's business. In the event Tenant voluntarily elects not to obtain, maintain, or otherwise forfeits or cancels any license (including without limitation an FCC license), permit or any Governmental Approval necessary to the installation and/or operation of the Antenna Facilities or Tenant's business, and thereafter seeks to terminate this Lease, such termination shall be upon thirty (30) days' written notice and payment of liquidated damages in the amount of twelve (12) months of the then current rent to Landlord;

(c) upon thirty (30) days' written notice by Tenant if the Property or the Antenna Facilities are, or become unacceptable under Tenant's design or engineering specifications for its Antenna Facilities or the communications system to which the Antenna Facilities belong, provided that Tenant pays to Landlord an amount equal to one (1) year's Rent at the then current rate as liquidated damages;

(d) immediately upon written notice by Tenant if the Premises or the Antenna Facilities are destroyed or damaged, through no fault of Tenant, so as in Tenant's reasonable judgment to substantially and adversely affect the effective use of the Antenna Facilities. In such event, all rights and obligations of the parties shall cease as of the date of the damage or destruction, and Tenant shall be entitled to the reimbursement of any Rent prepaid by Tenant. If Tenant elects to continue this Lease, then all Rent shall abate until the Premises and/or the Antenna Facilities are restored to the condition existing immediately prior to such damage or destruction; or

(e) at the time title to the Property transfers to a condemning authority, pursuant to a taking of all or a portion of the Property sufficient in Tenant's reasonable determination to render the Premises unsuitable for Tenant's use. Landlord and Tenant shall each be entitled to pursue their own separate awards with respect to such taking. Sale of all or part of the Property to a purchaser with the power of eminent domain in the face of the exercise of the power shall be treated as a taking by condemnation.

9. Default and Right to Cure. Notwithstanding anything contained herein to the contrary, except where provided in Section 8(a) herein, and without waiving any other rights granted to it at law or in equity, each party shall have the right, but not the obligation, to terminate this Lease on written notice pursuant to Section 12 hereof, to take effect immediately, if the other party (i) fails to perform any covenant for a period of thirty (30) days after receipt of written notice thereof to cure or (ii) commits a material breach of this Lease and fails to diligently pursue such cure to its completion after sixty (60) days' written notice to the defaulting party. In the event Landlord provides written notice more than twice in any 12 month period, Tenant shall pay \$500.00, for each such notice.

10. Taxes. In the event that any taxing authority, including but not limited to the State of Connecticut and/or Town of New Canaan shall impose any taxes in connection with the Tenant's use of the Property, including but not limited to income taxes or real estate taxes, Tenant shall pay such taxes which are directly attributable to the presence or installation of the Tenant's Antenna Facilities, only for so long as this Lease has not expired of its own terms or is not terminated by either party. Landlord hereby grants to Tenant the right to challenge, whether in a Court, Administrative Proceeding, or other venue, on behalf of Landlord and/or Tenant, any personal property or real property tax assessments that may affect Tenant. If Landlord receives notice of any personal property or real property tax assessment against the Landlord, which may affect Tenant and is directly attributable to Tenant's installation, Landlord shall provide timely notice of the assessment to Tenant, sufficient to allow Tenant to consent to or challenge such assessment. Further, Landlord shall provide to Tenant any and all documentation associated with the assessment and shall execute any and all documents reasonably necessary to effectuate the intent of this Section 10.

11. Insurance and Subrogation and Indemnification.

(a) Tenant shall provide Commercial General Liability Insurance in an aggregate amount of [REDACTED], which may be through a combination of primary and umbrella policies, naming Landlord as additional insured. Tenant may satisfy this requirement by obtaining the appropriate endorsement to any master policy of liability insurance

Tenant may maintain. Tenant shall provide to Landlord a certificate evidencing such coverage prior to commencing any work on the Property with Landlord delineated as additional insured.

(b) Landlord and Tenant hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of such insured loss, neither party's insurance company shall have a subrogated claim against the other.

(c) Indemnification by Landlord: To the extent loss or damage is not covered by Tenant's first party property insurance policies, Landlord agrees to indemnify and hold harmless Tenant from and against any and all claims, damages, cost and expenses, including reasonable attorney fees, to the extent caused by or arising out of (a) the negligent acts or omissions or willful misconduct in the operations or activities on the Property by the Landlord or the employees, agents, contractors, licensees, tenants and/or subtenants of Landlord, or (b) a breach of any obligation of Landlord under this Lease. Notwithstanding the foregoing, this indemnification shall not extend to indirect, special, incidental or consequential damages, including, without limitation, loss of profits, income or business opportunities to Tenant or anyone claiming through Tenant. Landlord's obligations under this section are contingent upon (i) its receiving prompt written notice of any event giving rise to an obligation to indemnify Tenant and (ii) Tenant's granting it the right to control the defense and settlement of the same. Notwithstanding anything to the contrary in this Lease, the parties hereby confirm that the provisions of this section shall survive the expiration or termination of this Lease.

(d) Indemnification by Tenant:

(i) General Indemnity: To the extent loss or damage is not covered by Landlord's first party property insurance policies, Tenant agrees to indemnify and hold harmless Landlord from and against any and all claims, damages, cost and expenses, including reasonable attorney fees, to the extent caused by or arising out of (a) the negligent acts or omissions or willful misconduct in the operations or activities on the Property by Tenant or its employees, agents, contractors, licensees, tenants and/or subtenants of the indemnifying party, or (b) a breach of any obligation of Tenant under the Lease.

(ii) Specific Indemnity Related to First Taxing District: Tenant agrees to indemnify and hold harmless Landlord from and against any and all claims, damages, costs and expenses, including reasonable attorney fees, to the extent caused by or arising out of claims or litigation asserted by the First Taxing District of Norwalk, Inc., 270 Valley Road, New Canaan, Connecticut on a "tortious interference with contract" or "tortious interference with business relations" or similar "tortious interference" theories.

(iii) Limitations on Indemnities: Notwithstanding the foregoing, the indemnities provided in clauses 11(d)(i) and (ii) above shall not extend to indirect, special, incidental or consequential damages, including, without limitation, loss of profits, income or business opportunities to Landlord or anyone claiming through Landlord. Tenant's obligations under clauses 11(d)(i) and (ii) are contingent upon (A) its receiving prompt written notice of any event giving rise to an obligation to indemnify Landlord; (B) Landlord's granting to Tenant the right to control the defense and settlement of same; (C) Landlord's ongoing provision of full cooperation and good faith, effective immediately; and (D) the absence of any wrongful, malicious or bad faith action or omission of Landlord that precipitates the claims complained of by any third party. Tenant shall not be responsible to Landlord, or any third-party, for any claims, costs or damages (including, fines and penalties) attributable to any pre-existing violations of applicable codes, statutes or other regulations governing the Property, including the Premises.

12. Notices. All notices, requests, demands and other communications shall be in writing and are effective three (3) days after deposit in the U.S. mail, certified and postage paid, or upon receipt if personally delivered or sent by next-business-day delivery via a nationally recognized overnight courier to the addresses set forth below. Landlord or Tenant may from time to time designate any other address for this purpose by providing written notice to the other party.

If to Tenant, to:

T-Mobile USA Inc.  
12920 SE 38<sup>th</sup> Street  
Bellevue, WA 98006  
Attn: PCS Lease Administrator  
With a copy to: Attn: Legal Dept.

With a copy to:

T-Mobile Northeast LLC  
4 Sylvan Way  
Parsippany, NJ 07054  
Attn: Lease Administration Manager

If to Landlord, to:

Silver Hill Foundation, Inc.  
208 Valley Road  
New Canaan, CT 06840

With a copy to:

Michael P. Sweeney, Esq.  
Sandak, Hennessey & Greco  
970 Summer Street  
Stamford, CT 06905

13. Quiet Enjoyment, Title and Authority. Landlord covenants and warrants to Tenant that (i) Landlord has full right, power and authority to execute this Lease; (ii) it has good and unencumbered title to the Property free and clear of any liens or mortgages, except those disclosed to Tenant or of record and which will not interfere with Tenant's rights to, quiet enjoyment of

or use of the Premises; and (iii) execution and performance of this Lease will not violate any laws, ordinances, covenants, or the provisions of any mortgage, lease, or other agreement binding on Landlord. Landlord covenants that at all times during the term of this Lease, Tenant's quiet enjoyment of the Premises or any part thereof shall not be disturbed as long as Tenant is not in default beyond any applicable grace or cure period. Landlord shall use reasonable efforts to obtain a Non-Disturbance Agreement for future Mortgagees, but in the event that said Mortgagee does not provide a Subordination or Non-Disturbance Agreement, this Lease shall be subordinate to any mortgages that may affect the property without necessity for execution of any additional documentation, this provision being self-operative under the Lease.

14. Environmental Laws. Landlord represents that it has no knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") on the Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Landlord and Tenant shall not introduce or use any Hazardous Substance on the Property in violation of any applicable law. However, Tenant shall have the right to install, operate, maintain, repair and replace battery back-ups at the Premises in conformance with applicable law. Landlord shall be responsible for, and shall promptly conduct any investigation and remediation as required by any applicable environmental laws, all spills or other releases of any Hazardous Substance not caused solely by Tenant, that have occurred or which may occur on the Property. Tenant shall be responsible for, and shall promptly conduct any investigation and remediation as required by any applicable environmental laws, all spills or the release of any hazardous substances that is caused by Tenant or its employees, agents, contractors, licensees, tenants and/or subtenants, which may occur on the Property and shall promptly notify Landlord in the event of any release or spills of hazardous substances at or about the Property. Each party agrees to defend, indemnify and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability (collectively, "Claims") including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the indemnitee may suffer or incur due to the existence or discovery of any Hazardous Substances on the Property or the migration of any Hazardous Substance to other properties or the release of any Hazardous Substance into the environment (collectively, "Actions"), that relate to or arise from the indemnitor's activities on the Property. Landlord agrees to defend, indemnify and hold Tenant harmless from Claims resulting from Actions on the Property not caused by Tenant prior to and during the Initial Term and any Renewal Term of this Lease. Tenant agrees to defend, indemnify, and hold Landlord harmless from claims resulting from Actions on the Property caused solely by Tenant or its employees, agents, contractors, licensees, tenants and/or subtenants during the Initial Term and any Renewal Term of the Lease. The indemnifications in this section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section 14 shall survive the termination or expiration of this Lease.

15. Assignment and Subleasing. Tenant may assign this Lease and the Rights of Access (as defined above) granted herein upon written notice to Landlord. Upon such assignment, Tenant shall not be relieved of all liabilities and obligations hereunder.

Subject to all permits and approvals from all governmental agencies having jurisdiction thereover, Tenant may lease or license space on the support structure forming a part of the Antenna Facilities, on the Premises to a third party for installation of transmission, receiving or other types of equipment facilities, on such terms and conditions, provided same are not contrary to any provision of this Lease, as Tenant in its sole discretion, desires (a "Third Party Lease"); provided, however, that Landlord shall receive as additional rent under this Agreement, fifty percent (50%) of all gross rents, License fees and consideration of any kind (which shall not be deemed to include any reimbursement for non-recurring or construction costs) payable to Tenant pursuant to the Third Party Lease (the "Collocation Fee") to the Landlord. Tenant shall provide written notice to Landlord under this paragraph and upon request of Landlord provide a copy of any agreements between Tenant and any lessees or licensees to Landlord and any requested modifications of Improvements to the Property.

Additionally, Tenant may, upon notice to Landlord, mortgage or grant a security interest in this Lease and the Antenna Facilities, and may assign this Lease and the Antenna Facilities to any mortgagees or holders of security interests, including their successors or assigns (collectively "Mortgagees"), provided such Mortgagees agree to be bound by the terms and provisions of this Lease. In such event, Landlord shall execute such consent to leasehold financing as may reasonably be required by Mortgagees. Landlord agrees to notify Tenant and Tenant's Mortgagees simultaneously of any default by Tenant and to give Mortgagees the same right to cure any default as Tenant or to remove any property of Tenant or Mortgagees located on the Premises, except that the cure period for any Mortgagees shall not be less than thirty (30) days after receipt of the default notice, as provided in Section 9 of this Lease. All such notices to Mortgagees shall be sent to Mortgagees at the address specified by Tenant. Failure by Landlord to give Mortgagees such notice shall not diminish Landlord's rights against Tenant, but shall preserve all rights of Mortgagees to cure any default and to remove any property of Tenant or Mortgagees located on the Premises as provided in Section 17 of this Lease. At the request of the Landlord, Tenant shall execute Estoppel Certificates in a form that is reasonable to Tenant as required by Landlord's Lender, and subject to Paragraph 18(d), shall execute Subordination Agreements in a form that is reasonable to Tenant within ten (10) business days of Landlord's request,

16. Successors and Assigns. This Lease and the Rights of Access granted herein shall run with the land, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.

17. Waiver of Landlord's Lien. Landlord hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Antenna Facilities or any portion thereof, which shall be deemed personal property for the purposes of this Lease, whether or not the same is deemed real or personal property under applicable laws, and Landlord gives Tenant and Mortgagees the right to remove all or any portion of the same from time to time, whether before or after a default under this Lease, in Tenant's and/or Mortgagee's sole discretion and without Landlord's consent.

18. Miscellaneous.

(a) The prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorneys' fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within twenty (20) days after request, such estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease must be in writing and executed by both parties.

(d) Each party agrees to cooperate with the other in executing any documents (including a Memorandum of Lease in substantially the form attached hereto as Exhibit C) necessary to protect its rights or use of the Premises. Neither party shall record this Lease. The Memorandum of Lease may be recorded in place of this Lease by either party. At Landlord's option, this Lease shall be subordinate to any mortgage by Landlord which from time to time may encumber all or part of the Premises; provided, however, every such mortgage shall recognize the validity of this Lease in the event of a foreclosure of Landlord's interest and also Tenant's right to remain in occupancy of and have access to the Premises as long as Tenant is not in default of this Lease beyond the applicable grace period. In the event the Property is encumbered by a mortgage or deed of trust, Landlord agrees, upon request of Tenant, to use reasonable business efforts to obtain and furnish to Tenant a subordination, non-disturbance and attornment agreement for each such mortgage or deed of trust, in a form reasonably acceptable to Landlord and Tenant. Tenant may obtain title insurance on its interest in the Premises. Landlord agrees to execute such documents as the title company may require in connection therewith.

(e) This Lease shall be construed in accordance with the laws of the state in which the Property is located.

(f) If any term of this Lease is found to be void or invalid, such finding shall not affect the remaining terms of this Lease, which shall continue in full force and effect. The parties agree that if any provisions are deemed not enforceable, they shall be deemed modified to the extent necessary to make them enforceable. Any questions of particular interpretation shall not be interpreted against the draftsman, but rather in accordance with the fair meaning thereof. No provision of this Lease will be deemed waived by either party unless expressly waived in writing signed by the waiving party. No waiver shall be implied by delay or any other act or omission of either party. No waiver by either party of any provision of this Lease shall be deemed a waiver of such provision with respect to any subsequent matter relating to such provision.

(g) The persons who have executed this Lease represent and warrant that they are duly authorized to execute this Lease in their individual or representative capacity as indicated.

(h) This Lease may be executed in any number of counterpart copies, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

(i) All Exhibits referred to herein and any Addenda and the terms therein are incorporated herein for all purposes.

(j) If Landlord is represented by any broker or any other leasing agent, Landlord is responsible for all commission fee or other payment to such agent, and agrees to indemnify and hold Tenant harmless from all claims by such broker or anyone claiming through such broker. If Tenant is represented by any broker or any other leasing agent, Tenant is responsible for all commission fee or other payment to such agent, and agrees to indemnify and hold Landlord harmless from all claims by such broker or anyone claiming through such broker.

(k) In execution of this Lease, Tenant shall pay Landlord the sum of [REDACTED] as a nonrefundable reimbursement to Landlord for a portion of the fees, cost, and expenses incurred in connection with effectuating this Site Lease, which shall be paid to Landlord regardless as to whether Tenant receives its Governmental Approvals or not within sixty (60) days from the full execution date.

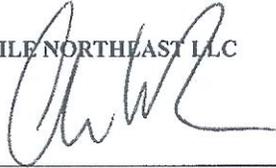
[SIGNATURES APPEAR ON THE FOLLOWING PAGE].

The effective date of this Lease is the date of execution by the last party to sign (the "Effective Date").

LANDLORD: SILVER HILL HOSPITAL, INC.

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

TENANT: T-MOBILE NORTHEAST LLC



By: \_\_\_\_\_  
Printed Name: Chris Hillabrant  
Its: Vice President, Engineering  
Date: 3 DEC 2009

\_\_\_\_\_  
Approved as to form

The effective date of this Lease is the date of execution by the last party to sign (the "Effective Date").

LANDLORD: SILVER HILL HOSPITAL, INC.

By: *Sigurd Ackerman WP*  
Printed Name: Sigurd Ackerman  
Its: President and Medical Director  
Date: 12/14/09

TENANT: T-MOBILE NORTHEAST LLC

By: \_\_\_\_\_  
Printed Name: Chris Hillabrant  
Its: Vice President, Engineering  
Date: \_\_\_\_\_

\_\_\_\_\_  
Approved as to form

-EXHIBIT A  
Legal Description

The Property is legally described as follows:

A portion of the property described in certain real estate deeds in the Town of New Canaan, County of Fairfield, recorded at the New Canaan Registry of Deeds at Book 67, Page 13.

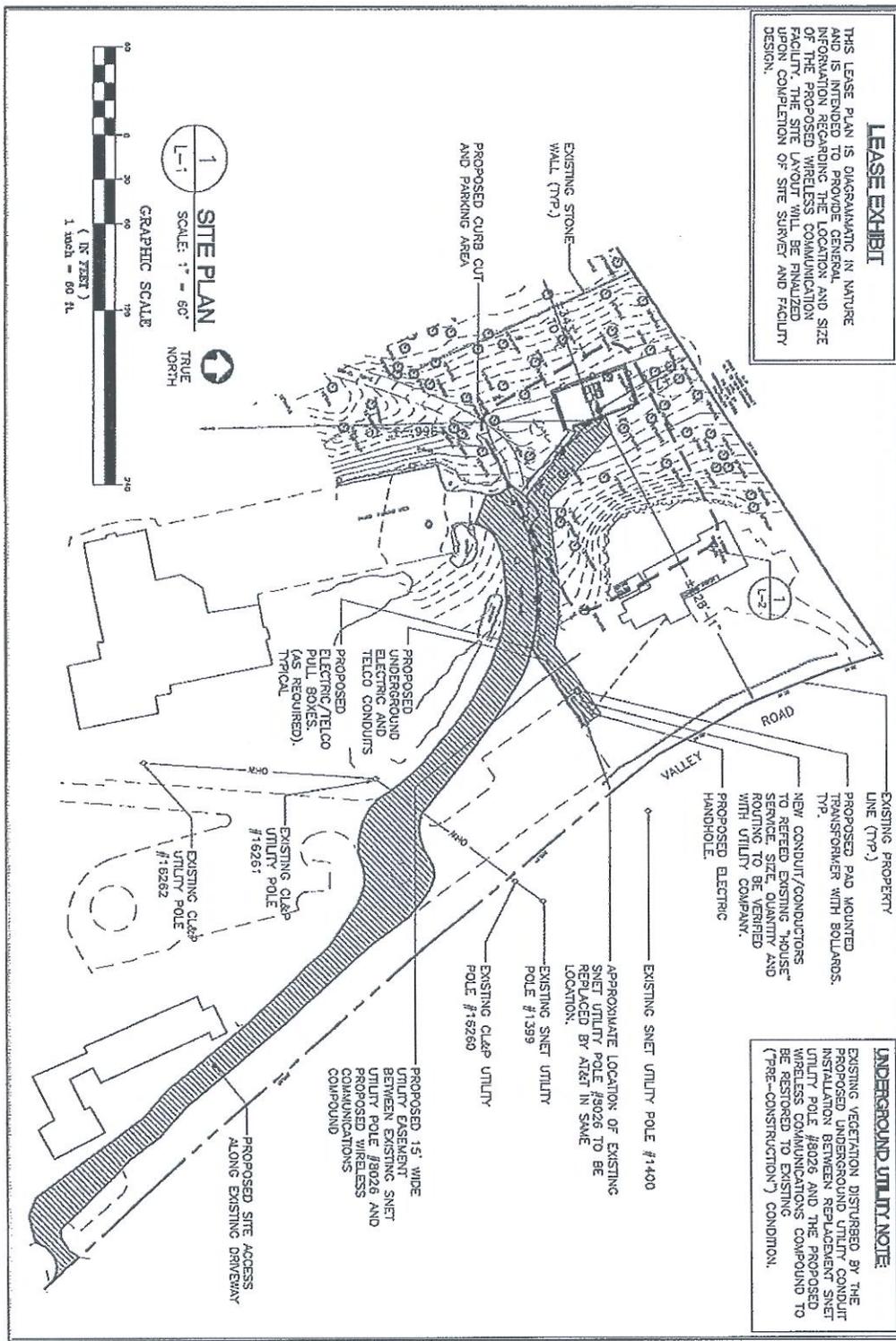
ALL THAT CERTAIN piece, parcel or tract of land, with the buildings and improvements thereon, situated in the Town of New Canaan, County of Fairfield, and State of Connecticut, shown as Parcel A Area = 1,013,501 +/- Sq. Ft. or 23.2667 +/- Acres Inclusive of Parcel "X" Exclusive of Parcel "Y", as shown and delineated on a certain map entitled, "Property Survey for Property Line Revision Prepared for Silver Hill Hospital, Inc. 208 Valley Road New Canaan, Connecticut Scale: 1"=80' April 11, 2002", now on file in the office of the Town Clerk of the Town of New Canaan and numbered 7350, reference thereto being had for a more particular description thereof.

**EXHIBIT B**

**The location of the Premises within the Property (together with access and utilities)  
is more particularly described and depicted as follows:**

See Plans attached.

Any such changes to the Plans and this Exhibit B shall be subject to Landlord's approval not to be unreasonably withheld except as specifically set forth in Section 7 of the Lease.



**LEASE EXHIBIT**

THIS LEASE PLAN IS QUASIPRAGMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.

**UNDERGROUND UTILITY NOTE:**

EXISTING VEGETATION DISTURBED BY THE PROPOSED UNDERGROUND UTILITY CONDUIT INSTALLATION BETWEEN REPLACEMENT SNET UTILITY POLE #8026 AND THE PROPOSED WIRELESS COMMUNICATIONS COMPOUND TO BE RESTORED TO EXISTING ("PRE-CONSTRUCTION") CONDITION.

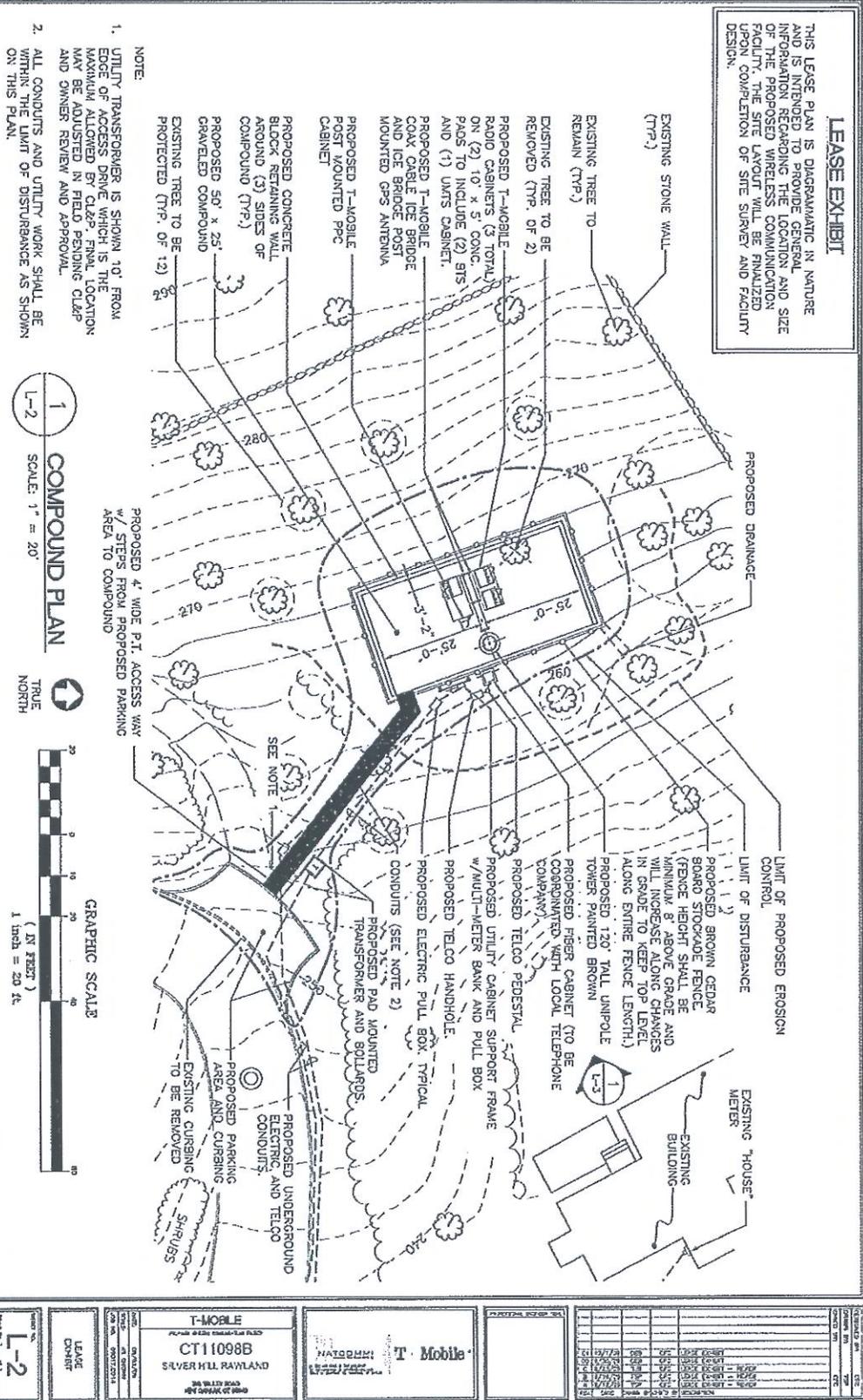
<p>T-Mobile</p> <p>CT110988</p> <p>SILVER HILL RAWLAND</p> <p>NEW HAVEN ROAD NEW GAVEN CT 06474</p>	<p>NATIONAL WIRELESS COMMUNICATIONS</p> <p>T-Mobile</p>	<p>PROPOSED POLE #1400</p>	NO. OF POLES	1
			NO. OF PULL BOXES	0
<p>LEASE EXHIBIT</p>	<p>NO. OF CONDUITS</p>	1		
		NO. OF HANDHOLES	1	
<p>NO. OF TRANSFORMERS</p>	0			
	NO. OF HOUSE ROOF MOUNTED TRANSFORMERS	0		
<p>NO. OF UNDERGROUND CONDUITS</p>	1			
	NO. OF UNDERGROUND PULL BOXES	0		
<p>NO. OF UNDERGROUND PULL BOXES</p>	0			
	NO. OF UNDERGROUND HANDHOLES	0		
<p>NO. OF UNDERGROUND TRANSFORMERS</p>	0			
	NO. OF UNDERGROUND HOUSE ROOF MOUNTED TRANSFORMERS	0		

Tenant's initials \_\_\_\_\_ Landlord's initials \_\_\_\_\_



**LEASE EXHIBIT**

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.



Tenant's initials \_\_\_\_\_ Landlord's initials \_\_\_\_\_

<p><b>T-MOBILE</b>          CT11098B          SILVER HILL RAYLAND</p>	<p><b>T-Mobile</b></p>	<table border="1"> <tr><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr> <tr><td>10/21/09</td><td>ISSUE</td><td>...</td></tr> <tr><td>10/22/09</td><td>...</td><td>...</td></tr> <tr><td>10/23/09</td><td>...</td><td>...</td></tr> <tr><td>10/24/09</td><td>...</td><td>...</td></tr> <tr><td>10/25/09</td><td>...</td><td>...</td></tr> <tr><td>10/26/09</td><td>...</td><td>...</td></tr> <tr><td>10/27/09</td><td>...</td><td>...</td></tr> <tr><td>10/28/09</td><td>...</td><td>...</td></tr> <tr><td>10/29/09</td><td>...</td><td>...</td></tr> <tr><td>10/30/09</td><td>...</td><td>...</td></tr> <tr><td>10/31/09</td><td>...</td><td>...</td></tr> </table>	DATE	DESCRIPTION	BY	10/21/09	ISSUE	...	10/22/09	...	...	10/23/09	...	...	10/24/09	...	...	10/25/09	...	...	10/26/09	...	...	10/27/09	...	...	10/28/09	...	...	10/29/09	...	...	10/30/09	...	...	10/31/09	...	...
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Site Number: CT11-098-B  
 Site Name: Silver Hill RL  
 Market: Connecticut

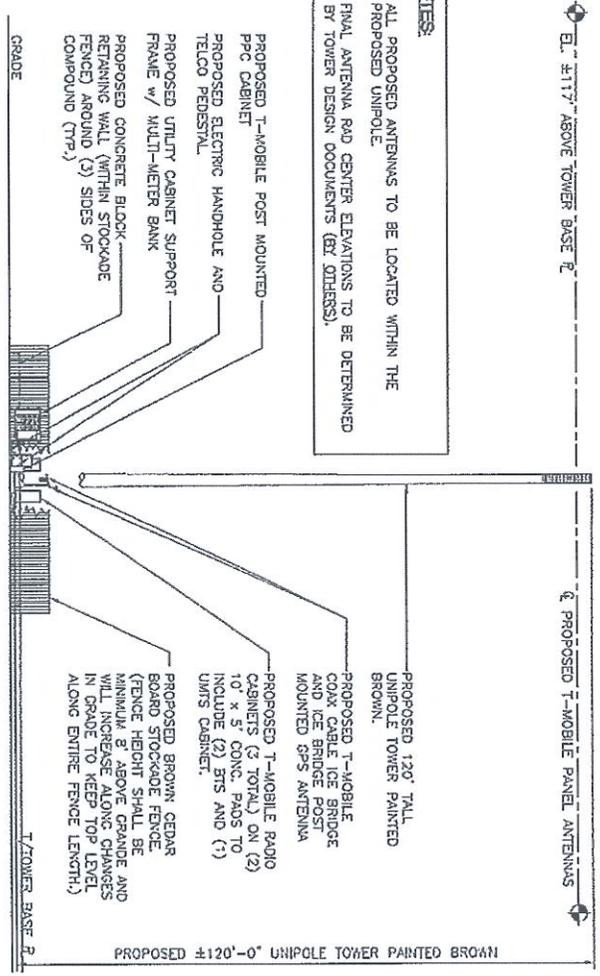


**LEASE EXHIBIT**

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.

**NOTES:**

1. ALL PROPOSED ANTENNAS TO BE LOCATED WITHIN THE PROPOSED UNIPOLE.
2. FINAL ANTENNA RAD CENTER ELEVATIONS TO BE DETERMINED BY TOWER DESIGN DOCUMENTS (B2 QUERIES).



**1 EAST ELEVATION**  
SCALE: 1" = 20'



	<b>T-MOBILE</b> CT11098B SILVER HILL RAWLAND		PROPOSED ANTENNA DATE: 10/2/11 DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT NO. 11-098B SHEET NO. 1 OF 1
	LEASE DRAWING L-3			

Tenant's initials \_\_\_\_\_ Landlord's initials \_\_\_\_\_



Site Number: CT11-098-B  
 Site Name: Silver Hill RL  
 Market: Connecticut

EXHIBIT C

**Memorandum  
of  
Lease**

**Memorandum of Lease**

Assessor's Parcel Number: Map 44; Block 108; Lot 120

Between Silver Hill Hospital, Inc., a Connecticut corporation ("Landlord") and T-Mobile Northeast LLC, a Delaware limited liability company with a place of business at 4 Sylvan Way, Parsippany, NJ 07054 ("Tenant")

A Site Lease dated as of \_\_\_\_\_, 200\_\_ (the "Lease") by and between Silver Hill Hospital, Inc., a Connecticut corporation ("Landlord") and T-Mobile Northeast LLC, a Delaware limited liability company ("Tenant") was made regarding a portion of following the property:

See Attached Exhibit "A" incorporated herein for all purposes

The Lease is for a term of five (5) years and will commence on the date as set forth in the Lease (the "Commencement Date"). Tenant shall have the right to extend this Lease for four (4) additional five-year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum effective as of the date of the last party to sign.

LANDLORD: SILVER HILL HOSPITAL, INC.

Witnesses:

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TENANT: T-MOBILE NORTHEAST LLC

Witnesses:

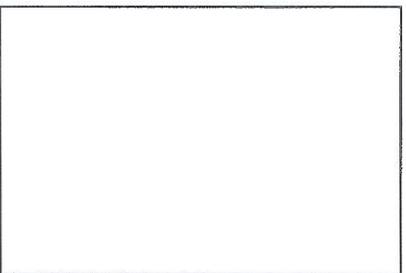
By: \_\_\_\_\_  
Printed Name: Chris Hillabrant  
Its: Vice President, Engineering  
Date: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_, [title]  
of \_\_\_\_\_ a \_\_\_\_\_ [type of entity], on behalf of  
said \_\_\_\_\_ [name of entity].

Dated: \_\_\_\_\_



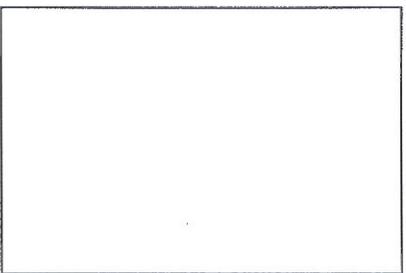
\_\_\_\_\_  
Notary Public  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

(Use this space for notary stamp/seal)

STATE OF NEW JERSEY )  
 ) ss. PARSIPPANY  
COUNTY OF MORRIS )

This instrument was acknowledged before me on \_\_\_\_\_ by CHRIS HILLABRANT, [title] VICE  
PRESIDENT, ENGINEERING of T-Mobile Northeast LLC, a Delaware limited liability company, on behalf of said T-Mobile  
Northeast LLC.

Dated: \_\_\_\_\_



\_\_\_\_\_  
Notary Public  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

(Use this space for notary stamp/seal)

## Memorandum of Lease EXHIBIT A

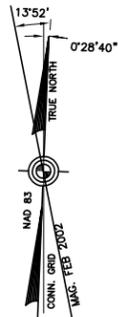
### Legal Description

The Property is legally described as follows:

A portion of the property described in certain real estate deeds in the Town of New Canaan, County of Fairfield, recorded at the New Canaan Registry of Deeds at Book 67, Page 13.

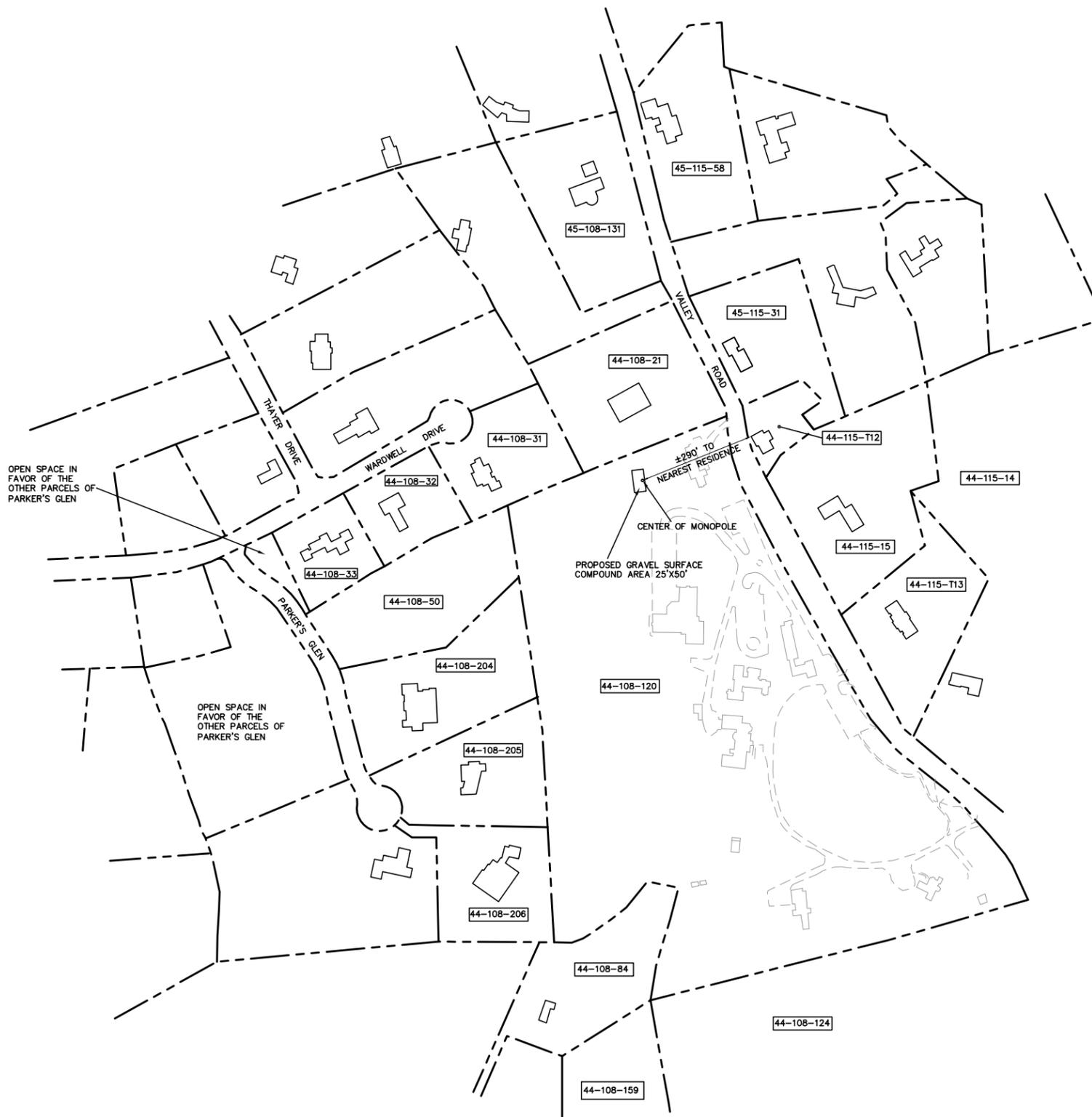
ALL THAT CERTAIN piece, parcel or tract of land, with the buildings and improvements thereon, situated in the Town of New Canaan, County of Fairfield, and State of Connecticut, shown as Parcel A Area = 1,013,501 +/- Sq. Ft. or 23.2667 +/- Acres Inclusive of Parcel "X" Exclusive of Parcel "Y", as shown and delineated on a certain map entitled, "Property Survey for Property Line Revision Prepared for Silver Hill Hospital, Inc. 208 Valley Road New Canaan, Connecticut Scale: 1"=80' April 11, 2002", now on file in the office of the Town Clerk of the Town of New Canaan and numbered 7350, reference thereto being had for a more particular description thereof.





**NOTE**

- 1) LOT LINES DEPICTED HEREON ARE DIGITIZED FROM TOWN ASSESSORS MAPS AND ARE APPROXIMATE.
- 2) BUILDING SHOWN ON ABUTTING PARCELS ARE FROM ON-LINE AERIAL MAPPING AND IS APPROXIMATE IN SIZE, SHAPE AND LOCATION BUILDING CONSTRUCTED SINCE TIME OF MAPPING MAY NOT BE SHOWN.



**NOTE:**  
PROPERTY INFORMATION SHOWN HEREIN—MAP/BLOCK/LOT, PROPERTY AND OWNER MAILING ADDRESS—TAKEN FROM "NEW CANAAN PROPERTY APPRAISALS SEARCH PAGE" WEBSITE IN MARCH 2010.

**SUBJECT PROPERTY**

MAP 44, BLOCK 108, LOT 120  
208 VALLEY ROAD, NEW CANAAN, CT  
OWNER: SILVER HILL HOSPITAL INC.  
ADDRESS: 208 VALLEY ROAD, NEW CANAAN, CT 06840

**ABUTERS LIST**

- MAP 44, BLOCK 108, LOT 21  
270 VALLEY ROAD, NEW CANAAN, CT  
OWNER: FIRST TAXING DISTRICT OF THE CITY OF NORWALK  
ADDRESS: 12 NEW CANAAN AVENUE, P.O. BOX 27, NORWALK, CT 06852
- MAP 44, BLOCK 108, LOT 31  
2 WARDWELL DRIVE, NEW CANAAN, CT  
OWNER: DEBRA D. PROSEK  
ADDRESS: 2 WARDWELL DRIVE, NEW CANAAN, CT 06840
- MAP 44, BLOCK 108, LOT 50  
26 PARKER'S GLEN, NEW CANAAN, CT  
OWNER: PARKER'S GLEN LLC  
ADDRESS: 36 CHICHESTER ROAD, NEW CANAAN, CT 06840
- MAP 44, BLOCK 108, LOT 204  
42 PARKER'S GLEN, NEW CANAAN, CT  
OWNER: JOHN FALCONI AND MAUREEN FALCONI  
ADDRESS: 42 PARKER'S GLEN, NEW CANAAN, CT 06840
- MAP 44, BLOCK 108, LOT 205  
58 PARKER'S GLEN, NEW CANAAN, CT  
OWNER: R.R. BUILDERS, LLC  
ADDRESS: P.O. BOX 1567, NEW CANAAN, CT 06840
- MAP 44, BLOCK 108, LOT 206  
64 PARKER'S GLEN, NEW CANAAN, CT  
OWNER: WW RES-1, LLC  
ADDRESS: 17 HIGH MEADOWS, MT. KISCO, NY 10549
- MAP 44, BLOCK 108, LOT 84  
103 SALEM ROAD, NEW CANAAN, CT  
OWNER: MARK MICHAEL ALLEGRETTI AND JILL MCCLURE ALLEGRETTI  
ADDRESS: 103 SALEM ROAD, NEW CANAAN, CT 06840
- MAP 44, BLOCK 108, LOT 159  
95 FABLE FARM ROAD, NEW CANAAN, CT  
OWNER: RICHARD J.G. HURST AND WENDY A. HURST  
ADDRESS: 95 FABLE FARM ROAD, NEW CANAAN, CT 06840
- MAP 44, BLOCK 108, LOT 124  
134 VALLEY ROAD, NEW CANAAN, CT  
OWNER: GARY CONWAY AND MIMI CONWAY  
ADDRESS: 134 VALLEY ROAD, NEW CANAAN, CT 06840
- MAP 44, BLOCK 115, LOT 14  
143 VALLEY ROAD, NEW CANAAN, CT  
OWNER: SILVER HILL HOSPITAL INC.  
ADDRESS: 208 VALLEY ROAD, NEW CANAAN, CT 06840
- MAP 44, BLOCK 115, LOT T13  
225 VALLEY ROAD, NEW CANAAN, CT  
OWNER: ALICIA C. UNDERWOOD  
ADDRESS: 225 VALLEY ROAD, NEW CANAAN, CT 06840
- MAP 44, BLOCK 115, LOT 15  
229 VALLEY ROAD, NEW CANAAN, CT  
OWNER: D. KENT TURNER AND CHRISTINA F. TURNER  
ADDRESS: 229 VALLEY ROAD, NEW CANAAN, CT 06840
- MAP 44, BLOCK 115, LOT T12  
253 VALLEY ROAD, NEW CANAAN, CT  
OWNER: CHRISTOPHER STARR JONES  
ADDRESS: 253 VALLEY ROAD, NEW CANAAN, CT 06840
- MAP 44, BLOCK 115, LOT 31  
269 VALLEY ROAD, NEW CANAAN, CT  
OWNER: DAYTON OGDEN AND MARGARET R. OGDEN  
ADDRESS: 269 VALLEY ROAD, NEW CANAAN, CT 06840

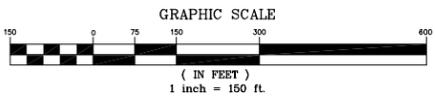
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PROFESSIONAL ENGINEER SEAL

**T-Mobile**  
wireless communications facility  
**C11098B**  
SILVER HILL RAWLAND  
208 VALLEY ROAD  
NEW CANAAN, CT 06840

**CENTEK** engineering  
Centek on Solutions™  
www.CentekEng.com  
(203) 488-0380  
(203) 488-6337 fax  
632 North Branford Road, Branford, CT 06405

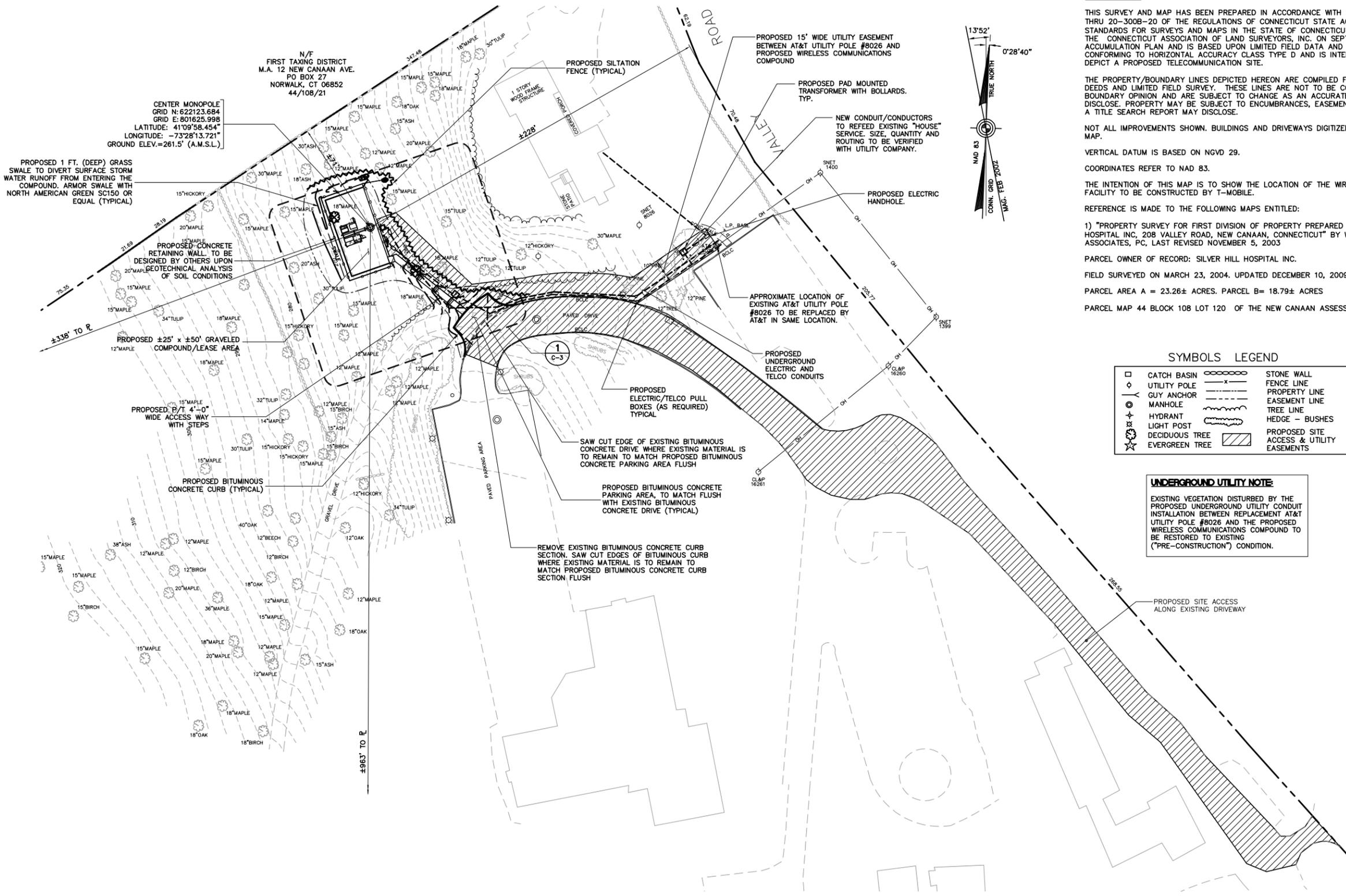
**1**  
C-1  
**ABUTTERS MAP**  
SCALE: 1" = 150'



DATE: 12/14/09  
SCALE: AS NOTED  
JOB NO. 09017.C014

ABUTTERS MAP

**C-1**  
Sheet No. 2 of 5



**SURVEY NOTES**

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. IT IS DATA ACCUMULATION PLAN AND IS BASED UPON LIMITED FIELD DATA AND REFERENCE MAPS CONFORMING TO HORIZONTAL ACCURACY CLASS TYPE D AND IS INTENDED TO BE USED TO DEPICT A PROPOSED TELECOMMUNICATIONS SITE.

THE PROPERTY/BOUNDARY LINES DEPICTED HEREON ARE COMPILED FROM OTHER MAPS, DEEDS AND LIMITED FIELD SURVEY. THESE LINES ARE NOT TO BE CONSTRUED AS A BOUNDARY OPINION AND ARE SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. PROPERTY MAY BE SUBJECT TO ENCUMBRANCES, EASEMENTS, RIGHTS OF WAY AS A TITLE SEARCH REPORT MAY DISCLOSE.

NOT ALL IMPROVEMENTS SHOWN. BUILDINGS AND DRIVEWAYS DIGITIZED FROM REFERENCED MAP.

VERTICAL DATUM IS BASED ON NGVD 29.

COORDINATES REFER TO NAD 83.

THE INTENTION OF THIS MAP IS TO SHOW THE LOCATION OF THE WIRELESS COMMUNICATIONS FACILITY TO BE CONSTRUCTED BY T-MOBILE.

REFERENCE IS MADE TO THE FOLLOWING MAPS ENTITLED:

1) "PROPERTY SURVEY FOR FIRST DIVISION OF PROPERTY PREPARED FOR SILVER HILL HOSPITAL INC, 208 VALLEY ROAD, NEW CANAAN, CONNECTICUT" BY WILLIAM SEYMOUR & ASSOCIATES, PC, LAST REVISED NOVEMBER 5, 2003

PARCEL OWNER OF RECORD: SILVER HILL HOSPITAL INC.

FIELD SURVEYED ON MARCH 23, 2004. UPDATED DECEMBER 10, 2009

PARCEL AREA A = 23.26± ACRES. PARCEL B= 18.79± ACRES

PARCEL MAP 44 BLOCK 108 LOT 120 OF THE NEW CANAAN ASSESSOR'S MAP.

**SYMBOLS LEGEND**

□	CATCH BASIN	—	STONE WALL
◇	UTILITY POLE	-x-	FENCE LINE
○	GUY ANCHOR	---	PROPERTY LINE
⊙	MANHOLE	-.-.-	EASEMENT LINE
+	HYDRANT	~	TREE LINE
⊕	LIGHT POST		HEDGE - BUSHES
⊗	DECIDUOUS TREE	▨	PROPOSED SITE ACCESS & UTILITY EASEMENTS
⊙	EVERGREEN TREE		

**UNDERGROUND UTILITY NOTE**  
 EXISTING VEGETATION DISTURBED BY THE PROPOSED UNDERGROUND UTILITY CONDUIT INSTALLATION BETWEEN REPLACEMENT AT&T UTILITY POLE #8026 AND THE PROPOSED WIRELESS COMMUNICATIONS COMPOUND TO BE RESTORED TO EXISTING ("PRE-CONSTRUCTION") CONDITION.

N/F  
 FIRST TAXING DISTRICT  
 M.A. 12 NEW CANAAN AVE.  
 PO BOX 27  
 NORWALK, CT 06852  
 44/108/21

CENTER MONOPOLE  
 GRID N: 622123.684  
 GRID E: 801625.998  
 LATITUDE: 41°09'58.454"  
 LONGITUDE: -73°28'13.721"  
 GROUND ELEV.=261.5' (A.M.S.L.)

PROPOSED 1 FT. (DEEP) GRASS SWALE TO DIVERT SURFACE STORM WATER RUNOFF FROM ENTERING THE COMPOUND. ARMOR SWALE WITH NORTH AMERICAN GREEN SCT150 OR EQUAL (TYPICAL)

PROPOSED CONCRETE RETAINING WALL TO BE DESIGNED BY OTHERS UPON 20' MAPL GEOTECHNICAL ANALYSIS OF SOIL CONDITIONS

PROPOSED ±25' x ±50' GRAVELED COMPOUND/LEASE AREA

PROPOSED P/T 4'-0" WIDE ACCESS WAY WITH STEPS

PROPOSED BITUMINOUS CONCRETE CURB (TYPICAL)

PROPOSED SILTATION FENCE (TYPICAL)

PROPOSED 15' WIDE UTILITY EASEMENT BETWEEN AT&T UTILITY POLE #8026 AND PROPOSED WIRELESS COMMUNICATIONS COMPOUND

PROPOSED PAD MOUNTED TRANSFORMER WITH BOLLARDS. TYP.

NEW CONDUIT/CONDUCTORS TO REFEED EXISTING "HOUSE" SERVICE. SIZE, QUANTITY AND ROUTING TO BE VERIFIED WITH UTILITY COMPANY.

PROPOSED ELECTRIC HANDHOLE.

APPROXIMATE LOCATION OF EXISTING AT&T UTILITY POLE #8026 TO BE REPLACED BY AT&T IN SAME LOCATION.

PROPOSED UNDERGROUND ELECTRIC AND TELCO CONDUITS

PROPOSED ELECTRIC/TELCO PULL BOXES (AS REQUIRED) TYPICAL

SAW CUT EDGE OF EXISTING BITUMINOUS CONCRETE DRIVE WHERE EXISTING MATERIAL IS TO REMAIN TO MATCH PROPOSED BITUMINOUS CONCRETE PARKING AREA FLUSH

PROPOSED BITUMINOUS CONCRETE PARKING AREA. TO MATCH FLUSH WITH EXISTING BITUMINOUS CONCRETE DRIVE (TYPICAL)

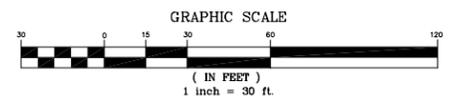
REMOVE EXISTING BITUMINOUS CONCRETE CURB SECTION. SAW CUT EDGES OF BITUMINOUS CURB WHERE EXISTING MATERIAL IS TO REMAIN TO MATCH PROPOSED BITUMINOUS CONCRETE CURB SECTION FLUSH

PROPOSED SITE ACCESS ALONG EXISTING DRIVEWAY

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON  
 THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL

A. RAFAEL MARTINEZ LLS #18833 DATE

**1**  
 C-2 **SITE/SURVEY PLAN**  
 SCALE: 1" = 30'



DESIGNED BY: CFC  
 DRAWN BY: DEB  
 CHK'D BY: CFC

NO.	DATE	ISSUED FOR	BY	DESCRIPTION
00	3/23/10	DEB	CFC	ISSUED FOR CSC
A	1/15/10	DEB	CFC	ISSUED FOR CSC
REV.				CLIENT REVIEW

PROFESSIONAL ENGINEER SEAL

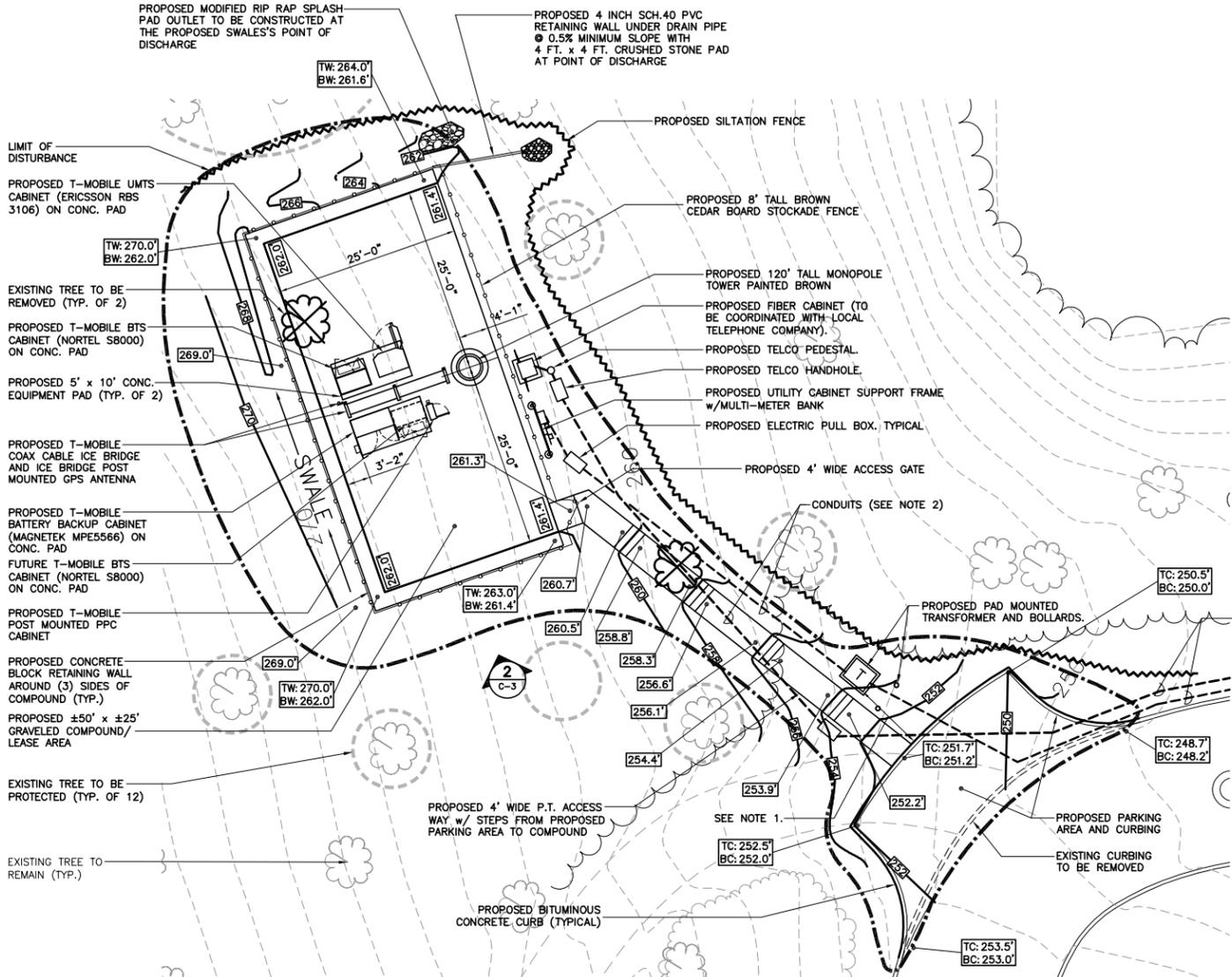
**T-Mobile**  
 WIRELESS COMMUNICATIONS FACILITY  
**CT11098B**  
**SILVER HILL RAWLAND**  
 208 VALLEY ROAD  
 NEW CANAAN, CT 06840

**CENTEK** engineering  
 www.CentekEng.com  
 (203) 488-0380  
 (203) 488-6337 Fax  
 632 North Branford Road, Branford, CT 06405

DATE: 12/14/09  
 SCALE: AS NOTED  
 JOB NO. 09017.C014

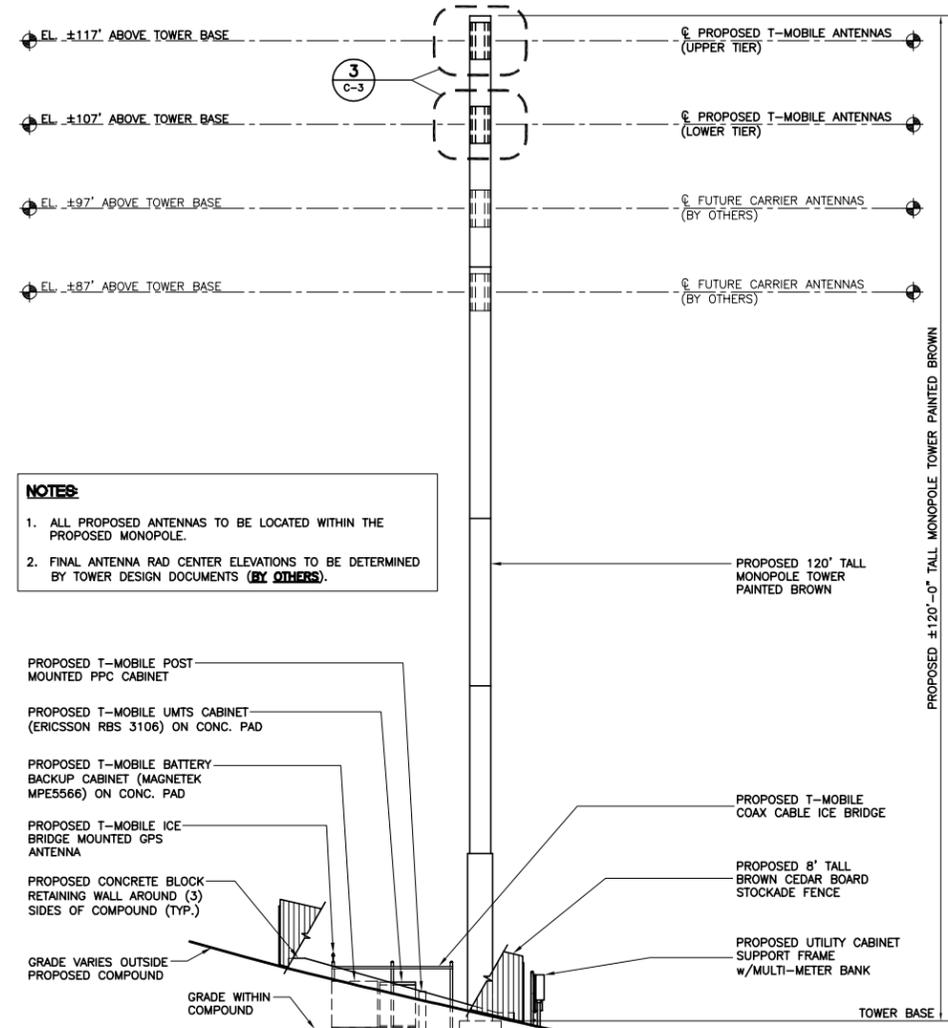
SITE/SURVEY PLAN

**C-2**  
 Sheet No. 3 of 5

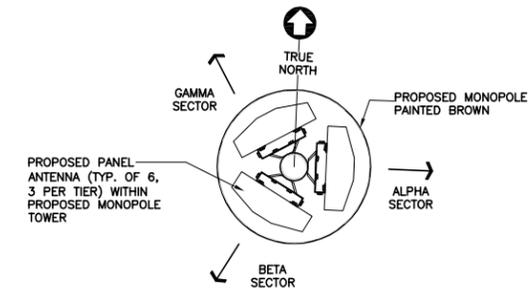


- NOTES:**
- UTILITY TRANSFORMER IS SHOWN 10' FROM EDGE OF ACCESS DRIVE WHICH IS THE MAXIMUM ALLOWED BY CL&P. FINAL LOCATION MAY BE ADJUSTED IN FIELD PENDING CL&P AND OWNER REVIEW AND APPROVAL.
  - ALL CONDUITS AND UTILITY WORK WITHIN THE VICINITY OF THE COMPOUND SHALL BE WITHIN THE LIMIT OF DISTURBANCE AS SHOWN ON THIS PLAN.
  - REFER TO PLANTING PLAN **(BY OTHERS)** FOR LOCATIONS OF VEGETATIVE SCREENING AROUND THE PROPOSED COMPOUND.

- LEGEND:**
- 252.2 SPOT ELEVATION
  - 270 PROPOSED CONTOUR
  - TW: 262.0  
BW: 261.4 TOP & BOTTOM OF WALL ELEVATIONS
  - TC: 251.7  
BC: 251.2 TOP & BOTTOM OF CURB ELEVATIONS
  - EXISTING TREE TO BE REMOVED



- NOTES:**
- ALL PROPOSED ANTENNAS TO BE LOCATED WITHIN THE PROPOSED MONOPOLE.
  - FINAL ANTENNA RAD CENTER ELEVATIONS TO BE DETERMINED BY TOWER DESIGN DOCUMENTS **(BY OTHERS)**.



DESIGNED BY: CFC  
DRAWN BY: DEB  
CHK'D BY: CFC

REV.	DATE	ISSUED FOR	BY	CHK'D BY	DESCRIPTION
00	3/22/10	FOR CSC	DEB	CFC	ISSUED FOR CSC - CLIENT REVIEW
01	1/15/10	FOR CSC	DEB	CFC	ISSUED FOR CSC - CLIENT REVIEW
A					DRAWN BY CHK'D BY DESCRIPTION

PROFESSIONAL ENGINEER SEAL

**T-Mobile**  
WIRELESS COMMUNICATIONS FACILITY  
**CT11098B**  
SILVER HILL RAWLAND  
208 VALLEY ROAD  
NEW CANAAN, CT 06840

**CENTEK** engineering  
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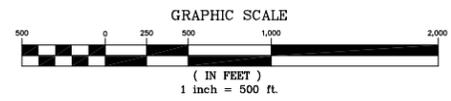
DATE: 12/14/09  
SCALE: AS NOTED  
JOB NO. 09017.C014

COMPOUND PLAN AND ELEVATION

**C-3**  
Sheet No. 4 of 5



1  
C-4  
**AERIAL MAP**  
SCALE: 1" = 500'



DESIGNED BY: CFC  
DRAWN BY: DEB  
CHK'D BY: CFC

REV.	DATE	DRAWN BY	CHK'D BY	DESCRIPTION
00	3/23/10	DEB	CFC	ISSUED FOR CSC
A	1/15/10	DEB	CFC	ISSUED FOR CSC - CLIENT REVIEW

PROFESSIONAL ENGINEER SEAL

**T-Mobile**  
**CENTEK** engineering  
 Centered on Solutions™  
 (203) 488-0380 www.CentekEng.com  
 (203) 488-6397 Fax  
 632 North Branford Road, Branford, CT 06405

**T-MOBILE**  
 WIRELESS COMMUNICATIONS FACILITY  
**CT11098B**  
**SILVER HILL RAWLAND**  
 208 VALLEY ROAD  
 NEW CANAAN, CT 06840

DATE: 12/14/09  
 SCALE: AS NOTED  
 JOB NO. 09017.C014

AERIAL MAP

**C-4**  
 Sheet No. 5 of 5



Base Map Source: USGS 7.5 Minute Topographic Quadrangle Maps, Norwalk North (1971)



Vanasse Hangen Brustlin, Inc.

USGS Topographic Map  
 Proposed T-Mobile Wireless  
 Telecommunications Facility  
 CT11098B  
 208 Valley Road  
 New Canaan, Connecticut



Quadrangle Location



**CERTIFICATION OF SERVICE**

I hereby certify that on this, the 5<sup>th</sup> day of April, 2010, copies of the Application and Attachments were sent by Federal Express to the following:

**NEW CANAAN TOWN OFFICIALS (General Statutes § 16-50I(b)(1))**

Jeb Walker, First Selectman  
New Canaan Town Hall  
77 Main Street, 2<sup>nd</sup> Floor  
New Canaan, CT 06840

Planning & Zoning Commission  
Laszlo Papp, Chairman  
Irwin Park  
848 Weed Street  
New Canaan, CT 06840

Zoning Board of Appeals  
Carroll Yanicelli, Chairman  
New Canaan Town Hall  
77 Main Street  
New Canaan, CT 06840

Conservation Commission  
John Rice, Chairman  
Irwin Park  
848 Weed Street  
New Canaan, CT 06840

Inland Wetlands Commission  
Daniel P. Stepanek, Chairman  
Irwin Park  
848 Weed Street  
New Canaan, CT 06840

Ms. Claudia A. Weber, Town Clerk  
New Canaan Town Hall  
77 Main Street, 1<sup>st</sup> Floor  
New Canaan, CT 06840

**WILTON TOWN OFFICIALS (General Statutes § 16-50I(b)(1))**

William F. Brennan, First Selectman  
Wilton Town Hall  
238 Danbury Road  
Wilton, CT 06897

Planning & Zoning Commission  
Sally Poundstone, Chairwoman  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Zoning Board of Appeals  
Miriam H. Sayegh, Chairwoman  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Conservation Commission  
Kristen Begor, Chair  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Inland Wetlands Commission  
Franklin Wong, Chair  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Ms. Bettye Ragognetti, Town Clerk  
Wilton Town Hall  
238 Danbury Road  
Wilton, CT 06897

**ATTORNEY GENERAL (General Statutes § 16-50I(b)(2))**

Office of the Attorney General  
State of Connecticut  
Attorney General Richard Blumenthal  
55 Elm Street  
Hartford, CT 06106

**LEGISLATIVE MEMBERS (General Statutes § 16-501(b)(3))**

United States Senator Joseph Lieberman  
One Constitution Plaza, 7<sup>th</sup> Floor  
Hartford, CT 06103

United States Senator Christopher Dodd  
30 Lewis Street, Suite 101  
Hartford, CT 06103

United States Congressman Jim Himes  
888 Washington Boulevard, 10<sup>th</sup> Floor  
Stamford, CT 06901

Connecticut State Senator Toni Boucher  
Legislative Office Building  
300 Capital Avenue, Room 3400  
Hartford, CT 06106

Connecticut State Senator L. Scott Frantz  
Legislative Office Building  
300 Capital Avenue, Room 3400  
Hartford, CT 06106

Connecticut State Representative John W. Hetherington  
Legislative Office Building  
300 Capital Avenue, Room 4200  
Hartford, CT 06106

Connecticut State Representative William Tong  
Legislative Office Building  
300 Capital Avenue, Room 4003  
Hartford, CT 06106

**FEDERAL AGENCIES (General Statutes § 16-501(b)(4))**

Federal Communications Commission  
Office of the Secretary  
9300 East Hampton Drive  
Capitol Heights, MD 20743

Federal Aviation Administration  
New England Region, ANE-600  
12 New England Executive Park  
Burlington, MA 01803

**STATE AGENCIES (General Statutes § 16-50l(b)(5))**

South Western Regional Planning Agency  
c/o Dr. Floyd Lapp, Executive Director  
888 Washington Boulevard, 3<sup>rd</sup> Floor  
Stamford, CT 06901-2902

Connecticut Department of Environmental Protection  
c/o Amey Marrella, Commissioner  
79 Elm Street  
Hartford, CT 06106-5127

Department of Public Health  
c/o J. Robert Galvin, Commissioner  
410 Capitol Avenue  
Hartford, CT 06134

Department of Agriculture  
c/o F. Philip Prelli, Commissioner  
165 Capitol Avenue  
Hartford, CT 06106

Connecticut Department of Public Utility Control  
c/o Kevin M. DelGobbo, Chairman  
Ten Franklin Square  
New Britain, CT 06051

Office of Policy and Management  
c/o Secretary Robert L. Genuario  
450 Capitol Avenue  
Hartford, CT 06106-1379

Department of Economic & Community Development  
c/o Joan McDonald, Commissioner  
505 Hudson Street  
Hartford, CT 06106

Connecticut Department of Transportation  
c/o Joseph F. Marie, Commissioner  
2800 Berlin Turnpike  
Newington, CT 06131-7546

Connecticut Council on Environmental Quality  
c/o Karl J. Wagener, Executive Director  
79 Elm Street  
Hartford, CT 06106

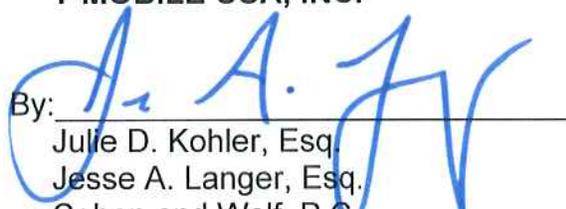
Connecticut Commission on Culture & Tourism –  
Historic Preservation and Museum Division  
c/o David Bahlman, Division Director  
One Constitution Plaza, Second Floor  
Hartford, CT 06103

Connecticut Department of Emergency Management & Homeland Security  
c/o Peter J. Boynton, Commissioner  
25 Sigourney Street, 6<sup>th</sup> Floor  
Hartford, CT 06106-5042

Connecticut Siting Council  
c/o Daniel F. Caruso, Chairman  
Ten Franklin Square  
New Britain, CT 06051

**Respectfully submitted,**

**T-MOBILE USA, INC.**

By:   
Julie D. Kohler, Esq.  
Jesse A. Langer, Esq.  
Cohen and Wolf, P.C.  
1115 Broad Street  
Bridgeport, CT 06604  
Tel. (203) 368-0211  
Fax (203) 394-9901  
[jkohler@cohenandwolf.com](mailto:jkohler@cohenandwolf.com)  
[jlanger@cohenandwolf.com](mailto:jlanger@cohenandwolf.com)

# The ADVOCATE Greenwich Time

9 Riverbend Drive South  
Building 9A  
P.O. Box 4910  
Stamford, CT 06907-0910  
Telephone: 203-330-6208  
Fax: 203-384-1158  
[Legal\\_notices@seni.com](mailto:Legal_notices@seni.com)

I, Shirley Housey  
Being duly sworn, depose and say that I am a  
Representative in the employ of SOUTHERN  
CONNECTICUT NEWSPAPERS, INC.,  
Publisher of The Advocate and Greenwich Time,  
that a LEGAL NOTICE titled

T-Mobile Application

Was published in The Advocate  
On March 24<sup>th</sup> & 26<sup>th</sup>, 2010

Subscribed and sworn to before me on this  
29<sup>th</sup> Day of March 2010.

Pamela E. Caluori  
Pamela Caluori/Notary Public

My commission expires on January 2013



## PUBLIC NOTICE

Pursuant to General Statutes § 16-501 and § 16-501-1 of the Regulations of Connecticut State Agencies, notice is hereby given that T-Mobile Northeast LLC ("T-Mobile") will file an application with the Connecticut Siting Council ("Council"). T-Mobile will file an Application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a wireless communications facility at 208 Valley Road, New Canaan, Connecticut ("Application"). T-Mobile will file the Application on or about April 5, 2010. T-Mobile seeks to construct a new 120 foot monopole structure with antennas concealed therein, associated equipment and other site improvements necessary for the proposed facility ("Facility"). The location, height and other features of the Facility are subject to review and change by the Council pursuant to General Statutes § 16-50g et seq.

The Facility will provide wireless service in the Town of New Canaan, particularly along Valley Road and Silvermine Road, just east of Route 123, and the surrounding areas. The Application will set forth the need, purpose and benefits of the Facility and will also describe the environmental impact, if any, of the Facility.

T-Mobile will conduct a balloon float at the proposed height of the Facility on the day of the public hearing on the Application as scheduled by the Council. The Council will provide notice of the public hearing date. The Council will conduct that public hearing in New Canaan. The balloon float will take place between 8:00a.m. to 6:00p.m. or as set by the Council.

Interested parties and residents of the Town of New Canaan are invited to review the Application during normal business hours at and of the following offices:

Connecticut Siting Council  
70 Franklin Square  
New Britain, CT 06051

Town Clerk  
Town of New Canaan  
77 Main Street  
New Canaan, CT 06840

or at the offices of I-Mobile's legal counsel:

Julie D. Kohler, Esq.  
Jesse A. Langer, Esq.  
Cohen and Wolf, P.C.  
1115 Broad Street  
Bridgeport, CT 06604  
Tel: (203) 368-0211  
Fax: (203) 394-9901

All inquiries should be addressed to the Council or to I-Mobile's legal counsel as listed above.

## **PUBLIC NOTICE**

Pursuant to General Statutes § 16-50/ and § 16-50/-1 of the Regulations of Connecticut State Agencies, notice is hereby given that T-Mobile Northeast LLC (“T-Mobile”) will file an application with the Connecticut Siting Council (“Council”). T-Mobile will file an Application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a wireless communications facility at 208 Valley Road, New Canaan, Connecticut (“Application”). T-Mobile will file the Application on or about April 5, 2010. T-Mobile seeks to construct a new 120 foot monopole structure with antennas concealed therein, associated equipment and other site improvements necessary for the proposed facility (“Facility”). The location, height and other features of the Facility are subject to review and change by the Council pursuant to General Statutes § 16-50g et seq.

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10 Franklin Square  
New Britain, CT 06051

Town Clerk  
Town of New Canaan  
77 Main Street  
New Canaan, CT 06840

or at the offices of T-Mobile's legal counsel:

Julie D. Kohler, Esq.  
Jesse A. Langer, Esq.  
Cohen and Wolf, P.C.  
1115 Broad Street  
Bridgeport, CT 06604  
Tel. (203) 368-0211  
Fax (203) 394-9901

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## **PUBLIC NOTICE**

Pursuant to General Statutes § 16-50/ and § 16-50/-1 of the Regulations of Connecticut State Agencies, notice is hereby given that T-Mobile Northeast LLC (“T-Mobile”) will file an application with the Connecticut Siting Council (“Council”). T-Mobile will file an Application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a wireless communications facility at 208 Valley Road, New Canaan, Connecticut (“Application”). T-Mobile will file the Application on or about April 5, 2010. T-Mobile seeks to construct a new 120 foot monopole structure with antennas concealed therein, associated equipment and other site improvements necessary for the proposed facility (“Facility”). The location, height and other features of the Facility are subject to review and change by the Council pursuant to General Statutes § 16-50g et seq.

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Interested parties and residents of the Town of New Canaan and Town of Wilton are invited to review the Application during normal business hours at and of the following offices:

Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

Town Clerk  
Town of New Canaan  
77 Main Street  
New Canaan, CT 06840

Town Clerk  
Town of Wilton  
238 Danbury Road  
Wilton, CT 06897

or at the offices of T-Mobile's legal counsel:

Julie D. Kohler, Esq.  
Jesse A. Langer, Esq.  
Cohen and Wolf, P.C.  
1115 Broad Street  
Bridgeport, CT 06604  
Tel. (203) 368-0211  
Fax (203) 394-9901

All inquiries should be addressed to the Council or to T-Mobile's legal counsel as listed above.

**CERTIFICATION OF SERVICE TO ABUTTING PROPERTY OWNERS**

I hereby certify that a copy of the foregoing letter was sent by certified mail, return receipt requested, to each of the following abutting landowners:

**First Taxing District of the City of Norwalk**

270 Valley Road  
New Canaan, CT 06840

(Mailing Address:)  
12 New Canaan Avenue  
P.O. Box 27  
Norwalk, CT 06852

**Debera D. Prosek**

2 Wardwell Drive  
New Canaan, CT 06840

**Parker's Glen LLC**

26 Parker's Glen  
New Canaan, CT 06840

(Mailing Address:)  
36 Chichester Road  
New Canaan, CT 06840

**John Falconi and  
Maureen Falconi**

42 Parker's Glen  
New Canaan, CT 06840

**R.R. Builders, LLC**

58 Parker's Glen  
New Canaan, CT 06840

(Mailing Address:)  
P.O. Box 1567  
New Canaan, CT 06840

**WW Res-1, LLC**  
64 Parker's Glen  
New Canaan, CT 06840

(Mailing Address:)  
17 High Meadows  
Mt. Kisco, NY 10549

**Mark Michael Allegretti and  
Jill McClure Allegretti**  
103 Fable Farm Road  
New Canaan, CT 06840

**Richard J. G. Hurst and  
Wendy A. Hurst**  
95 Fable Farm Road  
New Canaan, CT 06840

**Gary Conway and  
Mimi Conway**  
134 Valley Road  
New Canaan, CT 06840

**Silver Hill Hospital Inc.**  
143 Valley Road  
New Canaan, CT 06840

(Mailing Address:)  
208 Valley Road  
New Canaan, CT 06840

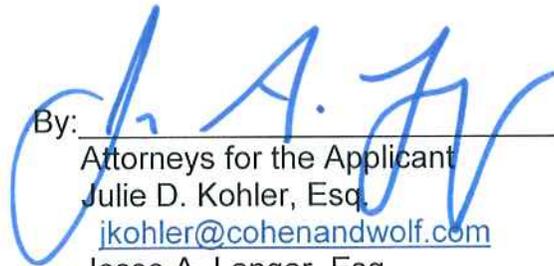
**Alicia C. Underwood**  
225 Valley Road  
New Canaan, CT 06840

**D. Kent Turner and  
Christina F. Turner**  
229 Valley Road  
New Canaan, CT 06840

**Christopher Starr Jones**  
253 Valley Road  
New Canaan, CT 06840

**Dayton Ogden and  
Margaret R. Ogden**  
269 Valley Road  
New Canaan, CT 06840

Dated: April 5, 2010

By:   
Attorneys for the Applicant  
Julie D. Kohler, Esq.  
[jkohler@cohenandwolf.com](mailto:jkohler@cohenandwolf.com)  
Jesse A. Langer, Esq.  
[jlanger@cohenandwolf.com](mailto:jlanger@cohenandwolf.com)  
COHEN AND WOLF, P.C.  
1115 Broad Street  
Bridgeport, CT 06604  
Tel. (203) 368-0211  
Fax (203) 394-9901

**JESSE A. LANGER**

Please Reply To Bridgeport  
E-Mail: [jlanger@cohenandwolf.com](mailto:jlanger@cohenandwolf.com)

March 22, 2010

**VIA CERTIFIED MAIL**

**Re: Proposed Cellular Tower (208 Valley Road, New Canaan)**

To Whom It May Concern:

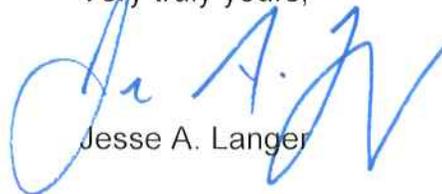
This firm represents T-Mobile Northeast LLC ("T-Mobile"). T-Mobile intends to file an Application for a Certificate for Environmental Compatibility and Public Need ("Application") with the Connecticut Siting Council ("Council") regarding certain real property commonly known as 208 Valley Road, New Canaan ("Property"). T-Mobile seeks to construct, maintain and operate a telecommunications facility on the Property.

This letter serves as notice to you as an abutting property owner pursuant to General Statutes § 16-50i. T-Mobile will file the Application on or about April 5, 2010, and will request that the Council place the Application on some future agenda.

Please find enclosed a copy of the legal notice that will run in the "Stamford Advocate" on Wednesday March 24, 2010 and Friday, March 26, 2010.

If you have any questions or concerns regarding this matter, please contact our office or the Council. The Council's address is included in the enclosed copy of the legal notice.

Very truly yours,



Jesse A. Langer

Enclosure

## PUBLIC NOTICE

Pursuant to General Statutes § 16-50f and § 16-50f-1 of the Regulations of Connecticut State Agencies, notice is hereby given that T-Mobile Northeast LLC ("T-Mobile") will file an application with the Connecticut Siting Council ("Council"). T-Mobile will file an Application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a wireless communications facility at 208 Valley Road, New Canaan, Connecticut ("Application"). T-Mobile will file the Application on or about April 5, 2010. T-Mobile seeks to construct a new 120 foot monopole structure with antennas concealed therein, associated equipment and other site improvements necessary for the proposed facility ("Facility"). The location, height and other features of the Facility are subject to review and change by the Council pursuant to General Statutes § 16-50g et seq.

The Facility will provide wireless service in the Town of New Canaan, particularly along Valley Road and Silvermine Road, just east of Route 123, and the surrounding area. The Application will set forth the need, purpose and benefits of the Facility and will also describe the environmental impact, if any, of the Facility.

T-Mobile will conduct a balloon float at the proposed height of the Facility on the day of the public hearing on the Application as scheduled by the Council. The Council will provide notice of the public hearing date. The Council will conduct that public hearing in New Canaan. The balloon float will take place between 8:00a.m. to 6:00p.m. or as set by the Council.

Interested parties and residents of the Town of New Canaan are invited to review the Application during normal business hours at and of the following offices:

Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

Town Clerk  
Town of New Canaan  
77 Main Street  
New Canaan, CT 06840

or at the offices of T-Mobile's legal counsel:

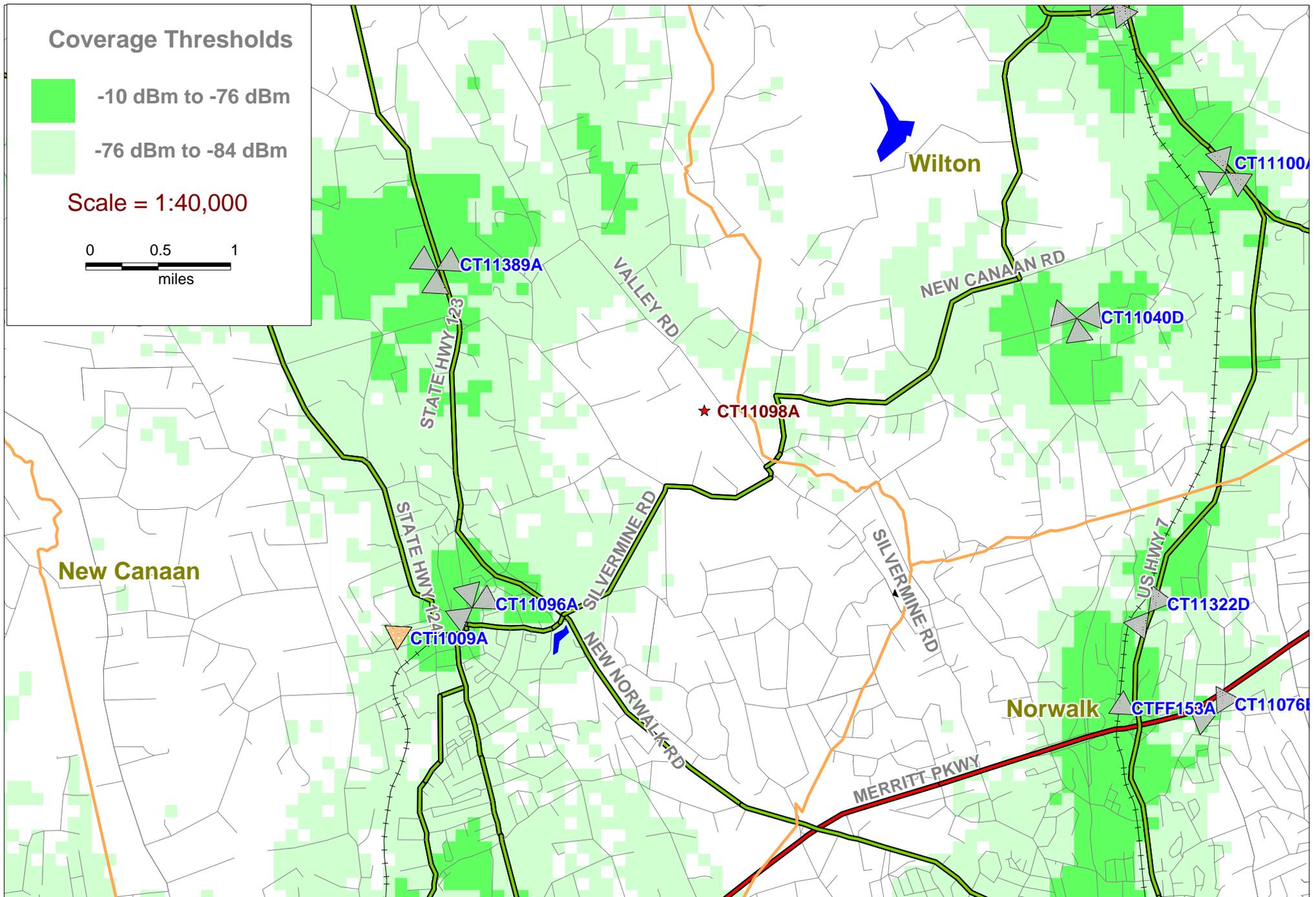
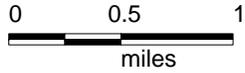
Julie D. Kohler, Esq.  
Jesse A. Langer, Esq.  
Cohen and Wolf, P.C.  
1115 Broad Street  
Bridgeport, CT 06604  
Tel. (203) 368-0211  
Fax (203) 394-9901

All inquiries should be addressed to the Council or to T-Mobile's legal counsel as listed above.

### Coverage Thresholds

-  -10 dBm to -76 dBm
-  -76 dBm to -84 dBm

Scale = 1:40,000



**- T-Mobile -**

Existing T-Mobile On Air Coverage

Coverage Thresholds

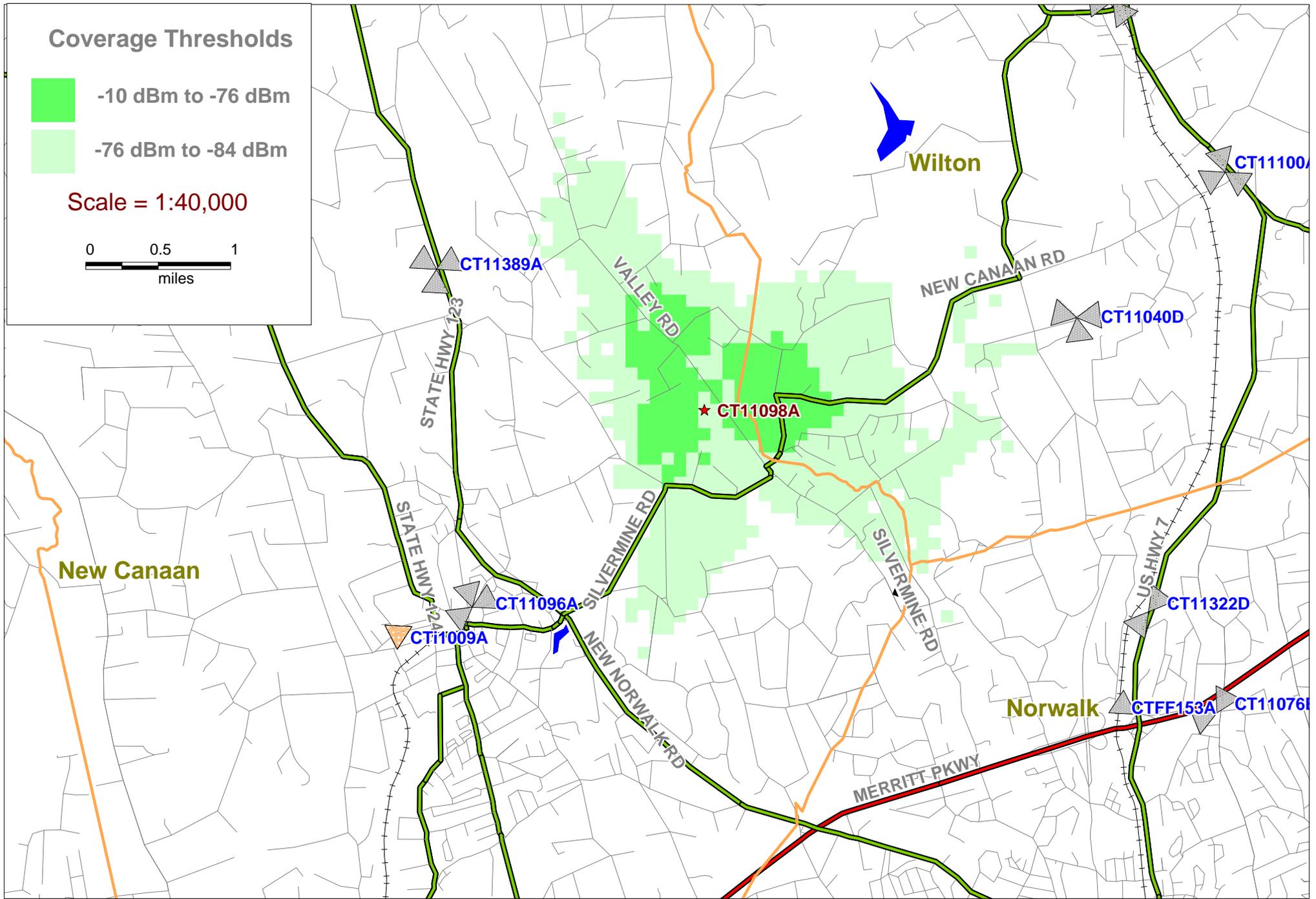
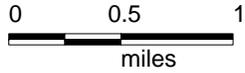
Dark Green - In Building Coverage

Light Green - In Vehicle Coverage

Coverage Thresholds

-  -10 dBm to -76 dBm
-  -76 dBm to -84 dBm

Scale = 1:40,000



- T-Mobile -

T-Mobile Proposed CT11098B @ 107'

Coverage Thresholds

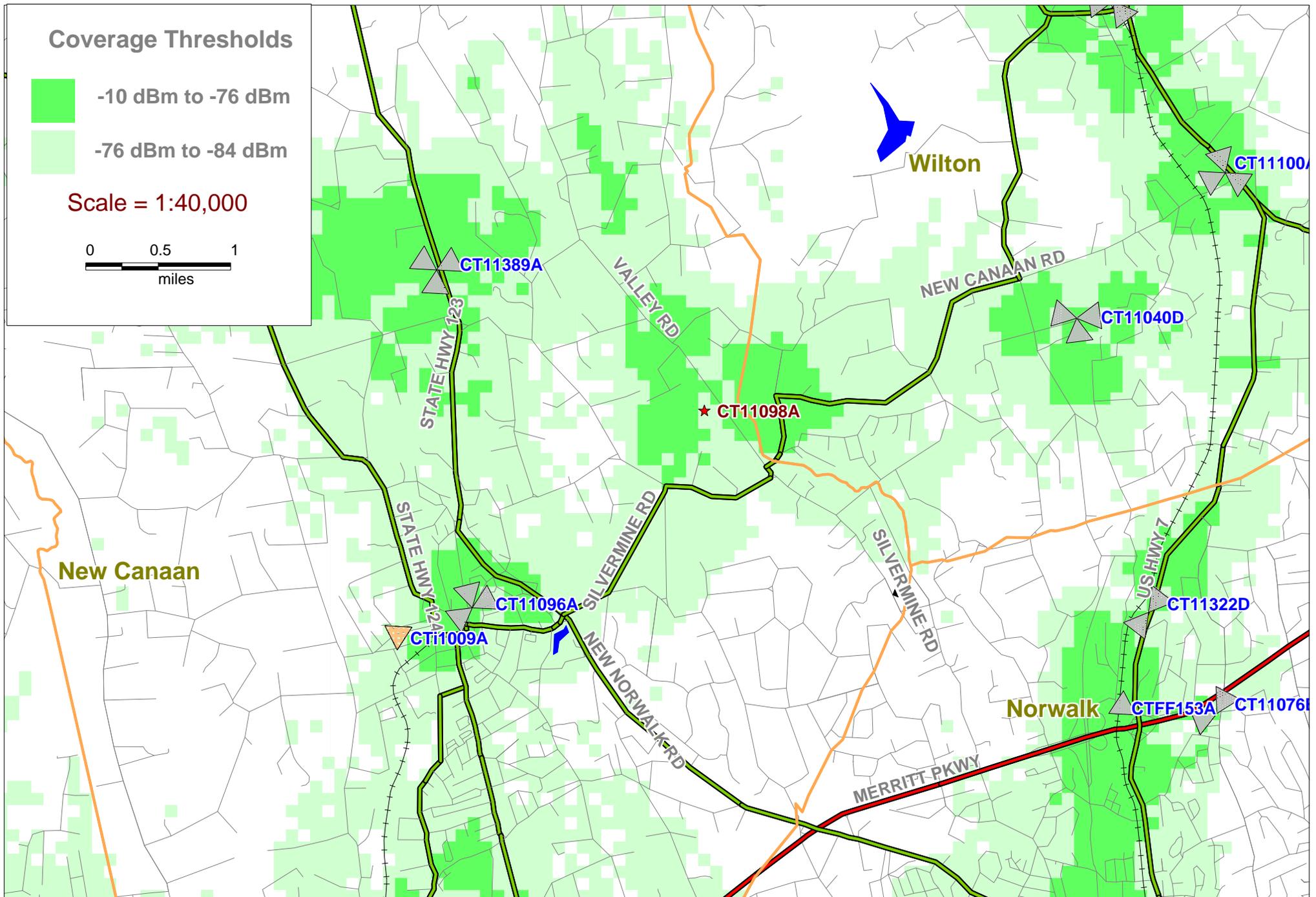
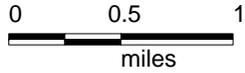
Dark Green - In Building Coverage

Light Green - In Vehicle Coverage

### Coverage Thresholds

-  -10 dBm to -76 dBm
-  -76 dBm to -84 dBm

Scale = 1:40,000



**-T-Mobile-**

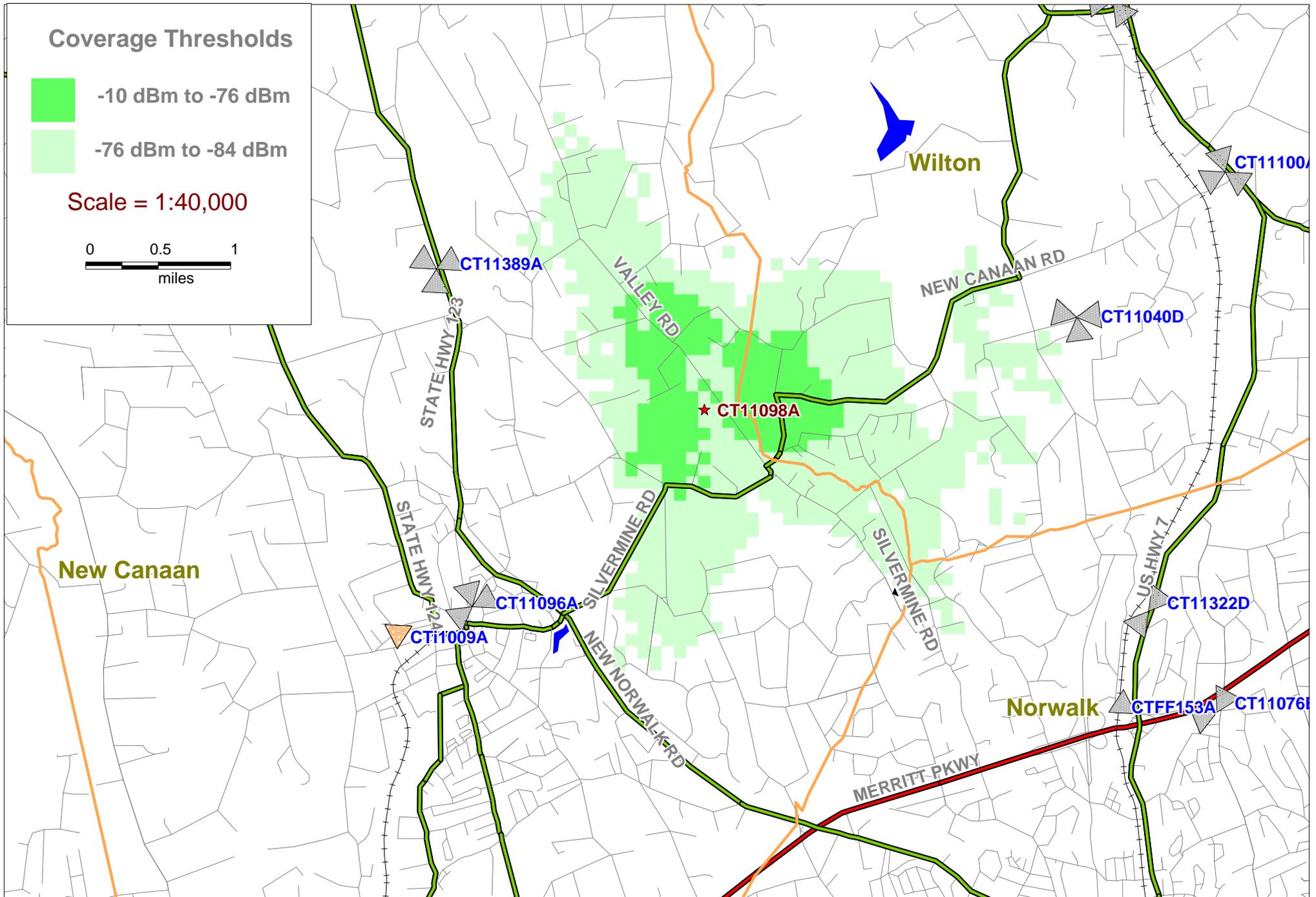
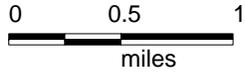
Existing T-Mobile On Air Coverage  
With CT11098B @ 107'

Coverage Thresholds  
Dark Green - In Building Coverage  
Light Green - In Vehicle Coverage

Coverage Thresholds

-  -10 dBm to -76 dBm
-  -76 dBm to -84 dBm

Scale = 1:40,000



**- T-Mobile -**

T-Mobile Proposed CT11098B @ 117'

Coverage Thresholds

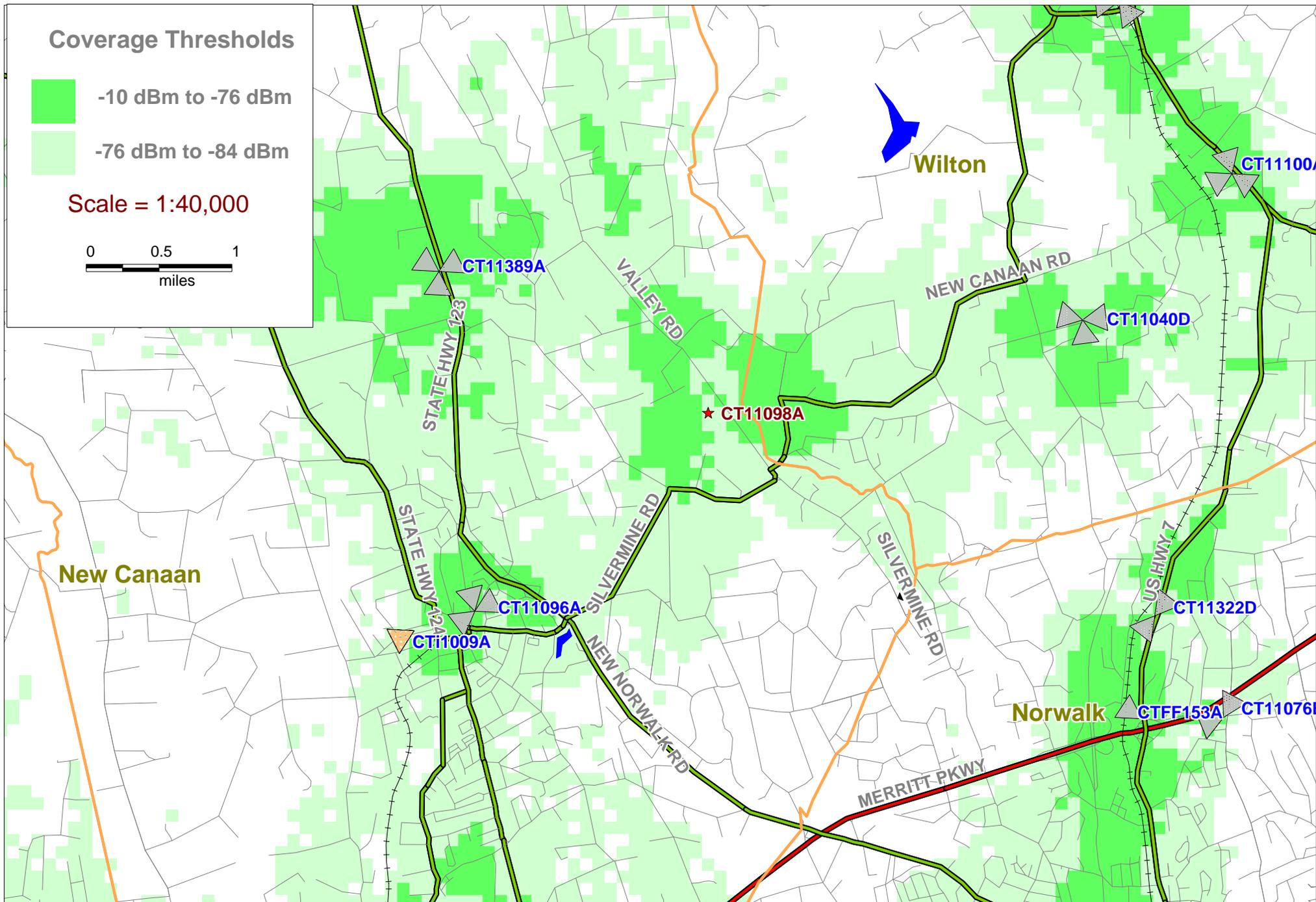
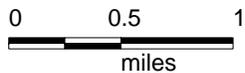
Dark Green - In Building Coverage

Light Green - In Vehicle Coverage

### Coverage Thresholds

-  -10 dBm to -76 dBm
-  -76 dBm to -84 dBm

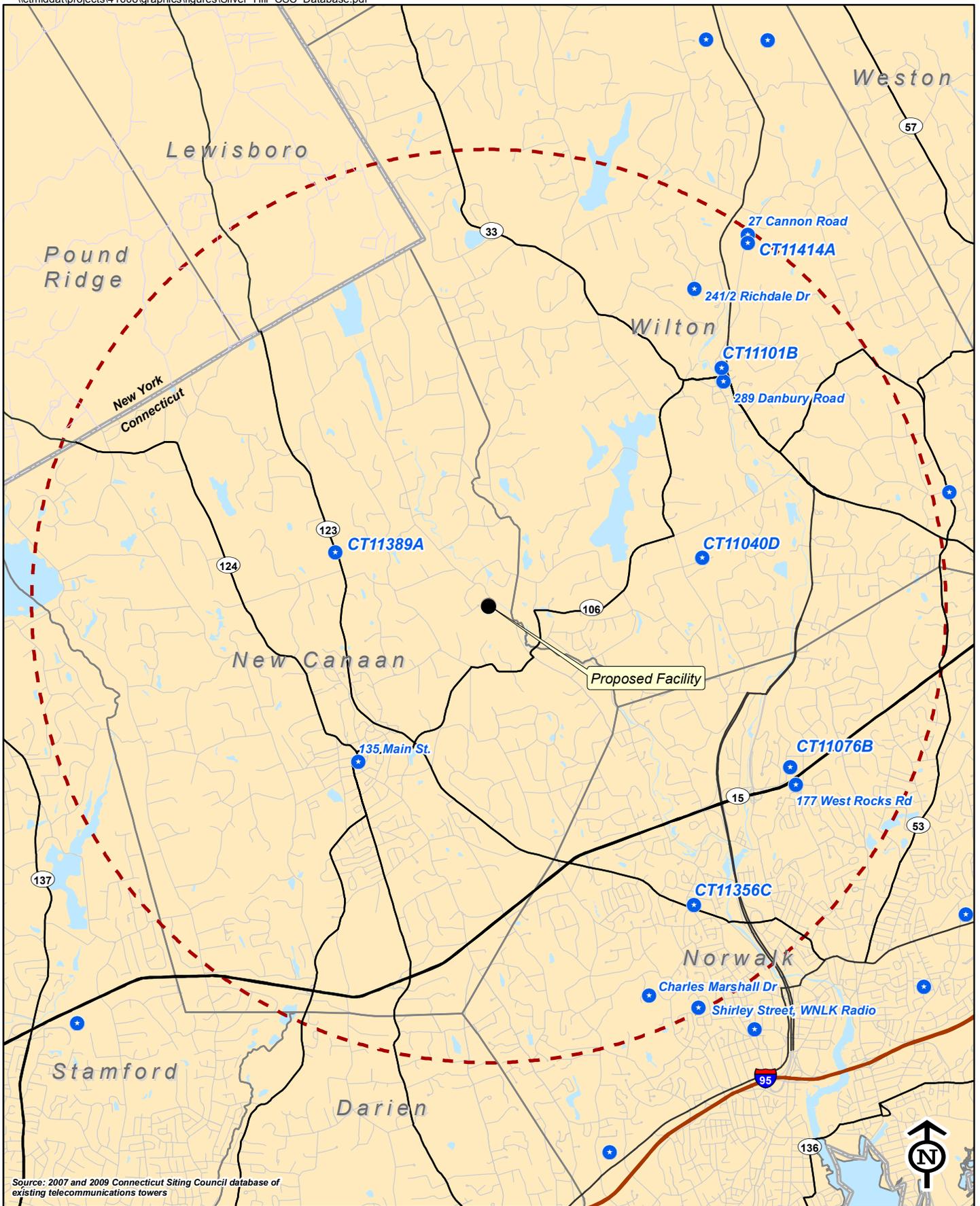
Scale = 1:40,000



**-T-Mobile-**

Existing T-Mobile On Air Coverage  
With CT11098B @ 117'

Coverage Thresholds  
Dark Green - In Building Coverage  
Light Green - In Vehicle Coverage



Source: 2007 and 2009 Connecticut Siting Council database of existing telecommunications towers

**Legend**

- SITE
- ★ Existing Towers
- ⬡ Four-Mile Radius
- ▭ Town Line
- ▭ State Line
- Open Water
- Local Streets
- Major Roads
- Interstate



**Vanasse Hangen Brustlin, Inc.**

**Existing Towers Within Four  
Miles of Proposed T-Mobile Wireless  
Telecommunications Facility**  
**CT11098B**  
 208 Valley Road  
 New Canaan, Connecticut



**Existing Telecommunications Towers Within Four Miles of Proposed T-Mobile Facility**

T-MOBILE SITE ID	TOWN	ADDRESS	LATITUDE	LONGITUDE	USER	OWNER	TYPE	ANT. HEIGHT	TOWER HEIGHT
CT11389A	New Canaan	95 Country Club Road	41-10-22.	73-29-46.8	T-Mobile	T-Mobile	m	0.00	110.00
		95 Country Club Road	41-10-22.	73-29-46.8	AT&T	T-Mobile	m	89.00	110.00
NA	New Canaan	135 Main St.	41-08-46.	73-29-31.87	SNET/SCLP	SNET/SCLP	bm	41.00	15.00
		135 Main St.	41-08-46.	73-29-31.87	Cingular	SNET/SCLP	bm	33.00	15.00
CT11076B	Norwalk	177 West Rocks Rd	41-08-37.	73-25-7.48	BAM	1st Taxing District	wt	95.00	95.00
		177 West Rocks Rd	41-08-37.	73-25-7.48	BAM	1st Taxing District	wt	83.00	95.00
		177 West Rocks Rd.	41-08-37.	73-25-7.48	SNET/SCLP	1st Taxing District	wt	70.00	95.00
		177 West Rocks Rd.	41-08-37.	73-25-7.48	AT&T Wireless	1st Taxing District	wt	127.60	115.00
		177 West Rocks Rd.	41-08-37.	73-25-7.48	Nextel	1st Taxing District	wt	117.60	115.00
		177 West Rocks Rd.	41-08-37.	73-25-7.48	Cingular	1st Taxing District	wt	70.00	115.00
		173 West Rock Road	41-08-46	73-25-11	T-Mobile	1st Taxing District	wt	108.00	115.00
		173 West Rock Road	41-08-46	73-25-11	AT&T Wireless	1st Taxing District	wt	0.00	0.00
		173 West Rock Road	41-08-46	73-25-11	AT&T Wireless	1st Taxing District	wt	0.00	115.00
		173 West Rock Road	41-08-46	73-25-11	Verizon	1st Taxing District	wt	120.00	115.00
NA	Norwalk	173 West Rock Road	41-08-46	73-25-11	New Cingular	1st Taxing District	wt	87.00	115.00
		173 West Rock Road	41-08-46	73-25-11	Verizon	1st Taxing District	wt	120.00	115.00
NA	Norwalk	Shirley Street, WNLK Radio	41-06-55.	73-26-5.23	SCLP	Commodore Media of	gl	75.00	336.00
		Shirley Street, WNLK Radio	41-06-55.	73-26-5.23	Cingular	Commodore Media of	gl	75.00	336.00
		Will Russ Court	41-07-42.	73-26-8.3	AT&T Wireless	CL&P	pm	104.00	94.00
CT11356C	Norwalk	Will Russ Court (CL&P #1102)	41-07-42.	73-26-8.3	AT&T Wireless	CL&P		0.00	0.00
		Will Russ Court (CL&P #1102)	41-07-42.	73-26-8.3	AT&T Wireless	CL&P	pm	0.00	94.00
		Will Russ Court (CL&P #1102)	41-07-42.	73-26-8.3	T-Mobile	CL&P	pm	115.00	94.00
NA	Norwalk	Charles Marshall Dr	41-07-01	73-26-35	Sprint	CL&P	pm	103.50	95.00
NA	Wilton	27 Cannon Road	41-12-49	73-25-39	AT&T Wireless	CL&P	pm	105.00	100.00
		27 Cannon Road	41-12-49	73-25-39	AT&T Wireless	CL&P	pm	105.00	100.00
		27 Cannon Road	41-12-49	73-25-39	AT&T Wireless	CL&P	pm	0.00	100.00
NA	Wilton	289 Danbury Road	41-11-41.	73-25-53	AT&T Wireless	CL&P	pm	101.00	96.00
		289 Danbury Road	41-11-41.	73-25-53	AT&T Wireless	CL&P	pm	101.00	96.00
		289 Danbury Road	41-11-41.	73-25-53	AT&T Wireless	CL&P	pm	0.00	96.00
		289 Danbury Road	41-11-41.	73-25-53	AT&T Wireless	CL&P	pm	0.00	96.00

NA = T-Mobile not located at this location.

T-MOBILE								ANT.	TOWER
SITE ID	TOWN	ADDRESS	LATITUDE	LONGITUDE	USER	OWNER	TYPE	HEIGHT	HEIGHT
	Wilton	46 Fenwood Lane	41-10-21	73-26-05	DPS	DPS	m	115.00	180.00
		46 Fenwood Lane	41-10-21	73-26-05	DPS/SNET	DPS	ssl	0.00	180.00
		46 Fenwood Lane	41-10-21	73-26-05	DPS	DPS	ssl	180.00	180.00
		46 Fenwood Lane	41-10-21	73-26-05	Sprint	DPS	ssl	105.00	180.00
		46 Fenwood Lane	41-10-21	73-26-05	Nextel	DPS	ssl	105.00	180.00
		46 Fenwood Lane	41-10-21	73-26-05	Omni	DPS	ssl	120.00	180.00
		46 Fenwood Lane	41-10-21	73-26-05	AT&T Wireless	DPS	ssl	165.00	180.00
		46 Fenwood Lane	41-10-21	73-26-05	AT&T Wireless	DPS	ssl	0.00	180.00
		46 Fenwood Lane	41-10-21	73-26-05	Cingular	DPS	ssl	0.00	180.00
CT11040D		46 Fenwood Lane	41-10-21	73-26-05	T-Mobile (VoiceStream)	DPS	ssl	122.00	180.00
		46 Fenwood Lane	41-10-21	73-26-05	AT&T Wireless	DPS	ssl	0.00	180.00
	Wilton	Route 7/Pimpewauge Road	41-12-45	73-25-39	Omni	CL&P (#2983)	AcCELLe	112.00	105.00
		Route 7/Pimpewauge Road	41-12-45	73-25-39	Omni	CL&P		0.00	105.00
CT11414A		Route 7/Pimpewauge Road	41-12-45	73-25-39	T-Mobile (VoiceStream)	CL&P		112.00	105.00
NA	Wilton	Wilton Railroad Station	41-11-48	73-25-54	Omni	CL&P	AcCELLe	98.66	90.00
CT11101B	Wilton	15 Old Danbury Rd (Wilton R	41-11-48	73-25-54	T-Mobile (VoiceStream)	CL&P		98.66	90.00

NA = T-Mobile not located at this location.

## **Site Search Process and Selection**

General Statutes § 16-50l (e) requires T-Mobile to provide the Town with a technical report considering, *inter alia*, “the site selection process.” When filing its application for a certificate of environmental compatibility and public need with the Connecticut Siting Council, T-Mobile must include a statement that describes “the narrowing process by which other possible sites were considered and eliminated.” Regs., Conn. State Agencies § 16-50j-74(j). In accordance with these requirements, this Technical Report details 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 Facility.

As a wireless carrier licensed by the Federal Communications Commission, T-Mobile investigates prospective sites in an area based upon the needs of its wireless infrastructure. T-Mobile chooses a target area central to the area in which it has identified coverage and/or capacity needs after extensive research of that particular area. The area targeted is the geographical location where the installation of a site would, based on general radio frequency engineering and system design standards, likely address the identified problem. T-Mobile’s goal is to locate sites that will remedy coverage or capacity issues, and cause the least environmental impact.

T-Mobile is sensitive to State and local desires to minimize the construction of new towers, and it does not pursue development of a new facility where an acceptable existing structure can be found. In general, T-Mobile’s site acquisition personnel study the area in and near the search area to determine whether any suitable structure exists. If T-Mobile cannot find a structure with appropriate height and structural capabilities, it turns to industrial and commercial areas or individual parcels that have appropriate environmental and land use characteristics. The list of potential locations is limited by the willingness of property owners to make their properties available for a telecommunications facility. Radio frequency engineers study potentially suitable and available locations to determine whether those locations will meet the technical requirements for a telecommunications facility. The list of possible alternative sites may be further narrowed by T-Mobile’s analysis of potential environmental effects and benefits. The weight given to relevant factors varies for each search, depending on the nature of the area and the availability of potential sites.

On October 26, 2004, in Docket No. 243, the Council approved an Application for a Certificate of Environmental Compatibility and Public Need for the construction and operation of a wireless telecommunications facility, with a 120 foot monopole, at 208 Valley Road, New Canaan, Connecticut (“Property”). The Council determined that the facility proposed in 2004 addressed a demonstrated coverage need without adversely impacting the community or the environment.

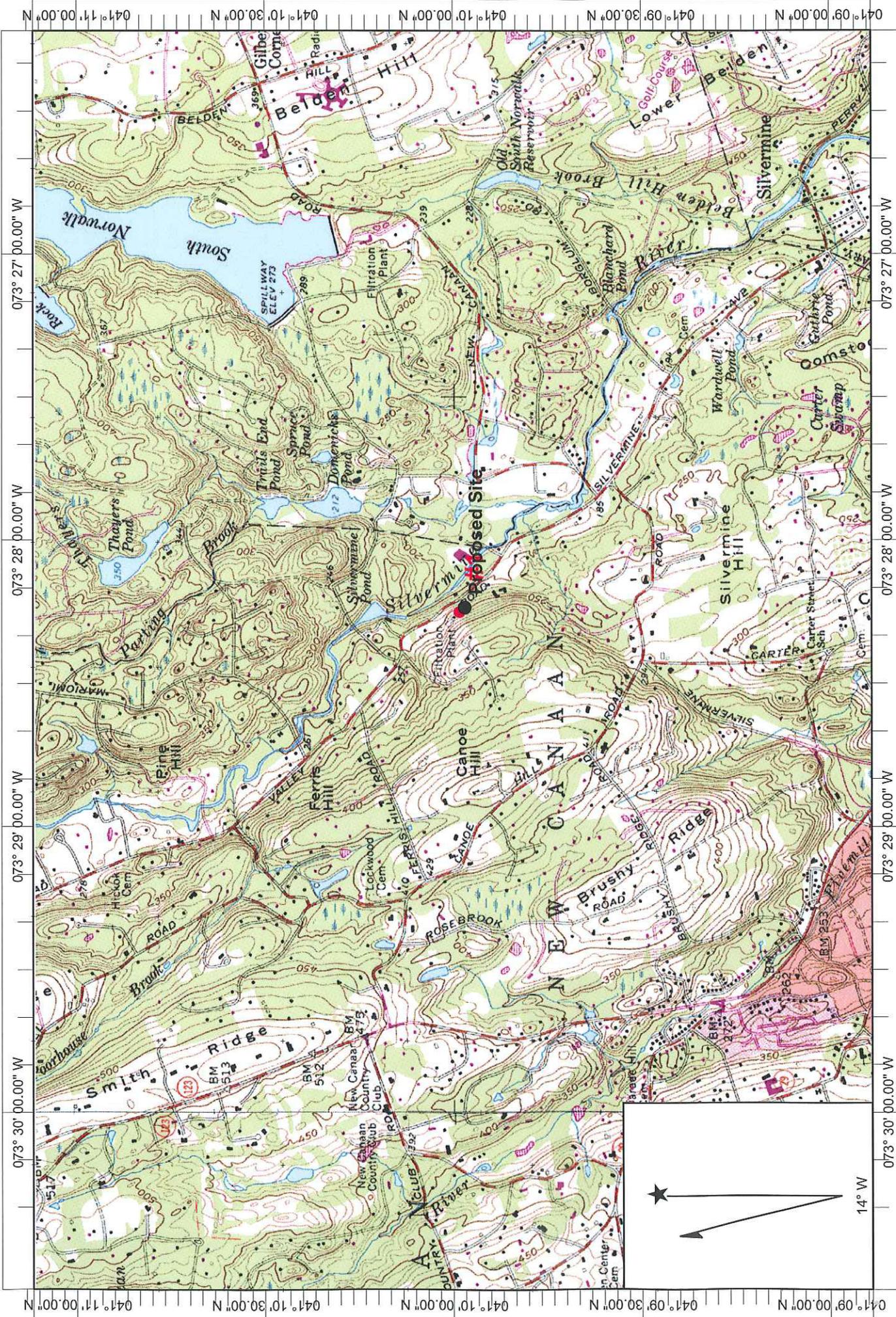
In 2004, the Council also concluded that there were no existing towers, transmission line structures or other suitable structures in the area of New Canaan subject of this site search. T-Mobile’s subsequent site search confirmed the Council’s

earlier ruling. The nearest towers and suitable structures are already in use by T-Mobile. Moreover, any other existing towers are too far from the target area to provide coverage specifically to the target area. Finally, there are no other suitable areas of commercial or industrial use in or near the target area.

Based upon T-Mobile's previous site search, the only feasible alternative was 270 Valley Road (Map 44 / Bock 108 / Lot 21), which abuts the Property to the north. The First Taxing District of Norwalk owns the parcel. T-Mobile initially selected this parcel in 2004 since the Property was not available for lease. The Town and those abutters that intervened in the proceedings in 2004 agreed that the Property was a better alternative than this parcel.

T-Mobile's investigation confirms the Council's previous ruling that the Property is the best site for T-Mobile's proposed telecommunications facility with a 120 foot monopole tower ("Facility"). The Property is a developed parcel. There are no wetlands on or within the immediate vicinity of the site of the proposed Facility. The nearest wetland system is approximately 400 feet to the northeast. Additionally, views of the proposed Facility would be limited by the existing mature vegetation in the area, the relatively low height of the tower and the stealth design of the tower.

The Council's previous ruling regarding need remains true. The proposed Facility is necessary to enhance wireless service availability to existing and future T-Mobile wireless device users. The intended coverage area of the Facility includes Valley Road and Silvermine Road, just east of Route 123, as well as the surrounding areas. Enhanced coverage provided by the Facility would allow T-Mobile subscribers to use voice and data services reliably as well as to connect to Emergency 911 services.



Location: 041° 10' 00.15" N 073° 28' 25.24" W  
 Caption: CT11098

Name: NORWALK NORTH  
 Date: 1/15/2010  
 Scale: 1 inch equals 2000 feet



January 21, 2010

Vanasse Hangen Brustlin, Inc.

Ref: 41608.00

Mr. Carlo Centore, P.E.  
Natcomm, LLC  
63-2 North Branford Road  
Branford, CT 06405

Re: Wetland Inspection: T-Mobile Site # CT11098B–Silver Hill Rawland  
208 Valley Road  
New Canaan, Connecticut

Dear Mr. Centore:

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 Natcomm, LLC 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 T-Mobile proposes to construct a telecommunications Facility in the northern portion of the Silver Hill Hospital property at 208 Valley Road in New Canaan, Connecticut; refer to the enclosed Site/Survey Plan. The Facility is proposed just north of the paved access drive to the Silver Hill Hospital's Acute Care Building in an upland forested area dominated by sugar maple, tuliptree and Eastern hemlock. An inspection on January 11, 2010 revealed no wetlands or watercourses identified (or delineated) on the subject property within 200 feet of proposed T-Mobile development activities. The New Canaan Inland Wetlands Commission typically regulates a 50 foot upland review area to wetlands and watercourses. The nearest wetland resource is associated with Silvermine Brook located approximately 400 feet northeast of the proposed Facility across Valley Road. Soils field classified in the vicinity of the proposed development are generally consistent with published data and consist of Paxton and Montauk fine sandy loams (soil symbol 84), which are well-drained deep glacial till soils. A copy of the soil survey is enclosed depicting the location of the proposed Facility and Silvermine Brook. Therefore, since the proposed Facility is well removed from wetland resource areas, the proposed development will not directly or indirectly affect wetlands or watercourses.

Very truly yours,

VANASSE HANGEN BRUSTLIN, INC.

A handwritten signature in blue ink that reads "Dean Gustafson".

Dean Gustafson  
Professional Soil Scientist

Enclosures

DESIGNED BY: CFC	DRAWN BY: DBP
CHECKED BY: CFC	
DATE: 12/14/09	SCALE: AS NOTED
JOB NO.: 001720314	
SITE/SURVEY PLAN	

**T-MOBILE**  
 WIRELESS COMMUNICATIONS FACILITY  
**C7T1098B**  
 SILVER HILL HAWLAND  
 208 VALLEY ROAD  
 NEW CANAAN, CT 06840

**SURVEY NOTES**

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR THE PRACTICE OF SURVEYING" AND THE REGULATIONS OF THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1984. IT IS DATA COMPATIBLE TO PLAN AND IS BASED ON THE FIELD DATA OF THE PREVIOUS EASEMENT MAPS DEPICT A PROPOSED TELECOMMUNICATION SITE.

THE PROPERTY/BOUNDARY LINES DEPICTED HEREON ARE COMPILED FROM OTHER MAPS, DEEDS AND LIMITED FIELD SURVEYS. THESE LINES ARE NOT TO BE CONSIDERED AS A TITLE SEARCH REPORT MAY BE SUBJECT TO ENCUMBRANCES, EASEMENTS, RIGHTS OF WAY AND MAP ALL IMPROVEMENTS SHOWN, BUILDINGS AND DRIVEWAYS DIGITIZED FROM REFERENCED MAP.

VERTICAL DATUM IS BASED ON NAVD 82.

COORDINATES REFER TO NAD 83.

THE INTENTION OF THIS MAP IS TO SHOW THE LOCATION OF THE WIRELESS COMMUNICATIONS FACILITY TO BE CONSTRUCTED BY T-MOBILE.

REFERENCE IS MADE TO THE FOLLOWING MAPS ENTITLED:

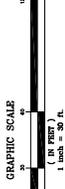
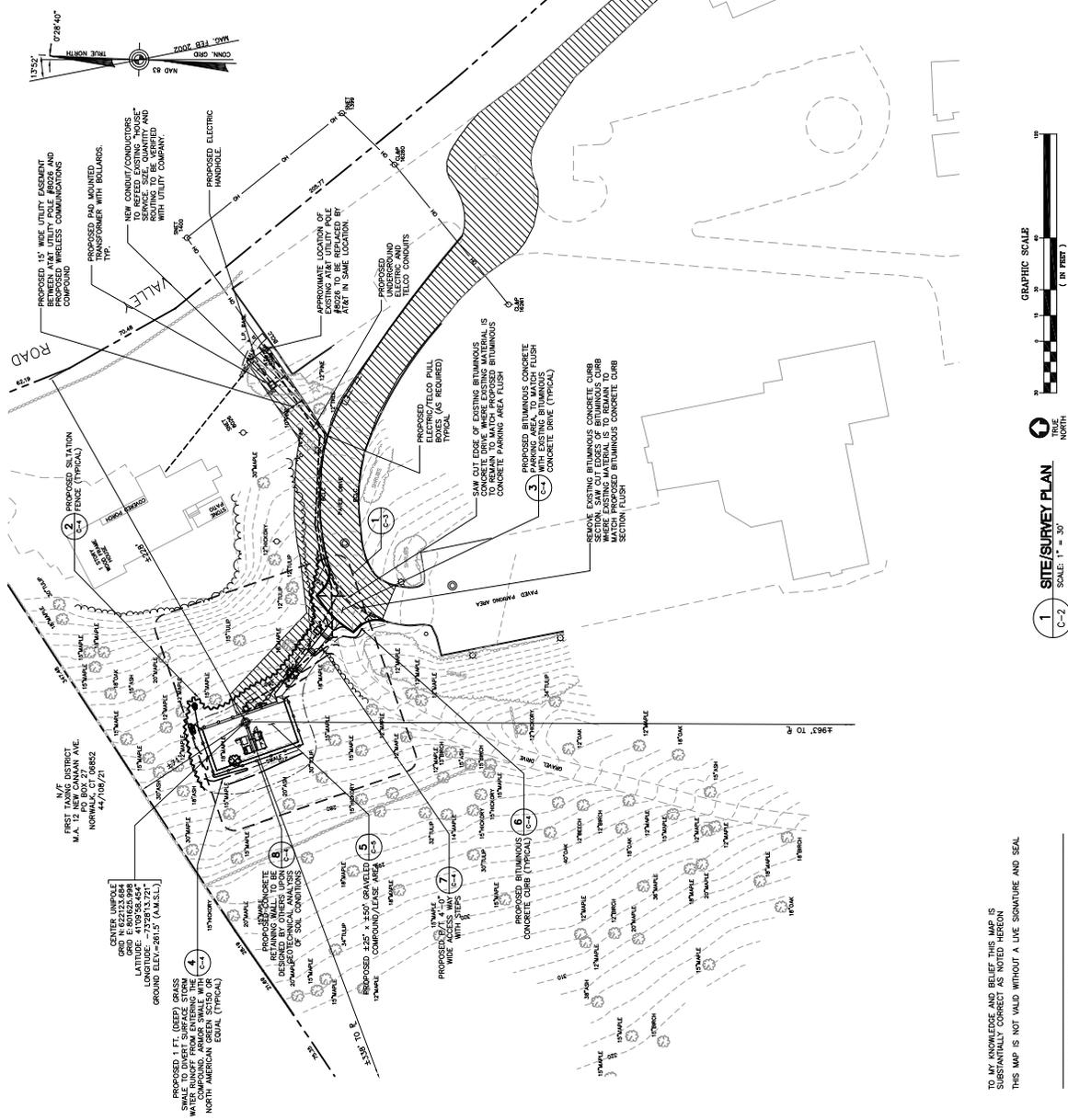
- 1) PROPERTY SURVEY FOR FIRST DIVISION OF PROPERTY PREPARED FOR SILVER HILL ASSOCIATES, P.C. LAST REVISED NOVEMBER 5, 2003.
- 2) PARCEL OWNER OF RECORD: SILVER HILL FOUNDATION, INC.
- 3) FIELD SURVEY ON MARCH 23, 2004, UPDATED DECEMBER 10, 2009.
- 4) PARCEL AREA A = 23.28± ACRES, PARCEL B = 18.79± ACRES.
- 5) PARCEL MAP 44 BLOCK 108 LOT 120 OF THE NEW CANAAN ASSESSOR'S MAP.

**SYMBOLS LEGEND**

□	CATCH BASIN
○	STONE WALL
○	UTILITY ANCHOR
○	PROPERTY LINE
○	EASEMENT LINE
○	MANHOLE
○	HYDRANT
○	DECIDUOUS TREE
○	EVERGREEN TREE
○	PROPOSED SITE
○	PROPOSED UTILITY EASEMENTS

**UNDERGROUND UTILITY NOTE**

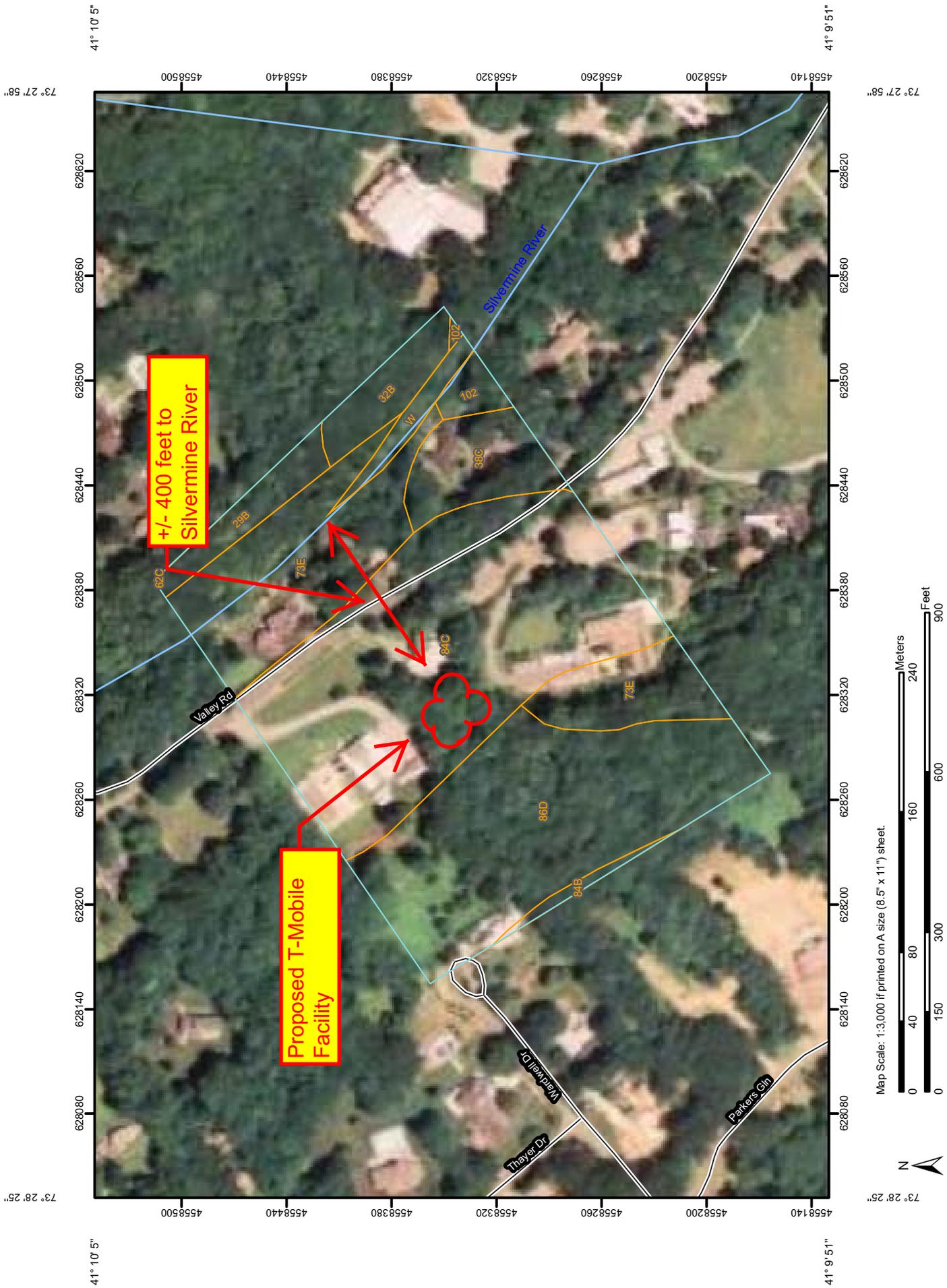
EXISTING VEGETATION DISBURSED BY THE INSTALLATION OF UNDERGROUND UTILITY. REPLACEMENT AT INSTANTION BETWEEN REPLACEMENT AT INSTANTION WITH EXISTING WIRELESS COMMUNICATIONS COMPOUND TO BE RESTORED TO EXISTING TYPE-CONSTRUCTION CONDITION.



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LINE SIGNATURE AND SEAL.

A. RAFAEL MARTINEZ LLS #10833  
 DATE

Soil Map—State of Connecticut  
(T-Mobile Silver Hill Rawland, 208 Valley Road, New Canaan, CT)



## MAP LEGEND

 Area of Interest (AOI)	 Very Stony Spot
 Soils	 Wet Spot
 Area of Interest (AOI)	 Other
 Soil Map Units	<b>Special Line Features</b>
<b>Special Point Features</b>	 Gully
 Blowout	 Short Steep Slope
 Borrow Pit	 Other
 Clay Spot	<b>Political Features</b>
 Closed Depression	 Cities
 Gravel Pit	<b>Water Features</b>
 Gravelly Spot	 Oceans
 Landfill	 Streams and Canals
 Lava Flow	<b>Transportation</b>
 Marsh or swamp	 Rails
 Mine or Quarry	 Interstate Highways
 Miscellaneous Water	 US Routes
 Perennial Water	 Major Roads
 Rock Outcrop	 Local Roads
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	
 Spoil Area	
 Stony Spot	

## MAP INFORMATION

Map Scale: 1:3,000 if printed on A size (8.5" x 11") sheet.  
 The soil surveys that comprise your AOI were mapped at 1:12,000.  
 Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
 Survey Area Data: Version 7, Dec 3, 2009  
 Date(s) aerial images were photographed: 7/16/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
29B	Agawam fine sandy loam, 3 to 8 percent slopes	0.5	3.1%
32B	Haven and Enfield soils, 3 to 8 percent slopes	0.6	3.5%
38C	Hinckley gravelly sandy loam, 3 to 15 percent slopes	1.0	5.6%
62C	Canton and Charlton soils, 3 to 15 percent slopes, extremely stony	0.0	0.0%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	3.4	20.0%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	0.1	0.7%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	6.3	37.3%
86D	Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony	4.5	26.6%
102	Pootatuck fine sandy loam	0.3	1.5%
W	Water	0.3	1.6%
<b>Totals for Area of Interest</b>		<b>17.0</b>	<b>100.0%</b>

## Map Unit Description (Brief)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the selected area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit. A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The "Map Unit Description (Brief)" report gives a brief, general description of the major soils that occur in a map unit. Descriptions of nonsoil (miscellaneous areas) and minor map unit components may or may not be included. This description is written by the local soil scientists responsible for the respective soil survey area data. A more detailed description can be generated by the "Map Unit Description" report.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

## Report—Map Unit Description (Brief)

### State of Connecticut

**Description Category:** SOI

**Map Unit:** 29B—Agawam fine sandy loam, 3 to 8 percent slopes

Agawam Fine Sandy Loam, 3 To 8 Percent Slopes This map unit is in the Connecticut Valley New England and Eastern New York Upland, Southern Part Major Land Resource Area. The mean annual precipitation is 32 to 50 inches (813 to 1270 millimeters) and the average annual air temperature is 45 to 50 degrees F. (7 to 10 degrees C.) This map unit is 80 percent Agawam soils. 20 percent minor components. Agawam soils This component occurs on valley and outwash plain terrace landforms. The parent material consists of eolian deposits over glaciofluvial deposits derived from schist, granite, and gneiss. The slope ranges from 3 to 8 percent and the runoff class is low. The depth to a restrictive feature is greater than 60 inches. The drainage class is well drained. The slowest permeability within 60 inches is about 1.98 in/hr (moderately rapid), with about 4.8 inches (moderate) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is greater than 6 feet. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 2e Typical Profile: 0 to 8 inches; fine sandy loam 8 to 14 inches; fine sandy loam 14 to 24 inches; fine sandy loam 24 to 60 inches; stratified very gravelly coarse sand to fine sand

**Map Unit:** 32B—Haven and Enfield soils, 3 to 8 percent slopes

Haven And Enfield Soils, 3 To 8 Percent Slopes This map unit is in the New England and Eastern New York Upland, Southern Part Major Land Resource Area. The mean annual precipitation is 40 to 50 inches (1016 to 1270 millimeters) and the average annual air temperature is 45 to 55 degrees F. (7 to 13 degrees C.) This map unit is 60 percent Haven soils, 25 percent Enfield soils. 15 percent minor components. Haven soils This component occurs on valley outwash plain and terrace landforms. The parent material consists of eolian deposits over glaciofluvial deposits derived from schist, granite, and gneiss. The slope ranges from 3 to 8 percent and the runoff class is low. The depth to a restrictive feature is greater than 60 inches. The drainage class is well drained. The slowest permeability within 60 inches is about 0.57 in/hr (moderate), with about 5.1 inches (moderate) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is greater than 6 feet. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 2e Typical Profile: 0 to 7 inches; silt loam 7 to 14 inches; silt loam 14 to 20 inches; silt loam 20 to 24 inches; fine sandy loam 24 to 60 inches; stratified very gravelly sand to gravelly fine sand Enfield soils This component occurs on valley outwash plain and terrace landforms. The parent material consists of eolian deposits over glaciofluvial deposits derived from schist, granite, and gneiss. The slope ranges from 3 to 8 percent and the runoff class is medium. The depth to a restrictive feature is greater than 60 inches. The drainage class is well drained. The slowest permeability within 60 inches is about 0.57 in/hr (moderate), with about 6.8 inches (high) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is greater than 6 feet. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 2e Typical Profile: 0 to 3 inches; slightly decomposed plant material 3 to 4 inches; moderately decomposed plant material 4 to 12 inches; silt loam 8 to 17 inches; silt loam 12 to 20 inches; silt loam 20 to 26 inches; silt loam 26 to 30 inches; silt loam 30 to 37 inches; stratified coarse sand to very gravelly loamy sand 37 to 65 inches; stratified very gravelly loamy sand to coarse sand

**Map Unit:** 38C—Hinckley gravelly sandy loam, 3 to 15 percent slopes

Hinckley Gravelly Sandy Loam, 3 To 15 Percent Slopes This map unit is in the New England and Eastern New York Upland, Southern Part Major Land Resource Area. The mean annual precipitation is 40 to 50 inches (1016 to 1270 millimeters) and the average annual air temperature is 45 to 55 degrees F. (7 to 13 degrees C.) This map unit is 80 percent Hinckley soils. 20 percent minor components. Hinckley soils This component occurs on valley outwash plain, terrace, kame, and esker landforms. The parent material consists of sandy and gravelly glaciofluvial deposits derived from schist, granite, and gneiss. The slope ranges from 3 to 15 percent and the runoff class is low. The depth to a restrictive feature is greater than 60 inches. The drainage class is excessively drained. The slowest permeability within 60 inches is about 5.95 in/hr (rapid), with about 2.3 inches (very low) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is greater than 6 feet. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 4e Typical Profile: 0 to 8 inches; gravelly sandy loam 8 to 20 inches; very gravelly loamy sand 20 to 27 inches; very gravelly sand 27 to 42 inches; stratified cobbly coarse sand to extremely gravelly sand 42 to 60 inches; stratified cobbly coarse sand to extremely gravelly sand

**Map Unit:** 62C—Canton and Charlton soils, 3 to 15 percent slopes, extremely stony

Canton And Charlton Soils, 3 To 15 Percent Slopes, Extremely Stony This map unit is in the New England and Eastern New York Upland, Southern Part Major Land Resource Area. The mean annual precipitation is 37 to 49 inches (940 to 1244 millimeters) and the average annual air temperature is 45 to 52 degrees F. (7 to 11 degrees C.) This map unit is 45 percent Canton soils, 35 percent Charlton soils. 20 percent minor components. Canton soils This component occurs on upland hill landforms. The parent material consists of melt-out till derived from schist, granite, and gneiss. The slope ranges from 3 to 15 percent and the runoff class is low. The depth to a restrictive feature is greater than 60 inches. The drainage class is well drained. The slowest permeability within 60 inches is about 1.98 in/hr (moderately rapid), with about 5.6 inches (high) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is greater than 6 feet. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 7s Typical Profile: 0 to 1 inches; moderately decomposed plant material 1 to 3 inches; gravelly fine sandy loam 3 to 15 inches; gravelly loam 15 to 24 inches; gravelly loam 24 to 30 inches; gravelly loam 30 to 60 inches; very gravelly loamy sand Charlton soils This component occurs on upland hill landforms. The parent material consists of melt-out till derived from granite, schist, and gneiss. The slope ranges from 3 to 15 percent and the runoff class is low. The depth to a restrictive feature is greater than 60 inches. The drainage class is well drained. The slowest permeability within 60 inches is about 0.57 in/hr (moderate), with about 6.4 inches (high) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is greater than 6 feet. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 7s Typical Profile: 0 to 4 inches; fine sandy loam 4 to 7 inches; fine sandy loam 7 to 19 inches; fine sandy loam 19 to 27 inches; gravelly fine sandy loam 27 to 65 inches; gravelly fine sandy loam

**Map Unit:** 73E—Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky

Charlton-Chatfield Complex, 15 To 45 Percent Slopes, Very Rocky This map unit is in the New England and Eastern New York Upland, Southern Part Major Land Resource Area. The mean annual precipitation is 37 to 49 inches (940 to 1244 millimeters) and the average annual air temperature is 45 to 52 degrees F. (7 to 11 degrees C.) This map unit is 45 percent Charlton soils, 30 percent Chatfield soils. 25 percent minor components. Charlton soils This component occurs on upland hill landforms. The parent material consists of melt-out till derived from granite, schist, and gneiss. The slope ranges from 15 to 45 percent and the runoff class is high. The depth to a restrictive feature is greater than 60 inches. The drainage class is well drained. The slowest permeability within 60 inches is about 0.57 in/hr (moderate), with about 6.4 inches (high) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is greater than 6 feet. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 7s Typical Profile: 0 to 4 inches; fine sandy loam 4 to 7 inches; fine sandy loam 7 to 19 inches; fine sandy loam 19 to 27 inches; gravelly fine sandy loam 27 to 65 inches; gravelly fine sandy loam Chatfield soils This component occurs on upland hill and ridge landforms. The parent material consists of melt-out till derived from gneiss, granite, and schist. The slope ranges from 15 to 45 percent and the runoff class is high. The depth to a restrictive feature is 20 to 40 inches to bedrock (lithic). The drainage class is well drained. The slowest permeability within 60 inches is about 0.57 in/hr (moderate), with about 3.3 inches (moderate) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is greater than 6 feet. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 7s Typical Profile: 0 to 1 inches; highly decomposed plant material 1 to 6 inches; gravelly fine sandy loam 6 to 15 inches; gravelly fine sandy loam 15 to 29 inches; gravelly fine sandy loam 29 to 36 inches; unweathered bedrock

**Map Unit:** 84B—Paxton and Montauk fine sandy loams, 3 to 8 percent slopes

Paxton And Montauk Fine Sandy Loams, 3 To 8 Percent Slopes This map unit is in the New England and Eastern New York Upland, Southern Part Major Land Resource Area. The mean annual precipitation is 35 to 50 inches (889 to 1270 millimeters) and the average annual air temperature is 45 to 52 degrees F. (7 to 11 degrees C.) This map unit is 55 percent Paxton soils, 30 percent Montauk soils. 15 percent minor components. Paxton soils This component occurs on upland hill and drumlin landforms. The parent material consists of lodgement till derived from granite, gneiss, and schist. The slope ranges from 3 to 8 percent and the runoff class is medium. The depth to a restrictive feature is 20 to 40 inches to densic material. The drainage class is well drained. The slowest permeability within 60 inches is about 0.00 in/hr (very slow), with about 3.4 inches (moderate) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is about 24 inches. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 2e Typical Profile: 0 to 8 inches; fine sandy loam 8 to 15 inches; fine sandy loam 15 to 26 inches; fine sandy loam 26 to 65 inches; gravelly fine sandy loam Montauk soils This component occurs on upland hill and drumlin landforms. The parent material consists of sandy lodgement till derived from granite and gneiss. The slope ranges from 3 to 8 percent and the runoff class is low. The depth to a restrictive feature is 20 to 38 inches to densic material. The drainage class is well drained. The slowest permeability within 60 inches is about 0.00 in/hr (very slow), with about 3.3 inches (moderate) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is about 27 inches. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 2e Typical Profile: 0 to 4 inches; fine sandy loam 4 to 14 inches; fine sandy loam 14 to 25 inches; sandy loam 25 to 39 inches; gravelly loamy coarse sand 39 to 60 inches; gravelly sandy loam

**Map Unit:** 84C—Paxton and Montauk fine sandy loams, 8 to 15 percent slopes

Paxton And Montauk Fine Sandy Loams, 8 To 15 Percent Slopes This map unit is in the New England and Eastern New York Upland, Southern Part Major Land Resource Area. The mean annual precipitation is 35 to 50 inches (889 to 1270 millimeters) and the average annual air temperature is 45 to 52 degrees F. (7 to 11 degrees C.) This map unit is 55 percent Paxton soils, 30 percent Montauk soils. 15 percent minor components. Paxton soils This component occurs on upland hill and drumlin landforms. The parent material consists of lodgement till derived from granite, gneiss, and schist. The slope ranges from 8 to 15 percent and the runoff class is medium. The depth to a restrictive feature is 20 to 40 inches to densic material. The drainage class is well drained. The slowest permeability within 60 inches is about 0.00 in/hr (very slow), with about 3.4 inches (moderate) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is about 24 inches. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 3e Typical Profile: 0 to 8 inches; fine sandy loam 8 to 15 inches; fine sandy loam 15 to 26 inches; fine sandy loam 26 to 65 inches; gravelly fine sandy loam Montauk soils This component occurs on upland hill and drumlin landforms. The parent material consists of sandy lodgement till derived from granite and gneiss. The slope ranges from 8 to 15 percent and the runoff class is low. The depth to a restrictive feature is 20 to 38 inches to densic material. The drainage class is well drained. The slowest permeability within 60 inches is about 0.00 in/hr (very slow), with about 3.3 inches (moderate) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is about 27 inches. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 3e Typical Profile: 0 to 4 inches; fine sandy loam 4 to 14 inches; fine sandy loam 14 to 25 inches; sandy loam 25 to 39 inches; gravelly loamy coarse sand 39 to 60 inches; gravelly sandy loam

**Map Unit:** 86D—Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony

Paxton And Montauk Fine Sandy Loams, 15 To 35 Percent Slopes, Extremely Stony This map unit is in the New England and Eastern New York Upland, Southern Part Major Land Resource Area. The mean annual precipitation is 35 to 56 inches (889 to 1422 millimeters) and the average annual air temperature is 45 to 52 degrees F. (7 to 11 degrees C.) This map unit is 55 percent Paxton soils, 30 percent Montauk soils. 15 percent minor components. Paxton soils This component occurs on upland hill and drumlin landforms. The parent material consists of lodgement till derived from granite, gneiss, and schist. The slope ranges from 15 to 35 percent and the runoff class is very high. The depth to a restrictive feature is 20 to 40 inches to densic material. The drainage class is well drained. The slowest permeability within 60 inches is about 0.00 in/hr (very slow), with about 3.4 inches (moderate) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is about 24 inches. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 7s Typical Profile: 0 to 8 inches; fine sandy loam 8 to 15 inches; fine sandy loam 15 to 26 inches; fine sandy loam 26 to 65 inches; gravelly fine sandy loam Montauk soils This component occurs on upland hill and drumlin landforms. The parent material consists of sandy lodgement till derived from granite and gneiss. The slope ranges from 15 to 35 percent and the runoff class is medium. The depth to a restrictive feature is 20 to 38 inches to densic material. The drainage class is well drained. The slowest permeability within 60 inches is about 0.00 in/hr (very slow), with about 3.3 inches (moderate) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is none. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is about 27 inches. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 7s Typical Profile: 0 to 4 inches; fine sandy loam 4 to 14 inches; fine sandy loam 14 to 25 inches; sandy loam 25 to 39 inches; gravelly loamy coarse sand 39 to 60 inches; gravelly sandy loam

**Map Unit:** 102—Pootatuck fine sandy loam

Pootatuck Fine Sandy Loam This map unit is in the New England and Eastern New York Upland, Southern Part Connecticut Valley Major Land Resource Area. The mean annual precipitation is 45 to 54 inches (1143 to 1372 millimeters) and the average annual air temperature is 45 to 54 degrees F. (7 to 12 degrees C.) This map unit is 80 percent Pootatuck soils. 20 percent minor components. Pootatuck soils This component occurs on flood plain landforms. The parent material consists of alluvium. The slope ranges from 0 to 3 percent and the runoff class is very low. The depth to a restrictive feature is greater than 60 inches. The drainage class is moderately well drained. The slowest permeability within 60 inches is about 0.57 in/hr (moderate), with about 5.9 inches (high) available water capacity. The weighted average shrink-swell potential in 10 to 60 inches is about 1.5 LEP (low). The flooding frequency for this component is frequent. The ponding hazard is none. The minimum depth to a seasonal water table, when present, is about 24 inches. The maximum calcium carbonate within 40 inches is none. The maximum amount of salinity in any layer is about 0 mmhos/cm (nonsaline). The Nonirrigated Land Capability Class is 2w Typical Profile: 0 to 4 inches; fine sandy loam 4 to 16 inches; fine sandy loam 16 to 21 inches; fine sandy loam 21 to 29 inches; sandy loam 29 to 35 inches; stratified very gravelly coarse sand to loamy fine sand 35 to 40 inches; stratified very gravelly coarse sand to loamy fine sand 40 to 65 inches; stratified very gravelly coarse sand to loamy fine sand

### **Data Source Information**

Soil Survey Area: State of Connecticut  
Survey Area Data: Version 7, Dec 3, 2009

# Proposed Wireless Communications Facility

## List of Residential Structures within 1,000-ft of the Proposed Compound

T-Mobile ~ CT11098B Silver Hill Rawland

**Centek Project No: 09017.CO14**

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### List/Reference Notes:

1. Property information including parcel identification and residence type obtained from *New Canaan Property Appraisals Search Page* website in March 2010.
2. Estimated distances from existing residences to the proposed compound were taken from a compilation of New Canaan Assessor's mapping and online aerial mapping.

<b>Map / Block / Lot</b>	<b>Parcel Address</b>	<b>Residence Type</b>	<b>Distance From Compound</b>
44 / 108 / 31	2 Wardwell Drive New Canaan, CT 06840	Single Family	±350-ft
44 / 108 / 44	94 Thayer Drive New Canaan, CT 06840	Single Family	±815-ft
44 / 108 / 32	22 Wardwell Drive New Canaan, CT 06840	Single Family	±590-ft
44 / 108 / 33	34 Wardwell Drive New Canaan, CT 06840	Single Family	±730-ft
44 / 108 / 49	113 Thayer Drive New Canaan, CT 06840	Single Family	±890-ft
44 / 108 / 30	17 Wardwell Drive New Canaan, CT 06840	Single Family	±660-ft
45 / 108 / 19	356 Valley Road New Canaan, CT 06840	Single Family	±925-ft
45 / 108 / 132	286 Valley Road New Canaan, CT 06840	Single Family	±715-ft
45 / 108 / 131	310 Valley Road New Canaan, CT 06840	Single Family	±690-ft
45 / 108 / 70	74 Thayer Drive New Canaan, CT 06840	Single Family	±990-ft
45 / 108 / 71	30 Thayer Drive New Canaan, CT 06840	Single Family	±980-ft

Centek Engineering, Inc.  
T-Mobile CT11098B Silver Hill Rawland  
List of Residential Structures w/in 1,000-ft

45 / 115 / 31	269 Valley Road New Canaan, CT 06840	Single Family	±360-ft
45 / 115 / 56	62 Turning Mill Lane New Canaan, CT 06840	Single Family	±650-ft
45 / 115 / 57	80 Turning Mill Lane New Canaan, CT 06840	Single Family	±840-ft
45 / 115 / 58	319 Valley Road New Canaan, CT 06840	Single Family	±830-ft
45 / 115 / 51	60 Turning Mill Lane New Canaan, CT 06840	Single Family	±840-ft
44 / 115 / T13	225 Valley Road New Canaan, CT 06840	Single Family	±680-ft
44 / 115 / 15	229 Valley Road New Canaan, CT 06840	Single Family	±440-ft
44 / 115 / T12	253 Valley Road New Canaan, CT 06840	Single Family	±290-ft
44 / 108 / 50	26 Parker's Glen New Canaan, CT 06840	Single Family	±620-ft
44 / 108 / 204	42 Parker's Glen New Canaan, CT 06840	Single Family	±720-ft
44 / 108 / 205	58 Parker's Glen New Canaan, CT 06840	Single Family	±800-ft
44 / 108 / 206	64 Parker's Glen New Canaan, CT 06840	Single Family	±960-ft

March 11, 2010

Ms. Julie D. Kohler, Esq.  
Cohen and Wolf P.C.  
1115 Broad Street  
Bridgeport, CT 06604

*Re: Tree Inventory and Removal Summary  
T-Mobile ~ CT11098B Silver Hill Rawland  
208 Valley Road,  
New Canaan, CT 06840*

*Centek Project No. 09017.CO14*

Dear Ms. Kohler,

We have completed our tree inventory for the proposed T-Mobile wireless communications facility. A site survey was conducted on December 10, 2009 to determine the size, quantity and location of existing trees to be removed to develop the proposed 25'x50' compound area and access path. Vehicular access to the proposed facility will occur along an existing paved driveway to a proposed curb-cut and paved parking area approximately  $\pm 65'$  southeast of the compound entrance gate. A proposed 4' wide pressure treated wood step foot path will permit pedestrian access between the proposed parking area and compound. **A total of two (2)  $\pm 18''\varnothing$  maple trees will be removed to install the proposed wood step foot path and develop the proposed compound area.** All other existing vegetation disturbed by the installation of the proposed wireless communications facility will be restored to existing (pre-construction) condition.

If there are any questions regarding this matter, please feel free to call.

Respectfully Submitted by:



Carlo F. Centore, PE  
Principal ~ Structural Engineer



# *Proposed Wireless Telecommunications Facility*

CT11098B  
208 Valley Road  
New Canaan, Connecticut

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Prepared for 

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

January 2010

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## Visual Resource Evaluation

Omni Point Communications, Inc., dba T-Mobile, seeks approval from the Connecticut Siting Council for a Certificate of Environmental Compatibility and Public Need for the construction of a wireless telecommunications facility ("Facility") to be located on property at 208 Valley Road, in the Town of New Canaan, Connecticut (identified herein as the "host property"). This Visual Resource Evaluation was conducted to assess the visibility of the proposed Facility within a two-mile radius ("Study Area"). The Study Area also includes portions of the adjoining municipalities of Norwalk and Wilton, Connecticut. Attachment A contains a map that depicts the location of the proposed Facility and the limits of the Study Area.

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## Project Introduction

The proposed Facility includes the installation of a 120-foot tall, brown monopole where the associated telecommunications antenna panels and coaxial cable would be mounted to the interior of the pole, such that no antennas would be visible. Both the monopole and associated ground equipment would be situated within a 25-foot by 50-foot fence-enclosed compound located at the base of the tower. The proposed Facility is located at approximately 261.5 feet Above Mean Sea Level ("AMSL"). An existing paved driveway currently located on the host property would be utilized to access the proposed Facility.

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## Site Description and Setting

Identified in the Town of New Canaan land records as Map 44/Block 108/ Lot 120, the host property consists of approximately 23.26 acres of land and is currently occupied by the Silver Hill Hospital. The proposed Facility would be located on the northern portion of the host property, roughly 130 feet to the northwest of the existing paved parking area. Attachment A contains a photograph of the proposed project area. Land use in the immediate vicinity of the host property consists of the Silver Hill Hospital, a City of Norwalk water treatment facility and medium-density residential development. Segments of Route 106 and Route 123 are contained within the Study Area. In total, the Study Area features approximately 100 linear miles of roadways.

The topography within the Study Area is characterized by rolling hills with ground elevations that range from approximately 90 feet AMSL to approximately 530 feet AMSL. The Study Area contains approximately 221 acres of surface water, including portions of the Silvermine River, South Norwalk Reservoir, Rock Lake and Thayers Pond. The tree cover within the Study Area consists mainly of mixed deciduous hardwood species. The tree canopy occupies approximately 5,298 acres of the 8,042-acre study area (66%). During the in-field activities associated with this analysis, an infrared laser range finder was used to determine the average tree canopy height throughout the Study Area. Numerous trees were selected for measurement and the average tree canopy was determined to be 65 feet.

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## 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.

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### Visibility Analysis

Using ESRI’s ArcView® Spatial Analyst, a computer modeling tool, the areas from where 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 into the predictive model includes a digital elevation model (DEM) and a digital forest layer for the Study Area. The DEM was derived from the Connecticut LiDAR-based digital elevation data. The LiDAR data was produced by the University of Connecticut Center for Land Use Education and Research (CLEAR) in 2007 and has a horizontal resolution of 10 feet. In order to create the forest layer, information from digital aerial photographs covering the Study Area is incorporated into the computer model. The mature trees and woodland areas depicted on the aerial photos are manually traced in ArcView® GIS and then converted into a geographic data layer, which is assigned an average height value. The aerial photographs were produced in 2006 and have a pixel resolution of one foot.

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 this layer assists in the evaluation of potential seasonal visibility of the proposed Facility. The average height of the tree canopy was determined in the field using a 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 State of Connecticut Department of Environmental Protection ("CTDEP"), which depicts various land and water resources such as parks and forests, recreational facilities, dedicated open space, CTDEP boat launches and other categories. Lastly, based on both a review of published information and discussions with municipal officials in New Canaan, Norwalk and Wilton, it was determined that Old Huckleberry Road, located in the Town of Wilton (approximately 1.40-miles to the northeast of the proposed Facility), is a locally-designated scenic road and is depicted as such on the attached viewshed map.

A preliminary viewshed map is used during the in-field activity to assist in determining if significant land use changes have occurred since the aerial photographs used in this analysis were produced and to compare the results of the computer model with observations of the balloon float. Information obtained during the reconnaissance was then incorporated into the final visibility map.

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## Balloon Float and Study Area Reconnaissance

On January 14, 2010 Vanasse Hangen Brustlin Inc., (VHB) conducted a balloon float at the proposed Facility location 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 120 feet. Once the balloon was secured, 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 document where the balloon was, and was not, visible above and/or through the tree canopy. During the balloon float, the temperature was approximately 35 degrees Fahrenheit with calm wind conditions and sunny skies.

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## Photographic Documentation

During the balloon float, VHB personnel drove the public road system within the Study Area to inventory those areas where the balloon was and was not visible. The balloon was photographed from a number of different vantage points to document the actual view towards the proposed Facility. Several photographs where the balloon was not visible are also included. The locations of the photos are described below:

1. View from Valley Road across from Silver Hill Hospital admissions building.
2. View from Host Property (Silver Hill Hospital).
3. View from Valley Road adjacent to City of Norwalk water treatment facility office.
4. View from Valley Road adjacent to house #225.
5. View from Valley Road adjacent to house #229.
6. View from Valley Road adjacent to house #229.

7. View from Valley Road adjacent to house #253.
8. View from Valley Road adjacent to house #269.
9. View from Turning Mill Road at bend in roadway.
10. View from end of Turning Mill Road.
11. View from Huckleberry Hill Road adjacent to house #80.
12. View from end of Wardwell Drive.
13. View from intersection of Route 106 and Old Kings Highway.
14. View from Valley Road adjacent to house #58.
15. View from Devonwood Lane adjacent to house #79.
16. View from Huckleberry Hill Road at Valley Road.
17. View from Thayer Drive adjacent to house #113.
18. View from end of Parkers Glen.

Photographs of the balloon from the view points listed above were taken with a Canon Digital Rebel camera body and Canon 18mm to 55mm zoom lens. For the purposes of this report, the lens was set to 50 mm. "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."<sup>1</sup>

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

Photographic simulations were generated for the representative locations where the balloon was visible during the in-field activities. The photographic simulations represent a scaled depiction of the proposed Facility (a brown monopole with interior antenna) 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. The simulations are contained in Attachment A.

---

## CONCLUSIONS

Based on this analysis, areas from where the proposed 120-foot tall monopole may be visible above the tree canopy comprise approximately 8 acres, or less than one half of one percent of the total area contained within the 8,042-acre Study Area. As depicted on the attached viewshed map, the majority of the potential year-round visibility occurs on the host property and along a limited segment of Valley Road within the immediate vicinity of the proposed Facility (as photo documented). The viewshed map also depicts several smaller areas of potential year-round visibility located to the north, northeast and southeast of the proposed

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

Facility. These areas are located on private properties and as such could not be further evaluated by VHB staff during the balloon float. In total, VHB estimates that at least partial year-round views of the proposed facility may be achieved from portions of approximately four residential properties within the Study Area. This includes three residential properties located along Valley Road directly across from the host property and one residential property located along Wardwell Drive. Year-round views are also anticipated from the adjoining municipal water treatment property. Overall, potential year-round visibility would be confined to the locations described above by the relatively low height of the proposed Facility (120 feet) and the intervening vegetation and topography within the Study Area. Moreover, the design of the proposed Facility, where the associated antenna panels are affixed to the interior of the monopole in lieu of external platform arrays, serves to further minimize potential visual impacts by presenting a reduced horizontal visual profile.

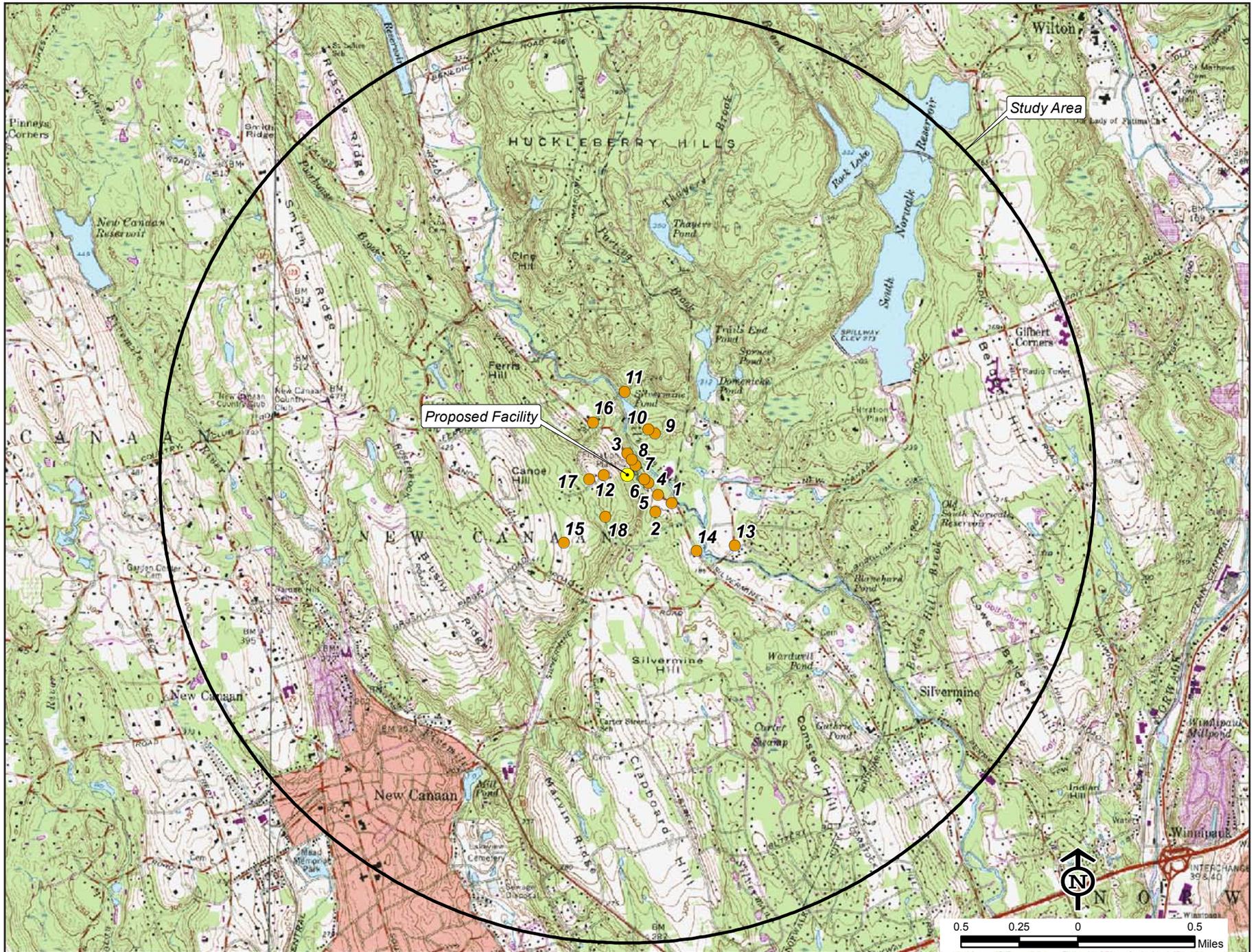
The viewshed map also depicts several areas where seasonal (i.e. during "leaf off" conditions) views are anticipated. These areas comprise approximately 16 additional acres and are limited to within 0.25-mile of the host property. This includes an approximate one tenth of a mile segment of Valley Road that abuts the host property; an area to the northwest of the proposed Facility that extends to select portions of Wardwell Drive; an area of intermittent seasonal views located near the end of Turning Mill Lane; and an isolated area of seasonal visibility located along Huckleberry Hill Road. In total, VHB estimates that limited seasonal views of the proposed Facility may be achieved from select portions of approximately eight additional residential properties located within the Study Area. This includes three properties along Valley Road; two properties located along Turning Mill Lane; and residential properties (one each) located along Huckleberry Hill Road, Thayer Drive and Wardwell Drive. An inset map included on the attached viewshed map depicts these areas in greater detail utilizing a 2006 aerial photograph as its base.

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# Attachment A

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

# PHOTOLOG MAP



J:\141608.00\graphics\FIGURES\141608.00\_Photosim

# PHOTOGRAPHIC DOCUMENTATION



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>SITE</b>	<b>PROPOSED PROJECT AREA</b>	<b>N/A</b>	<b>0.00 MILE +/-</b>	<b>N/A</b>

**PHOTOGRAPHIC DOCUMENTATION**



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>1</b>	<b>VALLEY ROAD ACROSS FROM SILVER HILL HOSPITAL ADMISSIONS BUILDING</b>	<b>NORTHWEST</b>	<b>0.23 MILE +/-</b>	<b>YEAR-ROUND</b>

# PHOTOGRAPHIC SIMULATION



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>1</b>	<b>VALLEY ROAD ACROSS FROM SILVER HILL HOSPITAL ADMISSIONS BUILDING</b>	<b>NORTHWEST</b>	<b>0.23 MILE +/-</b>	<b>YEAR-ROUND</b>

**PHOTOGRAPHIC DOCUMENTATION**



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	HOST PROPERTY (SILVER HILL HOSPITAL)	NORTHWEST	0.19 MILE +/-	YEAR-ROUND



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>2</b>	<b>HOST PROPERTY (SILVER HILL HOSPITAL)</b>	<b>NORTHWEST</b>	<b>0.19 MILE +/-</b>	<b>YEAR-ROUND</b>

**PHOTOGRAPHIC DOCUMENTATION**



J:\41608.00\graphics\FIGURES\41608.00\_Photos\m

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>3</b>	<b>VALLEY ROAD ADJACENT TO CITY OF NORWALK WATER TREATMENT FACILITY OFFICE (IN PHOTO)</b>	<b>SOUTH</b>	<b>0.09 MILE +/-</b>	<b>YEAR-ROUND</b>

# PHOTOGRAPHIC SIMULATION



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>3</b>	<b>VALLEY ROAD ADJACENT TO CITY OF NORWALK WATER TREATMENT FACILITY OFFICE (IN PHOTO)</b>	<b>SOUTH</b>	<b>0.09 MILE +/-</b>	<b>YEAR-ROUND</b>

# PHOTOGRAPHIC DOCUMENTATION



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	VALLEY ROAD ADJACENT TO HOUSE #225	NORTHWEST	0.10 MILE +/-	NON-VISIBLE

# PHOTOGRAPHIC DOCUMENTATION



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
5	VALLEY ROAD ADJACENT TO HOUSE #229 - BALLOON IS VISIBLE THROUGH TREES -	NORTHWEST	0.09 MILE +/-	SEASONAL

# PHOTOGRAPHIC SIMULATION



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
5	VALLEY ROAD ADJACENT TO HOUSE #229	NORTHWEST	0.09 MILE +/-	SEASONAL

# PHOTOGRAPHIC DOCUMENTATION



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	VALLEY ROAD ADJACENT TO HOUSE #229 - BALLOON IS VISIBLE THROUGH TREES -	NORTHWEST	0.07 MILE +/-	YEAR-ROUND

# PHOTOGRAPHIC SIMULATION



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	VALLEY ROAD ADJACENT TO HOUSE #229	NORTHWEST	0.07 MILE +/-	YEAR-ROUND

# PHOTOGRAPHIC DOCUMENTATION



24mm FOCAL LENGTH USED TO PROVIDE INCREASED FIELD OF VIEW



VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	VALLEY ROAD ADJACENT TO HOUSE #253	SOUTHWEST	0.05 MILE +/-	YEAR-ROUND

J:\1608.00\graphics\FIGURES\41608.00\_Photosim



24mm FOCAL LENGTH USED TO PROVIDE INCREASED FIELD OF VIEW



J:\1608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	VALLEY ROAD ADJACENT TO HOUSE #253	SOUTHWEST	0.05 MILE +/-	YEAR-ROUND

# PHOTOGRAPHIC DOCUMENTATION



24mm FOCAL LENGTH USED TO PROVIDE INCREASED FIELD OF VIEW



J:\1608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
8	VALLEY ROAD ADJACENT TO HOUSE #269	SOUTHWEST	0.07 MILE +/-	YEAR-ROUND



24mm FOCAL LENGTH USED TO PROVIDE INCREASED FIELD OF VIEW



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>8</b>	<b>VALLEY ROAD ADJACENT TO HOUSE #269</b>	<b>SOUTHWEST</b>	<b>0.07 MILE +/-</b>	<b>YEAR-ROUND</b>

PHOTOGRAPHIC DOCUMENTATION



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
9	TURNING MILL ROAD AT BEND IN ROADWAY - BALLOON IS VISIBLE THROUGH TREES -	SOUTHWEST	0.21 MILE +/-	SEASONAL

# PHOTOGRAPHIC SIMULATION



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
9	TURNING MILL ROAD AT BEND IN ROADWAY	SOUTHWEST	0.21 MILE +/-	SEASONAL

**PHOTOGRAPHIC DOCUMENTATION**



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>10</b>	<b>END OF TURNING MILL ROAD</b>	<b>SOUTHWEST</b>	<b>0.21 MILE +/-</b>	<b>NON-VISIBLE</b>



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>11</b>	<b>HUCKLEBERRY HILL ROAD ADJACENT TO HOUSE #80 - BALLOON IS VISIBLE THROUGH TREES -</b>	<b>SOUTH</b>	<b>0.36 MILE +/-</b>	<b>SEASONAL</b>



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>11</b>	<b>HUCKLEBERRY HILL ROAD ADJACENT TO HOUSE #80</b>	<b>SOUTH</b>	<b>0.36 MILE +/-</b>	<b>SEASONAL</b>

**PHOTOGRAPHIC DOCUMENTATION**



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>12</b>	<b>END OF WARDWELL DRIVE - BALLOON IS VISIBLE THROUGH TREES -</b>	<b>EAST</b>	<b>0.09 MILE +/-</b>	<b>SEASONAL</b>



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>12</b>	<b>END OF WARDWELL DRIVE</b>	<b>EAST</b>	<b>0.09 MILE +/-</b>	<b>SEASONAL</b>

**PHOTOGRAPHIC DOCUMENTATION**



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>13</b>	<b>INTERSECTION OF ROUTE 106 AND OLD KINGS HIGHWAY</b>	<b>NORTHWEST</b>	<b>0.55 MILE +/-</b>	<b>NON-VISIBLE</b>

**PHOTOGRAPHIC DOCUMENTATION**



J:\41608.00\graphics\FIGURES\41608.00\_Photos\im

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>14</b>	<b>VALLEY ROAD ADJACENT TO HOUSE #58</b>	<b>NORTHWEST</b>	<b>0.44 MILE +/-</b>	<b>NON-VISIBLE</b>



J:\1608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>15</b>	<b>DEVONWOOD LANE ADJACENT TO HOUSE #79</b>	<b>NORTHEAST</b>	<b>0.39 MILE +/-</b>	<b>NON-VISIBLE</b>

# PHOTOGRAPHIC DOCUMENTATION



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>16</b>	<b>HUCKLEBERRY HILL ROAD AT VALLEY ROAD</b>	<b>SOUTHEAST</b>	<b>0.27 MILE +/-</b>	<b>NON-VISIBLE</b>

**PHOTOGRAPHIC DOCUMENTATION**



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>17</b>	<b>THAYER DRIVE ADJACENT TO HOUSE #113</b>	<b>EAST</b>	<b>0.16 MILE +/-</b>	<b>NON-VISIBLE</b>



J:\41608.00\graphics\FIGURES\41608.00\_Photosim

VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
<b>18</b>	<b>END OF PARKERS GLEN</b>	<b>NORTHEAST</b>	<b>0.20 MILE +/-</b>	<b>NON-VISIBLE</b>

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Attachment B

Viewshed Map

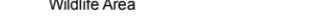
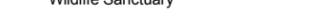
*Viewshed Analysis*  
**Proposed T-Mobile Wireless**  
**Telecommunications Facility**  
**CT11098B**  
**208 Valley Road**  
**New Canaan, Connecticut**

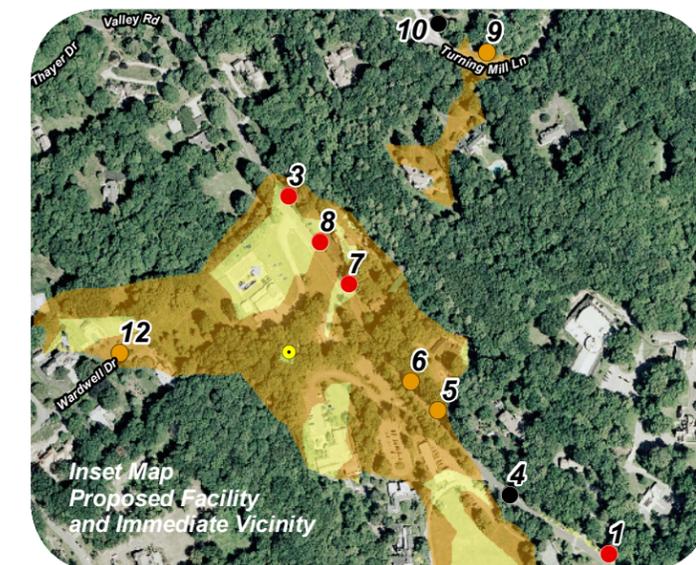
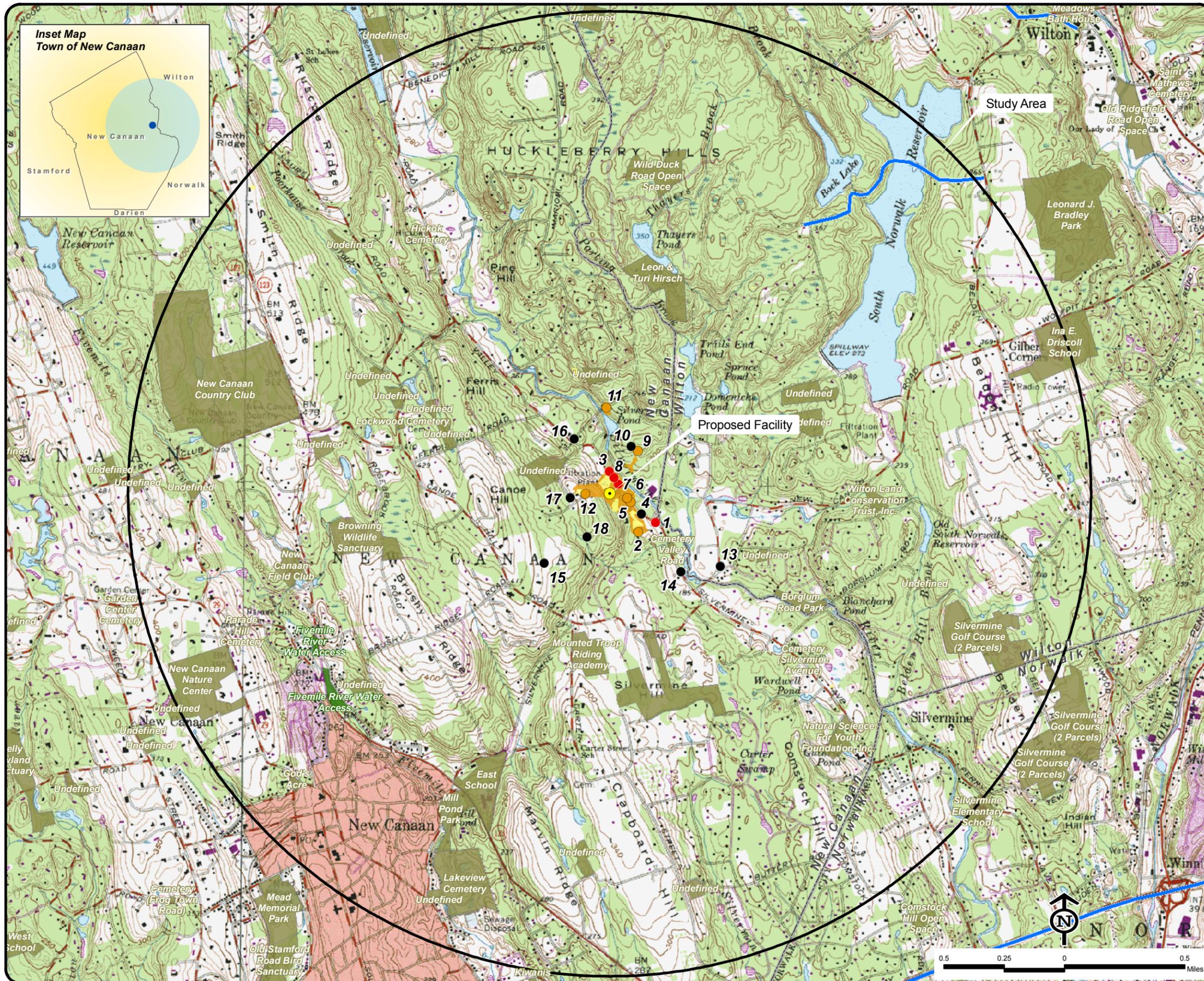
**NOTE:**  
 - Viewshed analysis conducted using ESRI's Spatial Analyst.  
 - Proposed Facility height is 120 feet.  
 - Existing tree canopy height estimated at 65 feet.  
 - Study Area is comprised of a two-mile radius surrounding the proposed facility and includes 8,042 acres of land.  
 - Results not varified by balloon float.

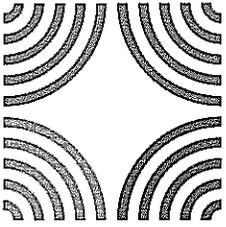
**DATA SOURCES:**  
 - Digital elevation model (DEM) derived from Connecticut LiDAR-based Digital Elevation Data (collected in 2000) with a 10-foot spatial resolution produced by the University of Connecticut and the Center for Land Use Education and Research (CLEAR); 2007  
 - Forest areas derived from 2006 digital orthophotos with 1-foot pixel resolution; digitized by VHB, 2008  
 - Base map comprised of Ansonia (1984), Milford (1984), New Haven (1984) and Woodmont (1984) USGS Quadrangle Maps  
 - Municipal and Private Open Space data layer provided by CT DEP, 1997  
 - Federal Open Space data layer provided by CT DEP, 2004  
 - CT DEP Property data layer provided by CT DEP, Dec 2009  
 - CT DEP boat launches data layer provided by CT DEP, Dec 2009  
 - Scenic Roads layer derived from available State and Local listings

Map Compiled January, 2010

**Legend**

-  Tower Location
-  Balloon is not visible
-  Balloon is not visible
-  Balloon visible above trees
-  Seasonal Visibility (Approximately 16 acres)
-  Year-Round Visibility (Approximately 8 acres)
-  Protected Municipal and Private Open Space (CT DEP 1997)
-  Cemetery
-  Preservation
-  Conservation
-  Existing Preserved Open Space
-  Recreation
-  General Recreation
-  School
-  Uncategorized
-  CT DEP Property (CT DEP, Dec 2009)
-  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
-  Federal Open Space (CT DEP, 2004)
-  Boat Launches (CT DEP Dec 2009)
-  Scenic Road (State and Local)
-  Town Line





Connecticut Commission on Culture & Tourism

November 4, 2009

Historic Preservation  
and Museum Division

One Constitution Plaza  
Second Floor  
Hartford, Connecticut  
06103

860.256.2800  
860.256.2763 (f)

Ms. Alexis Godat  
EBI Consulting  
21 B Street  
Burlington, MA 01803

Subject: T-Mobile Northeast LLC Telecommunications Facilities  
208 Valley Road  
New Canaan, CT  
EBI #61095164, CT11098B

Dear Ms Godat:

The State Historic Preservation Office has reviewed supplemental information provided by EBI Consulting concerning the above-named project. This office expects that the proposed undertaking will have no effect on historic, architectural, or archaeological resources listed on or eligible for the National Register of Historic Places.

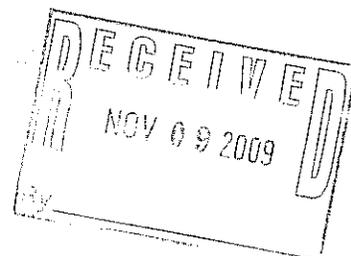
This office appreciates the opportunity to have reviewed and commented upon the proposed undertaking.

This comment is provided in accordance with the National Historic Preservation Act and the Connecticut Environmental Policy Act.

This comment updates and supersedes all previous correspondence for the proposed telecommunications facilities.

Sincerely,

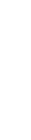
David Bahlman  
Deputy State Historic Preservation Officer



# STATE AND FEDERAL LISTED SPECIES AND SIGNIFICANT NATURAL COMMUNITIES

## New Canaan

### LEGEND

-  Listed Species and Natural Communities\*
-  State Boundary
-  County Boundary
-  Town Boundary
-  Coastline
-  Primary Route
-  Secondary Route
-  Local Road
-  Railroad
-  Water, Shore
-  Drainage Ditch
-  Intermittent Water
-  Dam
-  Dredged Channel
-  Aqueduct
-  Water
-  Intermittent Water
-  Tidal, Sand Flats
-  Rocks in Water
-  Inundated Area
-  Marsh
-  Dam

### TO USE MAP

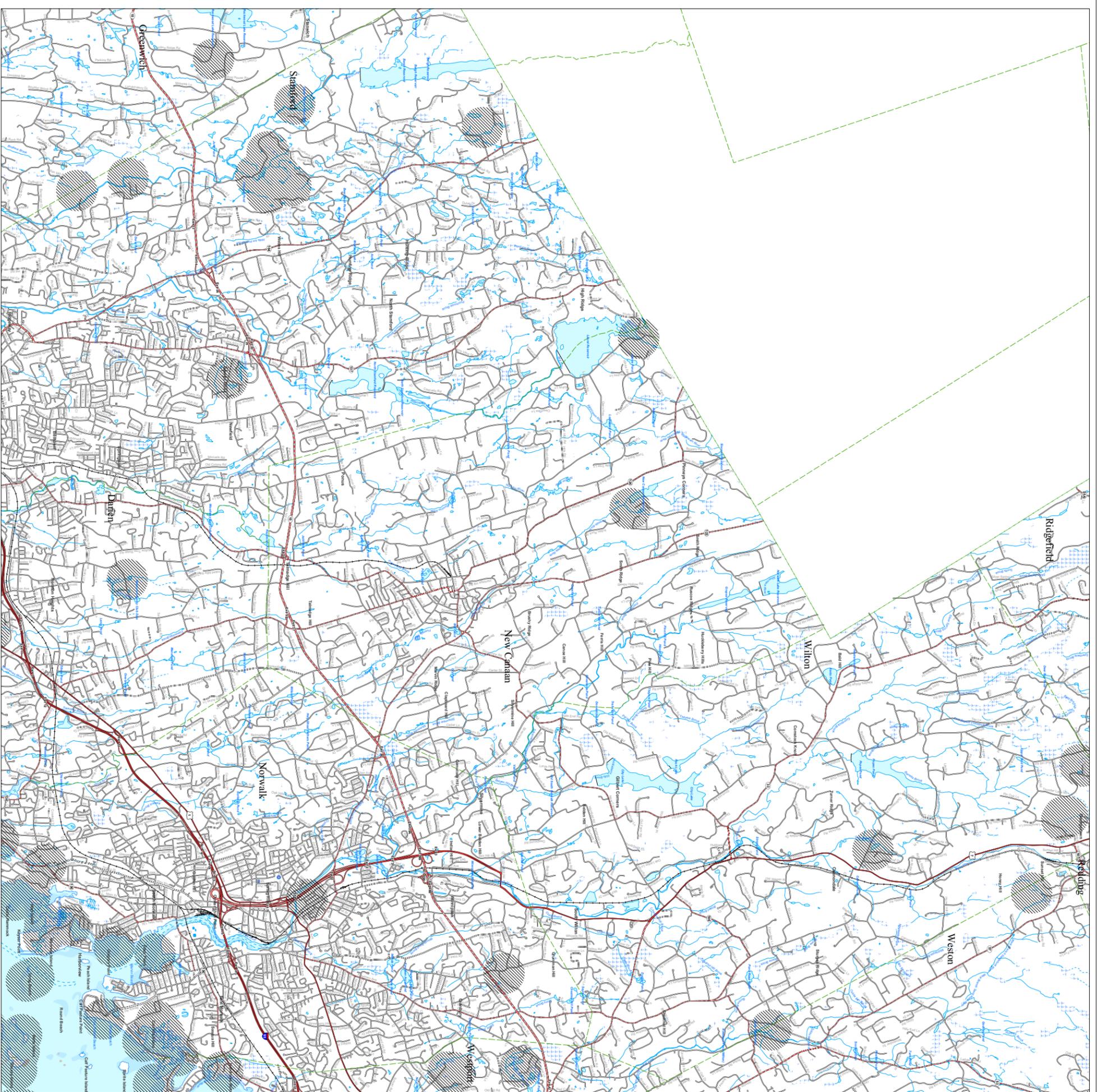
Locate project boundaries and any additional affected areas on the map. If the project is not within a shaded area, or overlapping a lake, pond or wetland that has any shading, or upstream or downstream (by less than 1/2 mile) from a shaded area, the project is unlikely to affect any known occurrence of listed species or natural communities. If the project is within a shaded area, or overlapping a lake, pond, or wetland that has any shading, or upstream or downstream (by less than 1/2 mile) from a shaded area, then the project may have a potential conflict with a species or natural community. Complete a Data Base Request Form and submit the Natural Diversity Data Base along with a project description and a copy of a map clearly showing the project boundaries.

### DATA SOURCES

**BASE MAP INFORMATION** - Political boundaries, railroads, and hydrography originally derived from the Connecticut State Plane Coordinate System (CSPCS) and the Connecticut State Plane Coordinate System (CSPCS) published between 1969 and 1984. The roads and road name data are provided by the Atlas Annotation derived in part from U.S. Geological Survey Geographic Names Information System and information on the at the Connecticut Department of Environmental Protection. The base map data may be neither current nor complete.

**\* NODS INFORMATION** - Locations of listed species and natural communities are based on data collected by the CT Department of Environmental Protection, private conservation groups and the scientific community. The data is based on a 1/24,000 scale Topographic Quadrangle maps published between 1969 and 1984. The data is based on a 1/24,000 scale Topographic Quadrangle maps published between 1969 and 1984. The roads and road name data are provided by the Atlas Annotation derived in part from U.S. Geological Survey Geographic Names Information System and information on the at the Connecticut Department of Environmental Protection. The base map data may be neither current nor complete.

**NDOS INFORMATION** - Locations of listed species and natural communities are based on data collected by the CT Department of Environmental Protection, private conservation groups and the scientific community. The data is based on a 1/24,000 scale Topographic Quadrangle maps published between 1969 and 1984. The roads and road name data are provided by the Atlas Annotation derived in part from U.S. Geological Survey Geographic Names Information System and information on the at the Connecticut Department of Environmental Protection. The base map data may be neither current nor complete.

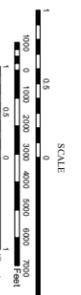




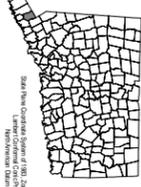
STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Hartford, CT 06106-6127  
www.ct.gov/deep

Date of Map: December 2010  
Natural Diversity Database Digital Data  
For inquiries about the State and Federal  
Listed Species and Significant Natural  
Communities, please contact the  
Bureau of Natural Resources, Wildlife Division,  
P.O. Box 1106, Hartford, CT 06106-1106  
Tel: 860-424-3011

**SCALE**



0 500 1000 1500 2000 2500 3000 3500 4000 4500 5000 Feet  
0 1 2 3 4 5 Kilometers



State Plane Coordinate System of 1983, Zone 18N  
North American Datum of 1983

Maps Available at the DEP Store  
79 Elm St., Hartford, CT 06106-0227  
860-424-3011  
dep.store@ct.gov  
www.ct.gov/depstore

**FEDERALLY LISTED ENDANGERED AND THREATENED SPECIES  
IN CONNECTICUT**

COUNTY	SPECIES	FEDERAL STATUS	GENERAL LOCATION/HABITAT	TOWNS
Fairfield	Piping Plover	Threatened	Coastal Beaches	Westport, Bridgeport and Stratford
	Roseate Tern	Endangered	Coastal beaches, Islands and the Atlantic Ocean	Westport and Stratford
Hartford	Bog Turtle	Threatened	Wetlands	Ridgefield and Danbury
	Dwarf wedgemussel	Endangered	Farmington and Podunk Rivers	South Windsor, East Granby, Simsbury, Avon and Bloomfield.
Litchfield	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Sharon.
	Bog Turtle	Threatened	Wetlands	Sharon and Salisbury.
Middlesex	Roseate Tern	Endangered	Coastal beaches, islands and the Atlantic Ocean	Westbrook and New London.
	Piping Plover	Threatened	Coastal Beaches	Clinton, Westbrook, Old Saybrook.
New Haven	Bog Turtle	Threatened	Wetlands	Southbury
	Piping Plover	Threatened	Coastal Beaches	Milford, Madison and West Haven
New London	Roseate Tern	Endangered	Coastal beaches, Islands and the Atlantic Ocean	Branford, Guilford and Madison
	Piping Plover	Threatened	Coastal Beaches	Old Lyme, Waterford, Groton and Stonington.
	Roseate Tern	Endangered	Coastal beaches, Islands and the Atlantic Ocean	East Lyme and Waterford.
	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Waterford
	None			
Tolland	None			

-Eastern cougar, gray wolf, seabach amaranth and American burying beetle are considered extirpated in Connecticut.

-There is no federally-designated Critical Habitat in Connecticut.

7/31/2008

# STATE AND FEDERAL LISTED SPECIES AND SIGNIFICANT NATURAL COMMUNITIES

## New Canaan

### LEGEND

-  Listed Species and Natural Communities\*
-  State Boundary
-  County Boundary
-  Town Boundary
-  Coastline
-  Primary Route
-  Secondary Route
-  Local Road
-  Railroad
-  Water, Shore
-  Drainage Ditch
-  Intermittent Water
-  Dam
-  Dredged Channel
-  Aqueduct
-  Water
-  Intermittent Water
-  Tidal, Sand Flats
-  Rocks in Water
-  Inundated Area
-  Marsh
-  Dam

### TO USE MAP

Locate project boundaries and any additional affected areas on the map. If the project is not within a shaded area, or overlapping a lake, pond or wetland that has any shading, or upstream or downstream (by less than 1/2 mile) from a shaded area, the project is unlikely to affect any known occurrence of listed species or significant natural community. If any part of the project is within a shaded area, or overlapping a lake, pond, or wetland that has any shading, or upstream or downstream (by less than 1/2 mile) from a shaded area, then the project may have a potential conflict with a species or natural community. Complete a Data Base Request Form and submit to the Natural Diversity Data Base along with a project description and a copy of a map clearly showing the project boundaries.

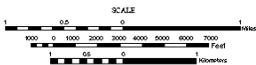
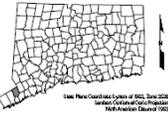
### DATA SOURCES

**BASE MAP INFORMATION** - Political boundaries, railroads, and hydrography originally derived from 1:24,000 scale 7.5 Minute U.S. Geological Survey Digital Line Graphs and enhanced by the Connecticut Department of Environmental Protection. The data is based on 1:24,000 scale Topographic Quadrangle maps published between 1959 and 1984. The roads and road name data are provided by Tele Atlas. Annotation derived in part from U.S. Geological Survey Geographic Names Information System and information on file at the Connecticut Department of Environmental Protection. The base map data may be neither current nor complete.

**\* NDCB INFORMATION** - Locations of listed species and natural communities are based on data collected by the CT Department of Environmental Protection, private conservation groups and the scientific community and compiled by the Natural Diversity Data Base. The information is not necessarily the result of comprehensive or site-specific field investigations, in some cases locations have been derived from literature or museum searches or historic records. Exact locations have been buffered to produce generalized locations. If the exact species or community location falls somewhere within the shaded area and not necessarily in the center, information on this map does not include Natural Area Preserves, designated wetland areas or wildlife concentration areas. More information is available at [www.ct.gov/deps/ndcbgenedspecies](http://www.ct.gov/deps/ndcbgenedspecies)

Date of Map: December 2005  
Natural Diversity Database Digital Data

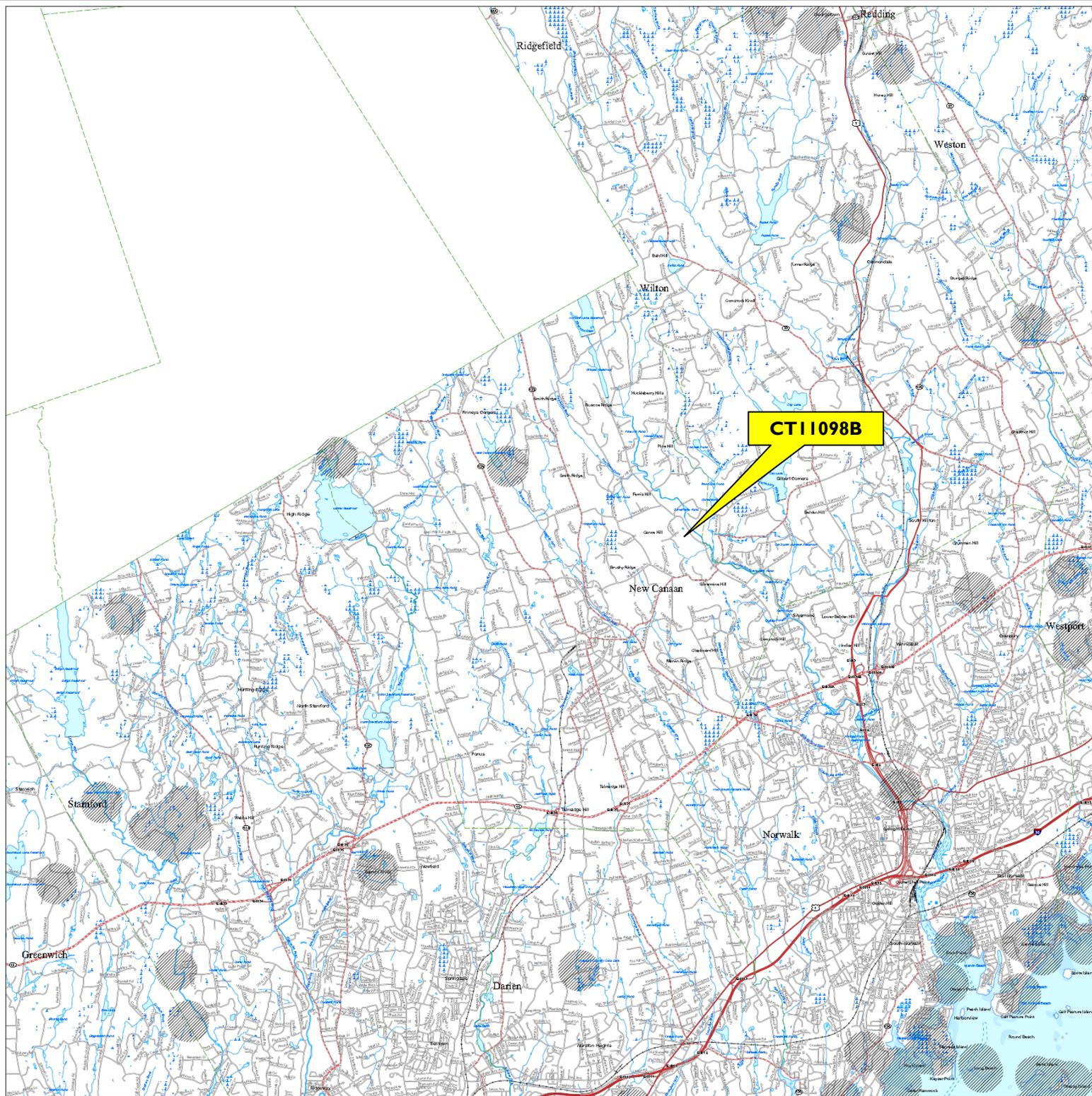
For Inquiries about the State and Federal  
Listed Species and Significant Natural  
Communities, Contact DEP,  
Bureau of Natural Resources, Wildlife Division,  
Tel: 860-424-5311



STATE OF CONNECTICUT  
DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
79 WATER  
HARTFORD, CT 06106-3127  
[www.ct.gov/dep](http://www.ct.gov/dep)

Maps Available at the DEP Store  
79 Elm St., Hartford, CT 06106-0127  
860-424-5355, 860-424-4039  
[dep\\_store@ct.gov](mailto:dep_store@ct.gov)  
GIS data available to download  
[www.ct.gov/deps/gis](http://www.ct.gov/deps/gis)

NOTE: This map is not copyright. Printed from digitized data.



## Technical Memo

To: Ray Vergati  
From: Scott Heffernan - Radio Frequency Engineer  
cc: Jason Overbey  
Subject: Power Density Report for CT11098B  
Date: January 15, 2010

---

### 1. Introduction:

This report is the result of an Electromagnetic Field Intensities (EMF - Power Densities) study for the T-Mobile PCS/UMTS antenna installation on a Monopole at 208 Valley Road, New Canaan, CT. This study incorporates the most conservative consideration for determining the practical combined worst case power density levels that would be theoretically encountered from locations surrounding the transmitting location.

### 2. Discussion:

The following assumptions were used in the calculations:

- 1) The emissions from T-Mobile transmitters are in the (1940-1950),(2140-2145) & (2110-2120) MHz frequency Bands.
- 2) The antenna array consists of three sectors, with 2 antennas per sector.
- 3) The model number for GSM antenna is APX16DWV-16DWV.
- 3) The model number for UMTS antenna is APX16DWV-16DWV.
- 4) GSM antenna center line height is 117 ft.
- 4) UMTS antenna center line height is 107 ft.
- 5) The maximum transmit power from any GSM sector is 2009.19 Watts Effective Radiated Power (EIRP) assuming 8 channels per sector.
- 5) The maximum transmit power from any UMTS sector is 2559.12 Watts Effective Radiated Power (EIRP) assuming 2 channels per sector.
- 6) All the antennas are simultaneously transmitting and receiving, 24 hours a day.
- 7) Power levels emitting from the antennas are increased by a factor of 2.56 to account for possible in-phase reflections from the surrounding environment. This is rarely the case, and if so, is never continuous.
- 8) The average ground level of the studied area does not change significantly with respect to the transmitting location

Equations given in "FCC OET Bulletin 65, Edition 97-01" were then used with the above information to perform the calculations.

### 3. Conclusion:

Based on the above worst case assumptions, the power density calculation from the T-Mobile PCS antenna installation on a Monopole at 208 Valley Road, New Canaan, CT, is 0.09081 mW/cm<sup>2</sup>. This value represents 9.081% of the Maximum Permissible Exposure (MPE) standard of 1 milliwatt per square centimeter (mW/cm<sup>2</sup>) set forth in the FCC/ANSI/IEEE C95.1-1991. Furthermore, the proposed antenna location for T-Mobile will not interfere with existing public safety communications, AM or FM radio broadcasts, TV, Police Communications, HAM Radio communications or any other signals in the area.

**Worst Case Assumptions:** is defined as assuming that the main lobe of the transmitting antenna is always focused at the sample point of interest. This assumes that the maximum gain is realized at this point and will yield the highest possible MPE% value possible for that given point / distance. In reality, due to the highly focused nature of the proposed antennas, most of the available energy transmitting from the proposed facility will be directed toward the horizon to best enhance the desired coverage footprint area. The net result is that a very small percentage of the available energy is directed toward the ground area in close proximity to the facility. Values seen in the immediate area of the Facility will be on the order of 10 to 20 dB lower in actual value than the worst case assumption since the gain of the antenna pattern is dramatically reduced at these angles. A 10 to 20 dB reduction in power output potential equates to a value that is between 10 and 100 times lower than expected calculated values. This can be seen in the attached antenna specification sheet with associated vertical and horizontal antenna patterns.

## Connecticut Market



### Worst Case Power Density

**Site:** CT11098B  
**Site Address:** 208 Valley Road  
**Town:** New Canaan  
**Tower Height:** 120 ft.  
**Facility Style:** Monopole

GSM Data		UMTS Data	
Base Station TX output	20 W	Base Station TX output	40 W
Number of channels	8	Number of channels	2
Antenna Model	APX16DWV-16DWV	Antenna Model	APX16DWV-16DWV
Cable Size	7/8 in.	Cable Size	7/8 in.
Cable Length	135 ft.	Cable Length	125 ft.
Antenna Height	117.0 ft.	Antenna Height	107.0 ft.
Ground Reflection	1.6	Ground Reflection	1.6
Frequency	1945.0 MHz	Frequency	2.1 GHz
Jumper & Connector loss	4.50 dB	Jumper & Connector loss	1.50 dB
Antenna Gain	18.0 dBi	Antenna Gain	18.0 dBi
Cable Loss per foot	0.0186 dB	Cable Loss per foot	0.0116 dB
Total Cable Loss	2.5110 dB	Total Cable Loss	1.4500 dB
Total Attenuation	7.0110 dB	Total Attenuation	2.9500 dB
Total EIRP per Channel (In Watts)	54.00 dBm 251.15 W	Total EIRP per Channel (In Watts)	61.07 dBm 1279.56 W
Total EIRP per Sector (In Watts)	63.03 dBm 2009.19 W	Total EIRP per Sector (In Watts)	64.08 dBm 2559.12 W
nsg	10.9890	nsg	15.0500
Power Density (S) = 0.035776 mW/cm <sup>2</sup>		Power Density (S) = 0.055039 mW/cm <sup>2</sup>	
		8 9.0815%	

Equation Used :

$$S = \frac{(1000)(grf)^2 (Power)^* 10^{(nsg/10)}}{4\pi(R)^2}$$

Office of Engineering and Technology (OET) Bulletin 65, Edition 97-01, August 1997

**FCC NEPA Summary Report  
(47 CFR Subpart I, Chapter I, Sections I.1301-I.1319)**

	Site type (choose one): <input checked="" type="checkbox"/> Raw land <input type="checkbox"/> Tower colo <input type="checkbox"/> Other colo <input type="checkbox"/> Tower Replacement	Site ID: Silver Hill Rawland/CTI 1098B	Site Address: 208 Valley Road, New Canaan, CT 06840
---	---	--	---

**1. Is the antenna structure located in an officially designated wilderness area?**

According to a review of the Land Resources Map (Appendix F) and the Department of Agriculture's list of wilderness areas (<http://www.wilderness.net/index.cfm?fuse=NWPS>), the Project Site is not located in an officially designated wilderness area. In addition, according to EBI's review of available on-line resources, the Project Site is not located in a National Park ([www.nps.gov/gis](http://www.nps.gov/gis)), NPS Interactive Map Center), a designated Scenic and Wild River (<http://www.rivers.gov/wildriverslist.html>), a land area managed by the Bureau of Land Management ([www.blm.gov/nhp/facts/index.htm](http://www.blm.gov/nhp/facts/index.htm)), or within 1 mile of a National Scenic Trail as identified by the National Park Service ([http://www.nps.gov/ncrc/programs/nts/nts\\_trails.html](http://www.nps.gov/ncrc/programs/nts/nts_trails.html)).

**2. Is the antenna structure located in an officially designated wildlife preserve?**

According to a review of the Land Resources Map (Appendix F), the Project Site is not located in an officially designated wildlife preserve. In addition, according to EBI's review of available on-line resources, the Project Site is not located in a US Fish and Wildlife Service National Wildlife Refuge (<http://www.fws.gov/refuges/refugeLocatorMaps/index.html>).

**3. Will the antenna structure likely affect threatened or endangered species or designated critical habitats? (Ref. 50 CFR Part 402)**

According to a review of the Land Resources Map (Appendix F), no state or federally-listed threatened or endangered species habitats or designated critical habitats are located in the vicinity of the Project Site.

Based on a review of federally-listed threatened and endangered species within Fairfield County, two endangered species (piping plover, roseate tern) and one threatened species (bog turtle) were identified (Appendix G). The habitat at the Project Site does not match the habitats of any listed threatened and endangered species.

In addition, EBI reviewed the Natural Diversity Data Base (NDDB) maps which represent approximate locations of endangered, threatened and special concern species and significant natural communities in Connecticut (Appendix G). These data are compiled and maintained in the NDDB. The maps are intended to be a pre-screening tool to identify potential impacts to state-listed species. Based on our review, there are no state-listed species in the vicinity of the Project Site.

Additionally, based upon the proposed design (unipole) and height (under 199 feet AGL) it is unlikely that the proposed telecommunications installation would adversely impact migratory bird species protected under the Migratory Bird Treaty Act and the Endangered Species Act. Therefore, EBI concludes that the proposed project is unlikely to affect threatened or endangered species.

**4. Will the antenna structure affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture that are listed, or potentially eligible for listing in the National Register of Historic Places (NRHP)? (Ref. 36 CFR Part 800 regulations implementing Section 106 of the National Historic Preservation Act).**

EBI reviewed the proposed project plans against the Exclusions of the *Nationwide Programmatic Agreement Regarding the Section 106 National Historic Preservation Act Review Process* (NPA). EBI concluded that the proposed tower construction does not meet any of the Exclusions listed in Section III of the NPA. Therefore, consultation with the Connecticut State Historic Preservation Officer (SHPO) was required.

Based on EBI's review of files online at the National Register Information System ([www.nr.nps.gov](http://www.nr.nps.gov)), and the map of Known Cultural Resources provided by Heritage Consultants, LLC, one historic resource was identified within the ½-mile Area of Potential Effect (APE) for visual effects of the proposed tower.

Additionally, Ms. Christine Kimbrough, PhD, Archaeologist of EBI performed an evaluation of the proposed Project Site for the likelihood of containing archaeological resources. Ms. Kimbrough concluded that no further archaeological testing was required.

EBI submitted project plans and a request for comment on FCC Form 620 to the Connecticut SHPO on November 2, 2009. In correspondence dated November 4, 2009, the Connecticut SHPO concurred with our determination, stating "that the proposed undertaking will have no effect on historic, architectural, or archaeological resources listed on or eligible for the National Register of Historic Places" Please see Appendix D for copies of this correspondence.

In the unlikely event that unanticipated Historic Properties, cultural artifacts, archeological deposits, or human remains are inadvertently encountered during the proposed construction and associated excavation activities, *T-Mobile* must halt activities immediately and contact the appropriate local officials and state agencies, in accordance with Federal and State regulations (36 CFR 800.13(b)).

#### 5. Will the antenna structure affect Indian religious site(s)

Based on the requirements of the *Nationwide Programmatic Agreement Regarding the Section 106 National Historic Preservation Act Review Process (NPA)*, Tribal consultation was required for this project because the proposed tower construction did not meet Exclusions A, B, C or F of the NPA.

EBI submitted documentation regarding the proposed project to the FCC's Tower Construction Notification System (TCNS). On October 16, 2009 the FCC's TCNS sent the project information to Tribes listed on their database who have interest in the state in which the project is planned. Additionally, EBI submitted follow-up requests for comment to each of the Tribes indicated by the TCNS to have a potential interest in the area of the project.

Tribal communication to date for this project is summarized in the following table.

#	Tribe Name	Initial Notification (via TCNS)	Response to Initial Contact	Second Contact Attempt	Response to Second Attempt	Third Contact Attempt	Fourth Contact Attempt	Action Recommended
1	Delaware Nation	October 16, 2009	None	Overnight Mail; November 4, 2009	None	Overnight Mail: November 18, 2009; No Response received	The project does not endanger known sites of interest to the Delaware Nation (December 1, 2009 via email)	No Further Action
2	Mashantucket Pequot Tribe	October 16, 2009	requested an archaeological survey report via TCNS (October 14, 2009)	December 28, 2009; sent requested survey via email	No properties of cultural and religious importance (January 16, 2010 via TCNS)	N/A	N/A	No Further Action
3	Narragansett Indian Tribe	October 16, 2009	None	Overnight Mail; November 4, 2009	None	Overnight Mail: November 18, 2009; No Response received	FCC contacted Tribe December 3, 2009; No Response within 20 days	No Further Action
4	Delaware Tribe of Indians of Oklahoma	October 16, 2009	None	Overnight Mail; November 4, 2009	None	Overnight Mail: November 18, 2009; No religious or significant	N/A	No Further Action

#	Tribe Name	Initial Notification (via TCNS)	Response to Initial Contact	Second Contact Attempt	Response to Second Attempt	Third Contact Attempt	Fourth Contact Attempt	Action Recommended
						cultural sites (via mail November 23, 2009)		

Please note, in the unlikely event that unanticipated Historic Properties, cultural artifacts, archeological deposits, or human remains are inadvertently encountered during the proposed construction and associated excavation activities, *T-Mobile* must halt activities immediately and contact the appropriate tribal governments, local officials and state agencies, in accordance with Federal and State regulations (36 CFR 800.13(b)).

Note: The Narragansett Indian Tribe has indicated that it has an interest in commenting on proposed projects in the State of Connecticut. The Narragansett Indian Tribe was provided a copy of the project plans and a required Tribal review fee of \$1,000 to review the proposed project on November 4, 2009. The Narragansett Indian Tribe was contact again on November 18, 2009 requesting the tribe’s comments on the proposed project. As of the date of this *Report*, EBI has not received a response from the Tribe indicating whether they have interest in consulting further on this project. Based on a lack of response from the Narragansett Indian Tribe, EBI referred this Tribe to the FCC. Correspondence between EBI and the Tribes that includes copies of the Tower Construction Notification System emails, follow-up correspondence, and Tribal responses are appended to this *Report* (Appendix E).

On December 1, 2009, EBI contacted the FCC and indicated two Tribes, the Narragansett Indian Tribe and the Delaware Nation, were unresponsive to EBI’s attempts to contact them to inquire whether they had interest in commenting on the proposed project. The FCC contacted these Tribes on December 3, 2009. No response from the Narragansett Indian Tribe was received by the FCC or by *T-Mobile* within 20 days of this FCC contact. The Delaware Nation subsequently responded on December 1, 2009 that “the location of the project does not endanger known sites of interest to the Delaware Nation. In accordance with the FCC’s Declaratory Ruling: *Clarification of Procedures for Participation of Federally Recognized Indian Tribes and Native Hawaiian Organizations Under the Nationwide Programmatic Agreement*, released October 6, 2005, these Tribes are deemed to have no interest in pre-construction review of the project, and *T-Mobile*’s obligations with respect to those Tribes under Section IV of the NPA are complete.

**6. Will the antenna structure be located in a floodplain? (Ref. Executive Order 11988 and 40 CFR Part 6, Appendix A)**

According to the FEMA Flood Insurance Rate Map data for the Town of New Canaan (Community Map # 090010, Panel # 0002B) included on the Land Resources Map (Appendix F), the Project Site is not located within a 100-year floodplain. A review of the Flood Insight Flood Zone determination (Appendix I) confirmed that the Project Site is not located within a floodplain.

**7. Will construction of the antenna structure involve significant change in surface features (e.g. wetlands, deforestation, or water diversion)? (Ref. Executive Order 11990 and 40 CFR Part 6, Appendix A)**

It is EBI’s opinion that no documented or potential wetlands are located at or within a 100-foot radius of the proposed tower based upon the following facts:

- Based on our review of the National Wetland Inventory data for the Project Site (Appendix H), there are no federally-designated wetlands in the vicinity of the Project Site.
- Limited or no hydric vegetation was observed at the tower site. Additionally, no surface water was observed at the proposed tower site.

The area proposed to be occupied by *T-Mobile* consists of forested land. The proposed construction plans do not call for the removal of mature trees; therefore, the proposed installation will not result in

deforestation. According to the proposed construction plans and onsite observations, surface water body diversion will not occur.

**8. Is the antenna structure located in a residential neighborhood and required to be equipped with high intensity white lights?**

According to client representatives and site plans, the proposed installation will not include high intensity white lights and be located in a residential neighborhood.

**9a. Will the antenna structure equal or exceed total power (of all channels) of 2000 Watts ERP (3280 EIRP) and have antenna located less than 10 meters above the ground?**

**9b. Will the rooftop antenna project equal or exceed total power (of all channels) of 2000 Watts ERP (3280 EIRP)?**

An evaluation to determine whether radiofrequency (RF) emissions standards are met was not included as part of this *Report*. EBI understands that client representatives will evaluate the project to ensure compliance with applicable RF standards.

January 19, 2010

Ms. Jamie Ford  
Project Coordinator  
HPC Development, LLC  
53 Lake Ave Ext.  
Danbury, CT 06811

Subject: National Environmental Policy Act (NEPA) - Letter of Low Potential Impact  
Silver Hill Rawland/CT11098B  
208 Valley Road, New Canaan, CT 06840  
EBI Project #61095164

Dear Ms. Ford:

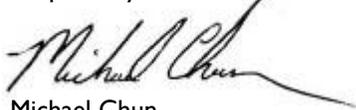
Attached please find our *National Environmental Policy Act (NEPA)* Letter of Low Potential Impact for the proposed telecommunications installation at the address noted above (the Subject Property). The purpose of this *letter* is to evaluate the above-referenced property for potential environmental and historical concerns specified by the Federal Communications Commission (FCC) in 47 CFR 1.1307.

As of the date of this *Report*, T-Mobile Northeast LLC, a Delaware limited liability company, *as successor-in-interest* to Omnipoint Communications, Inc., a Delaware corporation (hereinafter "T-Mobile") proposes to install a 120 foot brown-painted unipole located to the southwest of the northern most building at the above noted Project Site. The unipole will contain three internal antennas at 117-feet above ground level. The associate equipment cabinets will be located on a 10-foot by 5-foot concrete pad. The equipment area will be connected to the antennas via an ice bridge then vertically within the unipole. A GPS antenna will be mounted to the ice bridge. The unipole and equipment area will be located within an 8-foot tall brown cedar stockade fenced equipment compound measuring 50-feet by 25-feet. The utility lines will be routed underground from an existing utility pole to be replaced by another entity and the proposed transformer to the proposed equipment compound. The utility pole and proposed transformer are located to the southeast of the Subject Property's northernmost building and the Project Site. Access to the Project Site will be gained via an existing driveway running southeast of the Project Site. To the southeast of the Project Site will be a proposed parking area and a 4-foot wide pedestrian access way leading to the Project Site from the existing driveway.

Based upon the results of our NEPA screening, it appears that the proposed installation will not impact any of the criteria as outlined in 1.1307(a) items (1) through (8) and preparation of an Environmental Assessment (EA) is not required.

Thank you for the opportunity to prepare this *Report*, and assist you with this project. Please call us if you have any questions or if we may be of further assistance.

Respectfully Submitted,



Michael Chun  
Program Director  
Direct# (646) 789-9206

**JESSE A. LANGER**

PLEASE REPLY TO: Bridgeport  
E-Mail Address: [jlanger@cohenandwolf.com](mailto:jlanger@cohenandwolf.com)

January 29, 2010

**VIA FEDERAL EXPRESS**

The Honorable Jeb Walker  
First Selectman  
Town of New Canaan  
77 Main Street, 2<sup>nd</sup> Floor  
New Canaan, CT 06840

**Re: Proposed Development of a Telecommunications Facility  
208 Valley Road, New Canaan, Connecticut**

Dear Selectman Walker:

This office represents T-Mobile Northeast LLC, a subsidiary of T-Mobile USA, Inc. d.b.a. T-Mobile ("T-Mobile"). T-Mobile anticipates filing an application for a *Certificate of Environmental Compatibility and Public Need* for the construction, maintenance and operation of a telecommunications facility at 208 Valley Road, New Canaan (the "Site"). Pursuant to General Statutes § 16-50(e), please find enclosed a copy of the technical report regarding the Site. The technical report includes information regarding the public need for the facility, the site selection process, and the environmental effects of the facility.

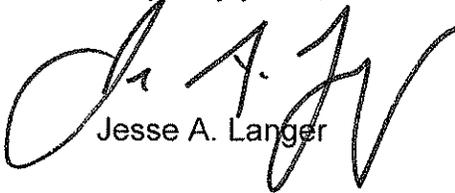
The Town of New Canaan (the "Town") may conduct public hearings and meetings as it deems necessary to provide recommendations or comments to T-Mobile concerning the proposed Site. If a hearing or meeting is scheduled, we request notice and will be pleased to provide an informational summary of the proposal. If the Town has any recommendations or comments, it must provide them to us within sixty (60) days of the receipt of this filing.

We would like to meet with you or your designee to review the proposed project and will contact you next week to set up an appointment at your convenience.

The Honorable Jeb Walker  
January 29, 2010  
Page 2

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

Very truly yours,



Jesse A. Langer

JAL:dIm  
Enclosures

cc: Mr. Hans Fiedler (*w/encl.*)  
Julie D. Kohler, Esq. (*w/encl.*)



**JESSE A. LANGER**

PLEASE REPLY TO: Bridgeport  
E-Mail Address: [jlanger@cohenandwolf.com](mailto:jlanger@cohenandwolf.com)

January 29, 2010

**VIA FEDERAL EXPRESS**

The Honorable William F. Brennan  
First Selectman  
Town of Wilton  
238 Danbury Road  
Wilton, CT 06897

**Re: Proposed Development of a Telecommunications Facility  
208 Valley Road, New Canaan, Connecticut**

Dear Selectman Brennan:

This office represents T-Mobile Northeast LLC, a subsidiary of T-Mobile USA, Inc. d.b.a. T-Mobile ("T-Mobile"). T-Mobile anticipates filing an application for a *Certificate of Environmental Compatibility and Public Need* for the construction, maintenance and operation of a telecommunications facility at 208 Valley Road, New Canaan (the "Site"). Because the Site is located within 2,500 feet of Wilton, T-Mobile encloses a copy of the technical report pursuant to General Statutes § 15-50(e). The technical report includes information regarding the public need for the facility, the site selection process, and the environmental effects of the facility.

The Town of Wilton (the "Town") may conduct public hearings and meetings as it deems necessary to provide recommendations or comments to T-Mobile concerning the proposed Site. If a hearing or meeting is scheduled, we request notice and will be pleased to provide an informational summary of the proposal. If the Town has any recommendations or comments, it must provide them to us within sixty (60) days of the receipt of this filing.

We would like to meet with you or your designee to review the proposed project and will contact you next week to set up an appointment at your convenience.

1115 BROAD STREET  
P.O. BOX 1821  
BRIDGEPORT, CT 06601-1821  
TEL: (203) 368-0211  
FAX: (203) 394-9901

158 DEER HILL AVENUE  
DANBURY, CT 06810  
TEL: (203) 792-2771  
FAX: (203) 791-8149

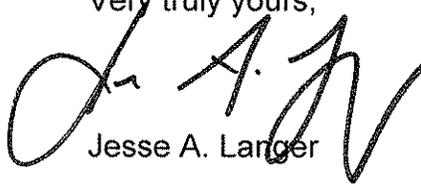
320 POST ROAD WEST  
WESTPORT, CT 06880  
TEL: (203) 222-1034  
FAX: (203) 227-1373

657 ORANGE CENTER ROAD  
ORANGE, CT 06477  
TEL: (203) 298-4066  
FAX: (203) 298-4068

The Honorable William F. Brennan  
January 29, 2010  
Page 2

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

Very truly yours,

A handwritten signature in black ink, appearing to read "J. A. Langer". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Jesse A. Langer

JAL:dIm  
Enclosures

cc: Mr. Hans Fiedler (w/encl.)  
Julie D. Kohler, Esq. (w/encl.)

## FAA Aeronautical Evaluation

Silver Hill RL  
CT11098B

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For more information contact:  
[faa@sitesafe.com](mailto:faa@sitesafe.com)  
770.205.1173 phone  
703.997.8605 fax



**SITE SPECIFIC EVALUATION  
FOR**

Client Site Name : Silver Hill RL  
Client Site Number: CT11098B  
Client Site Location: New Canaan, CT.

Client/Requestor Name: Jamie Ford  
Company Name: T-Mobile  
Address: 35 Griffin Rd, S.  
Address: Bloomfield, CT. 06002

Date: 3/25/10

*This is an evaluation based on application of surfaces identified in Federal Aviation Regulation (FAR) Part 77 and Federal Communication Commission (FCC) Rules Part 17.*

**EXECUTIVE SUMMARY OF FINDINGS**

- **The maximum height that can be built at this site without notice to the FAA is 200 feet AGL or 465 feet AMSL.**
- Maximum No Extended Study height at this site is 500 AGL, or 765 AMSL.
- Maximum No Hazard height at this site is 500 AGL, or 765 AMSL.
- Maximum no marking and lighting height at this site is 200 AGL, or 465 AMSL.

**SITE DATA SUBMITTED FOR STUDY**

Type of Structure:	Antenna	
Coordinates of site:	Lat:	41° 9' 58.45"
	Long:	73° 28' 13.69"
	Datum:	NAD 83
Site Ground Elevation:		262
Total Height above the ground of the entire structure (AGL):		120
Overall height of structure above mean sea level (AMSL):		382

*Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.*

## AIRPORT AND HELIPAD INFORMATION

Nearest public use or Government Use (DOD) facility is Westchester County.

This structure would be located 12.2 NM or 74650 FT from the airport on a bearing of 240 degrees true to the airport.

Nearest private use facility is USSC.

This structure would be located 2.1 NM from the helipad on a bearing of 113 degrees true to the helipad.

## FINDINGS

### **AM Facilities:**

*(The FCC protects AM transmission stations from possible electro magnetic interference for a distance of 1.9 statute miles(SM) for directional facilities, and .6 statute miles(SM) for non-directional facilities. Any antenna structures within these distances will most likely require a detuning evaluation of the site) (Sitesafe offers a full range of detuning services)*

For a free analysis of this site against the most current FCC data, go to our AM evaluation web site at <http://sitesafe.com>. A negative certificate can be generated, (on-line) if no conflict is found. If a conflict is found, our AM Detune department will contact you to discuss the findings.

This site was evaluated against the FCC's AM antenna database, and is not within an AM transmission area.

### **FCC Notice Requirements:**

*(FCC Rules, Part 17)*

This structure does not require notification to the FAA or FCC based on these rules.

### **FAA EMI:**

*(The FAA protects certain air navigational aids and radio transmitters from possible electro-magnetic interference. The distance and direction are dependent on the type of facility be evaluated. Most of these transmission and receiver facilities are listed in the National Flight Data Center (NFDC) database.)*

This site would not affect any FAA air navigational aids or transmitters listed in the NFDC database.

### **Military Airspace:**

This structure will not affect this airspace.

*Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.*

## **FAA Evaluation:**

FAR Part 77 paragraph 13 (FAR 77.13). Construction or Alteration requiring notice:  
(These are the imaginary surfaces that the FAA has implemented to provide general criteria for notification purposes only.)

This structure does not require notification to the FAA.

FAR Part 77 paragraph 23 (FAR 77.23). Standards for Determining Obstructions:  
(These are the imaginary surfaces that the FAA has implemented to protect aircraft safety. If any of these surfaces are penetrated, the structure may pose a Hazard to Air Navigation.)

This structure does not exceed these surfaces.

## **MARKING AND LIGHTING**

*FAA Advisory Circular 70/7460-1*

Marking and lighting is not required for this structure.

## **RECOMMENDATIONS OR ACTIONS**

Sitesafe does not consider this site to be a hazard to air navigation as specified in FAR part 77.

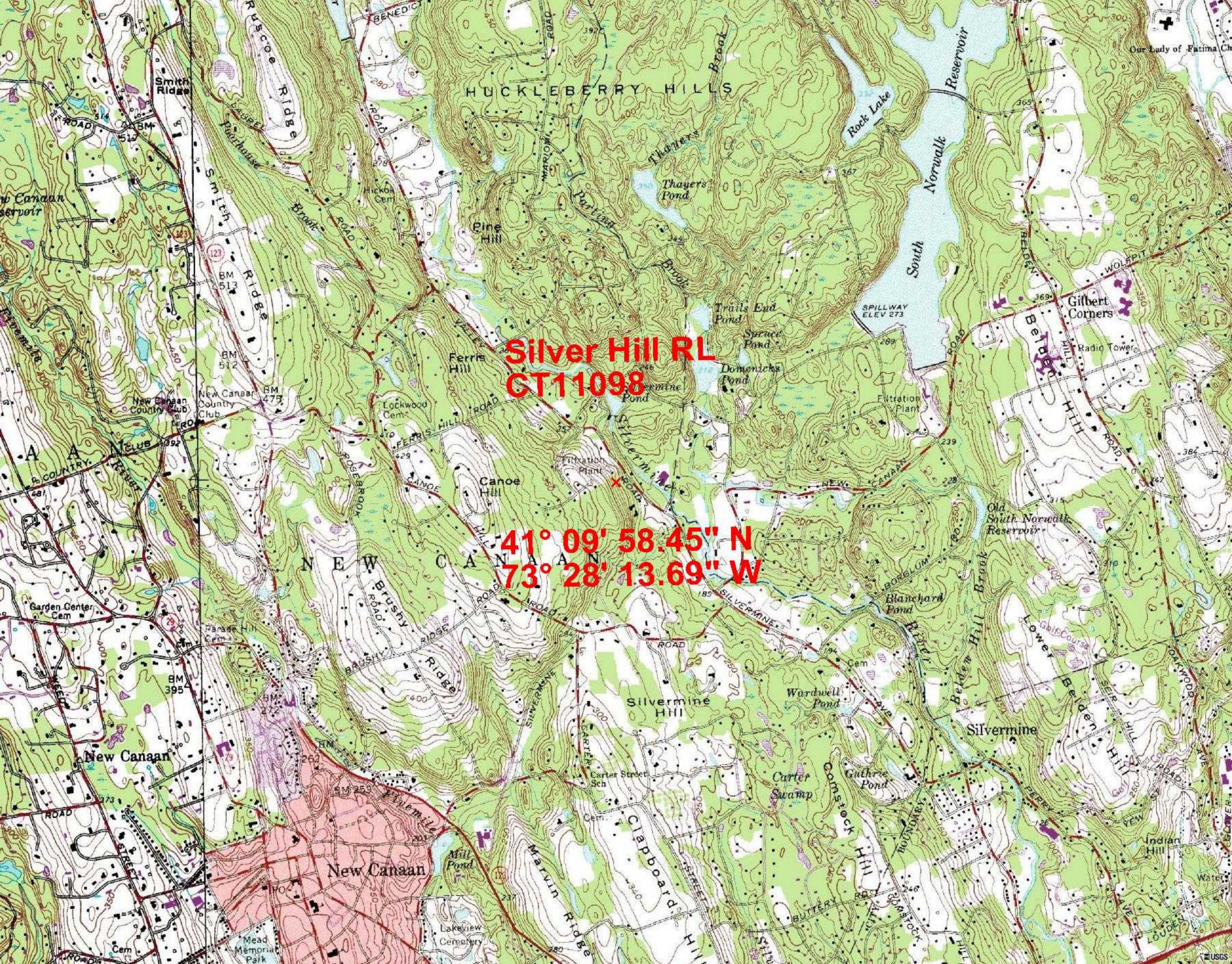
FAA Form 7460-1 accomplished.

State notification accomplished.

**This site has an existing FAA determination issued for it, but the tower was not constructed. The FAA should be updated on the construction of this site by re-filing the site.**

Date report valid as of 3/25/2010; report valid 60 days from this date.

*Note: This report is for planning purposes only. If notification to the FAA or FCC is submitted on a site (whether it is, or is not required), a determination of no hazard or an approval letter should be received prior to any actions taken at this site.*



**Silver Hill RL**  
**CT 11098**

**41° 09' 58.45" N**  
**73° 28' 13.69" W**