

# ATTACHMENT 2

## ATTACHMENT 2

### Site Search Summary

In general, the wireless industry develops “site search areas” to initiate a site selection process in areas where new wireless infrastructure is required to provide reliable wireless services to the public. A site search area is a general geographical location where the installation of a new wireless facility would address identified coverage and/or capacity constraints within wireless networks. Site search areas are also developed with an overall understanding of local terrain, tree canopies and other local morphologies and development patterns. Further consideration is given by wireless network operators on how any new wireless infrastructure will integrate into a wireless network based on the unique aspects of cellular design that include consumer mobility and the reuse of frequencies licensed by the FCC throughout the network’s architecture.

In any site search area, both MCM and AT&T seek to avoid the unnecessary proliferation of towers in accordance with Connecticut law, while at the same time ensuring the quality of service provided by any proposed site to users of its network. Once a site search area is identified, real estate professionals will review the area with particular attention to any existing tall structures above the tree line which may exist in the site search area (e.g. existing towers, water tanks, above ground transmission lines, church steeples). If present, existing structures are evaluated for the potential to construct and operate a new facility. In order to be viable, a tower site candidate must be capable of providing adequate coverage in wireless networks. In addition, all viable candidates must have a willing landowner with whom commercially reasonable lease terms may be negotiated.

As part of a site search process, real estate professionals will also typically review local zoning regulations to identify any community preferences articulated by regulation. They will also consider other municipal sources of information in

an effort to identify any other general community preferences related to tower facility siting. Overall, and based on the regulatory process set forth in state law that involves the Siting Council, MCM evaluates tower site candidates and qualifies any candidates from the state's perspective, which is to balance the need for any new tower site and minimize environmental impacts where possible.

In this search area in Glastonbury, a new tower is necessary to meet AT&T's objective of providing reliable service to the Public. The search area is predominated by smaller residential parcels and the site search was limited to exploration of the few larger parcels in the area. Consultation with the Town explored the use of municipal property to the east which is part of Adison Park. Preliminary exploration indicated that the only areas accessible for tower siting were wetlands and ultimately the property was not made available for leasing by the Town. MCM also explored the use of other properties including the subject property off of Candlewood Road. MCM knows of no other alternatives that would better meet the State's tower siting criteria set forth in Section 16-50p of the Connecticut General Statutes.

MCM identified and investigated four (4) sites in and around the Glastonbury site search area where the construction of a new tower might be feasible for radio frequency engineering purposes. One of the locations is on town owned property and was deemed unavailable for leasing by the municipality.

1. Seven J's Farm  
Off Candlewood Rd  
Glastonbury, Ct

This location is the candidate site.

2. Addison Park  
Griswold St  
Glastonbury, Ct

This location was not made available by the Town.

3. 270 Eastern Blvd  
Glastonbury, CT

This parcel was reviewed as a location for a potential rooftop facility. It would not provide reliable service to the intended area.

4. 81 National Dr.  
Glastonbury, CT

This parcel was reviewed as a location for a potential rooftop facility. It would not provide reliable service to the intended area.

**Figure 1 SITE SEARCH MAP**



### Existing Tower/Cell Site Locations

There are 31 existing or approved communications facilities within approximately 4 miles of the proposed tower at Candlewood Road, Glastonbury, Connecticut. None of the existing sites, whether AT&T is located thereon or not, can provide reliable service to the area of Town where service is needed.

City	Address
EAST HARTFORD	465 HILLS STREET. EAST HARTFORD; ATT
EAST HARTFORD	1455 FORBES ST. EAST HARTFORD; ATT CLR PCS SPR TMO VZN
GLASTONBURY	628 HEBRON AVENUE. BLDG 2. GLASTONBURY; PCS TMO VZN
MANCHESTER	706 HILLSTOWN ROAD. MANCHESTER; SPR
GLASTONBURY	2577 MAIN STREET. GLASTONBURY; ATT CLR NXT PCS SPR TMO
GLASTONBURY	2108 MAIN ST. GLASTONBURY; ATT NXT
MANCHESTER	575 HILLSTOWN ROAD. MANCHESTER; ATT PCS TMO
GLASTONBURY	1492 HEBRON AVENUE (HAWTHORNE ME. GLASTONBURY; VZN
GLASTONBURY	577 BELL STREET. GLASTONBURY; ATT CLR PCS VZN
GLASTONBURY	58 MONTANO ROAD. GLASTONBURY; ATT CLR TMO
EAST HARTFORD	287 MAIN ST. EAST HARTFORD; ATT CLR PCS TMO
EAST HARTFORD	615 SILVER LANE (RENTSCHLER FIEL. EAST HARTFORD; ATT NXT TMO
EAST HARTFORD	VZN
EAST HARTFORD	1492 SILVER LANE. EAST HARTFORD; VZN
MANCHESTER	595 KEENEY ST. MANCHESTER; ATT SPR
WETHERSFIELD	100 GREAT MEADOW RD. WETHERSFIELD; ATT SPR TMO VZN
EAST HARTFORD	100 SUNSET RIDGE. EAST HARTFORD; CLR PCS TMO
GLASTONBURY	PAXTON WAY. GLASTONBURY; SPR
GLASTONBURY	1616 NEW LONDON TPKE. GLASTONBURY; CLR PCS SPR
MANCHESTER	205 (239) SPENCER ST. MANCHESTER; ATT TMO
East Hartford	363 Roberts Street. East Hartford; ATT SPR
EAST HARTFORD	452 MAIN ST. EAST HARTFORD; TMO VZN
GLASTONBURY	366 (347) THREE MILE RD. GLASTONBURY; ATT NXT SPR TMO VZN
EAST HARTFORD	330 ROBERTS ST (ALBRO). EAST HARTFORD; ATT TMO
Manchester	250 Olcott St.. Manchester; SPR
MANCHESTER	OLCOTT ST. MANCHESTER; ATT SPR
EAST HARTFORD	148 ROBERTS STREET. EAST HARTFORD; ATT CLR NXT PCS SPR VZN
HARTFORD	240 BRAINARD RD. HARTFORD; TMO
MANCHESTER	190 OLCOTT ST. MANCHESTER; ATT PCS
HARTFORD	223 BRAINARD RD. HARTFORD; ATT CLR VZN
EAST HARTFORD	120 TOLLAND STREET. EAST HARTFORD; TMO
EAST HARTFORD	(866) 886 MAIN ST. EAST HARTFORD; VZN