SECTORSITE, LLC ("SECTORSITE")

AND

T-MOBILE NORTHEAST, LLC (T-MOBILE)

For a Certificate of
Environmental Compatibility and Public Need

—Farmington Southwest Fire Department—
2 Westwoods Drive, Farmington, CT

SECTORSITE, LLC
1001 3rd AVENUE WEST
SUITE 420
EAST BRADENTON, FL 34205

T-MOBILE NORTHEAST, LLC
35 GRIFFIN ROAD
BLOOMFIELD, CT 06002

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I. Introduction and Executive Summary

A. Purpose and Authority

Pursuant to Chapter 277a, § 16-50g et seq. of the Connecticut General Statutes (C.G.S.), as amended, and § 16-50j-1 et seq. of the Regulations of Connecticut State Agencies (R.C.S.A.), as amended, SectorSite, LLC ("SectorSite") and T-Mobile Northeast, LLC, ("T-Mobile") hereby submit an application and supporting documentation (collectively, the "Applicants") for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications tower facility (the "Facility"). The Facility is proposed on an approximately 230.6-acre parcel of land owned by the Town of Farmington (the "Parcel") with an address of 2 Westwoods Drive in the Town of Farmington. The Parcel is zoned R40 Residential and is improved with a municipal fire station, golf course, and cornfield. A tower, designed as a flagpole, is proposed to allow T-Mobile sand other FCC licensed wireless carriers to provide their services in this area of Farmington.

B. Executive Summary

The proposed tower Facility at 2 Westwoods Drive in Farmington is needed in order for T-Mobile to provide service in this part of the state. T-Mobile seeks to provide wireless service to a largely residential section of southwestern Farmington including residents and travelers in the area surrounding the intersection of Routes 6 and 177, as well as secondary roadways such as Cope Farms Road, Greencrest Drive, Westwoods Drive, and additional nearby residences and roadways. The proposed facility would provide reliable service to the approximately 26,000 vehicles that travel this area of the Routes 6 and 177 corridors, roughly 1,460 residents, small businesses, and the Westwoods Country Club.

The facility consists of a new stealth flagpole antenna structure 130' in height. T-Mobile would install up to six (6) antennas, three (3) at a height of 126' above grade level (AGL) and three (3) at a height of 116' AGL within the flagpole structure. One (1) GPS antenna would be installed on the ice bridge adjacent to T-Mobile's equipment. The tower would be designed for future shared use of the structure by other FCC licensed wireless carriers. T-Mobile's equipment

cabinet would be installed at the base of the flagpole on a concrete pad in a proposed 48' x 48' fenced equipment compound. The equipment compound also has space available for unmanned equipment for three future wireless carriers. Back-up power will be provided by an Auxiliary Power Unit ("APU") installed adjacent to the equipment cabinets. An APU is a propane fueled DC generator that can provide approximately 80 hours of runtime.

The tower compound would consist of a 2,500 s.f. area to accommodate T-Mobile's equipment and provide for future shared use of the facility by other carriers. The tower compound would be enclosed by an eight (8) foot high chain link fence. Vehicle access to the facility would be provided from Westwoods Drive over the existing paved Southwest Fire Station driveway a distance of approximately 195 feet, then along a proposed 10-foot wide, approximately 55-foot long gravel access drive leading to the proposed compound, turnaround, and parking area. Utility connections would be routed underground from an existing utility pole along Westwoods Drive within an approximately 200-foot long access easement located to the west of the existing driveway.

The Applicants respectfully submit that the public need for a tower in this area of Farmington outweighs the environmental effects from the Facility as proposed. Environmental effects have been minimized by the Applicants' selection of a tower site location on a large property with large setbacks from neighboring properties. Relative to need, T-Mobile's analysis indicates that there the facility will enable T-Mobile to serve the residents and visitors to this part of the state.

C. The Applicants

Applicant SectorSite, is headquartered at 1001 3rd Avenue West, Suite 420 in Bradenton, FL 34205. Since its formation in 2002, SectorSite has become a nationally recognized developer of wireless communications facilities for broadcast systems licensed to nationally recognized wireless communication carriers and governmental entities. SectorSite develops/builds, owns and leases numerous communications towers in the United States. Effective June 9, 2017, T-Mobile assigned its lease for with the Town of Farmington for a wireless facility at 2 Westwoods Drive to SectorSite. SectorSite will build and maintain the Facility at 2 Westwoods Drive for use

by T-Mobile and other carriers. T-Mobile will lease space on the facility. SectorSite will construct, maintain and own the proposed Facility and would be the Certificate holder.

Applicant T-Mobile is a Delaware limited liability company with an office at 35 Griffin Road South Bloomfield, CT 06002. The company's member corporation is licensed by the Federal Communications Commission ("FCC") to construct and operate a personal wireless services system, which has been interpreted as a "cellular system", within the meaning of C.G.S. Section 16-50i(a)(6).

Neither company conducts any other business in the State of Connecticut other than the development of tower sites and provision of personal wireless services under FCC rules and regulations. Correspondence and/or communications regarding this Application shall be addressed to the attorneys for the Applicants:

Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
Attention: Lucia Chiocchio, Esq.
Kristen Motel, Esq.

A copy of all correspondence shall also be sent to:

Dan Gechtman
SectorSite LLC
P.O. Box 118
Convent Station, NJ 07961

Mark Richard
Engineering and Operations
T-Mobile
35 Griffin Road
Bloomfield, CT 06002

D. Application Fee

Pursuant to R.C.S.A. § 16-50v-1a (b), a check made payable to the Siting Council in the amount of $1,250 accompanies this Application. Included in this Application and its accompanying attachments are reports, plans and visual materials detailing the design and location for the proposed Facility and the environmental effects associated therewith. A copy of the Siting Council's Community Antennas Television and Telecommunication Facilities Application Guide with page references from this Application is also included in Attachment 11.

E. Compliance with C.G.S. §16-50/(c)

Neither of the Applicants is engaged in generating electric power in the State of Connecticut. Therefore, the Facility is not subject to C.G.S. § 16-50r. Furthermore, the proposed Facility has not been identified in any annual forecast reports. Accordingly, the proposed Facility is not subject to § 16-50/(c).

II. Service and Notice Required by C.G.S. § 16-50/(b)

Pursuant to C.G.S. § 16-50/(b), copies of this Application have been sent by certified mail, return receipt requested, 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 included with this Application. Pursuant to C.G.S. § 16-50/(b), notice of the Applicant's intent to submit this application was published on two occasions in The Hartford Courant. The text of the published legal notice is included in Attachment 10. The original affidavits of publication will be provided to the Siting Council once received from the publisher. Furthermore, in compliance with C.G.S. § 16-50/(b), notices were sent to each person or entity appearing of record as the owner of a property which abuts the premises on which the Facility is proposed. Certification of such notice, a sample notice letter, and the list of property owners to whom the notice was mailed are also included in Attachment 10.

III. Statements of Need and Benefits

A. Statement of Need

1. United States Policy & Law – Wireless Facilities

United States policy and laws support the growth of wireless networks. In 1996, the United States Congress recognized the important public need for high quality wireless communications service throughout the United States in part through adoption of the Telecommunications Act (the "Act"). A core purpose of the Act 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. Rep. No. 104-458, at 206 (1996) (Conf. Rep.). With respect to wireless communications services, the Act expressly preserved state and/or local land use authority over wireless facilities, placed several requirements and legal limitations on the exercise of such authority, and preempted state or local regulatory oversight in the area of emissions as more fully set forth in 47 U.S.C. § 332(c)(7). In essence, Congress struck a balance between legitimate areas of state and/or local regulatory control over wireless infrastructure and the public's interest in its timely deployment to meet the public need for wireless services.

Twenty-one years later, it remains clear that the federal government continues to take a strong stance and act in favor of the provision of wireless service to all Americans. Presidential Proclamation 8460 included wireless facilities within the definition of the nation's critical infrastructure and declared in part:

> Critical infrastructure protection is an essential element of a resilient and secure nation. Critical infrastructure are the assets, systems, and networks, whether physical or virtual, so vital to the United States that their incapacitation or destruction would have a debilitating effect on security, national economic security, public health or safety. From water systems to computer networks, power grids to cellular phone towers, risks to critical infrastructure can result from

> a complex combination of threats and hazards, including terrorist attacks, accidents, and natural disasters.[1]

In 2009, Congress directed the FCC to develop a national broadband plan to ensure that every American would have access to "broadband capability" whether by wire or wireless. What resulted in 2010 is a document entitled "Connecting America: The National Broadband Plan" (the "Plan").[2] Although broad in scope, the Plan's goal is undeniably clear:

> [A]dvance consumer welfare, civic participation, public safety and homeland security, community development, health care delivery, energy independence and efficiency, education, employee training, private sector investment, entrepreneurial activity, job creation and economic growth, and other national purposes.[3] [internal quotes omitted]

The Plan notes that wireless broadband access is growing rapidly with "the emergence of broad new classes of connected devices and the rollout of fourth-generation (4G) wireless technologies such as Long Term Evolution (LTE) and WiMAX."[4] A specific goal of the Plan is that "[t]he United States should lead the world in mobile innovation, with the fastest and most extensive wireless networks of any nation." [5]

In April 2011, the FCC issued a Notice of Inquiry concerning the best practices available to achieve wide-reaching broadband capabilities across the nation including better wireless access for the public.[6] The public need for timely deployment of wireless infrastructure is further supported by the FCC's Declaratory Ruling interpreting § 332(c)(7)(B) of the Telecommunications Act and establishing specific time limits for decisions on land use and zoning permit

[1] Presidential Proclamation No. 8460, 74 C.F.R. 234 (2009).
[2] Connecting America: The National Broadband Plan, Federal Communications Commission (2010), *available at* http://www.broadband.gov/plan/.
[3] Id. at XI.
[4] Id. at 76.
[5] Id. at 25.
[6] FCC 11-51: Notice of Inquiry, In the Matter of Acceleration of Broadband Deployment: Expanding the Reach and Reducing the Cost of Broadband Deployment by Improving Policies Regarding Public Rights of Way and Wireless Facilities Siting, available at http://transition.fcc.gov/Daily_Releases/Daily_Business/2011/db0407/FCC-11-51A1.pdf.

applications.[7] In 2012, the critical importance of timely deployment of wireless infrastructure to American safety and economy was confirmed in the Middle Class Tax Relief and Job Creation Act of 2012, which included a provision, Section 6409, that together with 2015 FCC regulations, preempts a discretionary review process for eligible modifications of existing wireless towers or base stations.[8]

2. United States Wireless Usage Statistics

Over the past thirty years, wireless communications have revolutionized the way Americans live, work and play.[9] The ability to connect with one another in a mobile environment has proven essential to the public's health, safety and welfare. As of June 2016, there were an estimated 395.9 million wireless subscribers in the United States.[10] Wireless network data traffic was reported at 13.72 trillion megabytes in 2016, which represents a 42.2% increase from 2015.[11] Indeed, 2016 mobile data use is 35 times the volume of traffic in 2010.[12] Other statistics provide an important sociological understanding of how critical access to wireless services has become. In 2005, 8.4% of households in the United States had cut the cord and were wireless only.[13] Today, just over half of all American households, 50.8 percent, have only a wireless phone.[14] Connecticut in contrast lags behind in this statistic with 31.1% wireless only households.[15]

[7] WT Docket No. 08-165- Declaratory Ruling on Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review and to Preempt Under Section 253 State and Local Ordinances that Classify All Wireless Siting Proposals as Requiring a Variance ("Declaratory Ruling").

[8] Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, §6409 (2012), *available at* http://gpo.gov/fdsys/pkg/BILLS-112hr3630enr/pdf/BILLS-112hr3630enr.pdf; see also H.R. Rep. No. 112-399 at 132-33 (2012)(Conf. Rep.), *available at* http://www.gpo.gov/fdsys/pkg/CRPT-112hrpt399/pdf/CRPT-112hrt399.pdf.

[9] See, generally, History of Wireless Communications, *available at* http://www.ctia.org/media/industry_info/index.cfm/AID/10388 (2011)

[10] CTIA Annual Wireless Industry Survey available at https://www.ctia.org/industry-data/ctia-annual-wireless-industry-survey.

[11] Id.

[12] See, CTIA "Wireless Snapshot 2017" available at https://www.ctia.org/docs/default-source/default-document-library/ctia-wireless-snapshot.pdf.

[13] CTIA Wireless Quick Facts, *available at* http://www.ctia.org/your-wireless-life/how-wireless-works/wireless-quick-facts *citing Early Release of Estimates from the National Health Interview Survey, December 2012, National Center for Health Statistics*, June 2013.

[14] Stephen J. Blumberg, Ph.D., and Julian V. Luke, Division of Health Interview Statistics, National Center for Health Statistics, "Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, June 2016 - December 2016 (May 2017), available at https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201705.pdf.

[15] See Modeled estimates of the percent distribution of household telephone status for adults aged 18 and over, by state: United States, 2015 Available at https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless_state_201608.pdf

Wireless access has also provided individuals a newfound form of safety. Today, approximately 70% of *all* 9-1-1 calls made each year come from a wireless device.[16] Beginning May 15, 2014, wireless carriers in the U.S. voluntarily supported Text-to-911, a program that allows users to send text messages to emergency services as an alternative to placing a phone call. T-Mobile and other licensed FCC wireless carriers support Text-to-911.[17]

Wireless access to the internet has also grown exponentially since the advent of the truly "smartphone" device. Cisco reports that in 2016 global mobile data traffic reached 7.2 exabytes[18] per month at the end of 2016, up from 4.4 exabytes per month at the end of 2015.[19] Notably, mobile data traffic has grown 18-fold over the past 5 years.[20] Indeed Cisco projects that "[g]lobal mobile data traffic will increase sevenfold between 2016 and 2021" and that "[m]obile data traffic will grow at a compound annual growth rate (CAGR) of 47 percent from 2016 to 2021, reaching 49.0 exabytes per month by 2021."[21]

3. Public Need For A Tower For Wireless Services

T-Mobile seeks to provide wireless service to this section of southwestern Farmington including residents and travelers in the area of the intersection of Routes 6 and 177, Cope Farms Road, Greencrest Drive, Westwoods Drive, and numerous other roadways and properties in the area. The proposed Facility would allow T-Mobile to provide reliable service to approximately 1460 residents in addition to the approximately 26,000 vehicles traveling through the area. The Facility is needed in order for T-Mobile to provide reliable service in this part of the state. Attachment 1 includes the radio frequency engineering plots including "Current Coverage"

[16] Wireless 911 Services, FCC, *available at* http://www.fcc.gov/guides/wireless-911-services

[17] See *Text-to-911: What you need to know (FAQ) available at* http://www.cnet.com/news/text-to-911-what-you-need-to-know-faq. It should be noted that while the carriers have committed to supporting 911 texting in their service areas, text-to-911 is not be available everywhere. Emergency call centers, called PSAPs (Public Safety Answering Points), are the bodies in charge of implementing text messaging in their areas. These PSAPs are under the jurisdiction of their local states and counties, not the FCC, which governs the carriers. *See also*, *What You Need to Know About Text-to-911 available at* www.fcc.gov/text-to-911. Text to 911 is being incorporated into Connecticut's transition to next generation 911 capabilities. See, State of Connecticut Department of Emergency Services and Public Protection newsletter, February 2016 available at http://www.ct.gov/despp/lib/despp/oset/newsletter.3rd.15.16.pdf.

[18] One exabyte is = 1000^6bytes = 10^{18}bytes.

[19] Cisco Visual Networking Index: Global Mobile Data Traffic Forecast Update, 2016-2021, March 28, 2017.

[20] Id.

[21] Id.

provided by T-Mobile existing facilities in this area of the state and "Proposed Coverage" as predicted from the proposed tower site.

B. Statement of Benefits

Carriers have seen the public's demand for traditional cellular telephone services in a mobile setting develop into a requirement for anytime-anywhere wireless connectivity with critical reliance placed on the ability to send and receive, voice, text, image and video. Provided that network service is available, modern devices allow for interpersonal and internet connectivity, irrespective of whether a user is mobile or stationary, which has led to an increasing percentage of the population to rely on their wireless devices as their primary form of communication for personal, business and emergency needs. The proposed facility would allow T-Mobile and other carriers to provide these benefits to the public that are not offered by any other form of communication system.

Moreover, T-Mobile will provide "Enhanced 911" services from the Facility, as required by the Wireless Communications and Public Safety Act of 1999, Pub. L. No. 106-81, 113 Stat. 1286 (codified in relevant part at 47 U.S.C. § 222) ("911 Act"). The purpose of this federal 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 that provide for the rapid, efficient deployment of emergency services would enable faster delivery of emergency care with reduced fatalities and severity of injuries. With each year since 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 and hikers. Carriers are able to help 911 public safety dispatchers identify wireless callers' geographical locations within several hundred feet, a significant benefit to the community associated with any new wireless site.

In 2009, Connecticut became the first state in the nation to establish a statewide emergency notification system. The CT Alert ENS system utilizes the state Enhanced 911 services database to allow the Connecticut Department of Homeland Security and Connecticut State Police to

provide targeted alerts to the public and local emergency response personnel alike during life-threatening emergencies, including potential terrorist attacks, Amber Alerts and natural disasters. Pursuant to the Warning, Alert and Response Network Act, Pub. L. No. 109-437, 120 Stat. 1936 (2006) (codified at 47 U.S.C. § 332(d)(1) (WARN), the FCC has established the Personal Localized Alerting Network (PLAN). PLAN requires wireless service providers to issue text message alerts from the President of the United States, the U.S. Department of Homeland Security, the Federal Emergency Management Agency and the National Weather Service using their networks that include facilities such as the one proposed in this Application. Telecommunications facilities like the one proposed in this Application enable the public to receive e-mails and text messages from the CT Alert ENS system on their mobile devices. The ability of the public to receive targeted alerts based on their geographic location at any given time represents the next evolution in public safety, which will adapt to unanticipated conditions to save lives.

C. Technological Alternatives

The FCC licenses granted to wireless carriers operating in Connecticut authorize them to provide wireless services in this area of the state through deployment of a network of wireless transmitting sites. Existing tower sites or non-tower tall structures in the this area of Farmington are either not tall enough to overcome terrain blocking or not legally available to meet the technical requirements of T-Mobile in providing reliable services. Notably, repeaters, microcell transmitters, distributed antenna systems and other types of transmitting technologies are not a practicable or feasible means to providing reliable service to this area of southwestern Farmington. These technologies are better suited for specifically defined areas where coverage and capacity are needed. The Applicants submit that there are no equally effective, feasible technological alternatives to a new tower for providing reliable personal wireless services in this area of Farmington.

IV. Site Selection and Tower Sharing

A. Site Selection

No tall structures in this area of the Town or nearby parts of Bristol and Plainville were found suitable to provide the service needed by T-Mobile. The site is located in an area predominately characterized by residential neighborhoods. The site search for a tower includes work undertaken by SectorSite consulting with T-Mobile. SectorSite and T-Mobile investigated and evaluated eight (8) other sites. These sites along with the reasons they were not selected are detailed in the Site Search Summary included in Attachment 2. As provided in Attachment 2, of the sites evaluated, the proposed facility location was deemed by SectorSite and T-Mobile to best meet technical service requirements, be legally available for a tower pursuant to the lease with the Town of Farmington, and otherwise minimize environmental effects to the extent practicable.

B. Tower Sharing

The proposed Facility is designed to accommodate the antennas and equipment of T-Mobile and up to three (3) additional wireless carriers.

V. Facility Design

The proposed tower site is located on an approximately 230.6 acre parcel located at 2 Westwoods Drive owned by the Town of Farmington. It is classified in the R40 Residential District and is improved with a golf course on the western portion of the parcel and a fire station and cornfield on the eastern portion. The proposed telecommunications facility includes an approximately 2,500 s.f. lease area located in the eastern section of the host parcel.

The facility consists of a new stealth flagpole antenna structure 130' in height. T-Mobile would install up to six (6) antennas, three (3) at a height of 126' above grade level (AGL) and three (3) at a height of 116' AGL. One (1) GPS antenna would be installed on the ice bridge within the equipment compound. The tower would be designed for future shared use of the structure by other FCC licensed wireless carriers. T-Mobile's equipment cabinet would be installed at the

base of the flagpole on a concrete pad in a proposed 48' x 48' fenced equipment compound. An APU, located within the equipment compound, will provide emergency back-up power.

The tower compound would consist of a 2,500 s.f. area to accommodate T-Mobile's equipment and provide for future shared use of the facility by other carriers. The tower compound would be enclosed by an eight (8) foot high chain link fence. Vehicle access to the facility would be provided from Westwoods Drive over the paved Southwest Fire Station driveway a distance of approximately 195 feet, then along a proposed 10-foot wide, approximately 55-foot long gravel access drive leading to the proposed compound, turnaround, and parking area. Utility connections would be routed underground from an existing utility pole along Westwoods Drive within an approximately 200-foot long access easement located west of the existing driveway.

Attachment 3 contains the specifications for the proposed Facility, including an abutters map, site plan, compound plan and tower elevation, sedimentation and erosion control details and other relevant details of the proposed Facility.

Included as Attachments 4 through 8 are various documents developed as part of the Applicants' due diligence including a Visibility Analysis (Attachment 7). Some of the relevant information identifies that:

- The total area of disturbance is low and no trees will need to be removed.
- The proposed Facility will have little to no impact on water flow or water quality and no direct impacts to any wetlands or watercourses are anticipated.
- The location of the proposed Facility is outside of the 100-year flood zone.
- The majority of views of the flagpole tower are limited to the upper portions of the tower from nearby locations.
- At grade conditions do not present significant changes or environmental effects.

VI. Environmental Effects

Pursuant to C.G.S. §16-50p (a) (3) (B), the Siting Council is required to find and determine as part of the Application process any probable 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. As demonstrated in this Application, the Facility will be constructed in compliance with applicable regulations and guidelines, and best practices will be followed to ensure that construction of the proposed Facility will minimize any significant adverse environmental impact to the extent practicable.

A. Visual Assessment

Visibility of the flagpole Facility is limited to an area generally within 0.3 miles of the project site. Included in Attachment 7 is a Visibility Analysis which contains view shed mapping and photo simulations of off-site views where the tower would be visible. Potential visibility was assessed using a computer-based, predictive view shed model that was field verified. As evidenced by the photo simulations, much of this year-round (summer, leaf on conditions) visibility (approximately 75.33% of views) occurs from within the approximately 230-acre site and an additional 19.6% of views occur from within the 98-acre farmland/ field parcel directly to the west across Plainfield Avenue. The majority of the remaining 24 acres of year-round views occur along Plainfield Avenue immediately to the west beginning approximately 300 feet to the south of Pine Hollow Road and extending northward 0.43 miles. Views will be partially obscured by tree cover. No schools or licensed day care centers are located within 250' of the site. Weather permitting, the Applicants will raise a balloon with a diameter of at least three (3) feet at the proposed site on the day of the Siting Council's first hearing session on this Application, or at a time otherwise specified by the Siting Council.

B. CT DEEP, SHPO and Other State and Federal Agency Review

Various consultations and analyses for potential environmental impacts are summarized and included in Attachments 5-10. Representatives of the Applicants reviewed information and/or

submitted reports and requests for review from federal and state entities. NDDB mapping for the area identified two species of state special concern that occur along the entire project area, the spotted turtle (*Clemmys guttate*) and the eastern box turtle (*Terrapenne carolina carolina*). Review of available resources combined with the nature of the project indicate that while no impact to either species is anticipated there is the potential for an effect to the turtles. Therefore, as detailed on the drawings, SectorSite will implement the best management practices and protection plan specified by the DEEP to avoid impacts to these species.

No historic impacts are anticipated as no historic resources are known in the area. The SHPO was consulted as part of the National Environmental Policy Act ("NEPA") review for the proposal and no comments were issued by the SHPO within the response period. As required by statute, this Application is being served on state and local agencies, which may choose to comment on the Application prior to the close of the Siting Council's public hearing.

C. Power Density

In August of 1996, the FCC adopted a standard for Maximum Permissible Exposure (MPE) for RF emissions from telecommunications facilities like the one proposed in this Application. The tower site will fully comply with federal and state MPE standards. The cumulative worst-case calculation of power density from T-Mobile's operations in combination with the public safety antennas would be 1.9% of the MPE standard. A power density report is included in Attachment 8.

D. Wetlands, Drainage & Other Environmental Factors

The proposed Facility would be unmanned, requiring monthly maintenance visits approximately one hour long. Carriers that maintain antennas and equipment at an approved Facility monitor their facility 24 hours a day, seven days a week from a remote location. The proposed Facility does not require a water supply or wastewater utilities. No outdoor storage or solid waste receptacles will be needed. Furthermore, the proposed Facility will neither create nor emit any smoke, gas, dust, other air contaminants, noise, odors, nor vibrations other than those created

by any heating and ventilation equipment or generators installed by the carriers. During power outages and every six months during equipment cycling, the APU emergency generator would be utilized with air emissions in compliance with State of Connecticut requirements.

A wetlands site investigation was conducted and the resulting report included as Attachment 6 indicates that there were no wetlands identified in or immediately adjacent to the proposed access drive or facility compound. Proposed sedimentation and erosion controls will be designed, installed and maintained during construction activities in accordance with the 2002 Connecticut Guidelines For Soil Erosion and Sediment Control which will minimize temporary impacts. Overall, the construction and operation of the proposed Facility will not have an impact on wetlands or water quality and drainage will be appropriately managed on-site.

E. National Environmental Policy Act Review

The Applicants have evaluated the project in accordance with the FCC's regulations implementing the National Environmental Policy Act of 1969, Pub. L. No. 91-190, 83 Stat. 852(codified in relevant part at 42 U.S.C. § 4321 et seq.) ("NEPA"). The parcel was not identified as a wilderness area, wildlife preserve, National Park, National Forest, National Parkway, Scenic River, State Forest, State Designated Scenic River or State Gameland. Furthermore, according to the site survey and field investigations, no federally regulated wetlands or watercourses will be impacted by the proposed Facility.

VII. Consistency with the Town of Farmington Land Use Regulations

Pursuant to the Siting Council's Application Guide, a narrative summary of the consistency of the project with the Town of Farmington's zoning and wetland regulations and plan of conservation and development is included in this section. A description of the zoning classification of the site and the planned and existing uses of the proposed site location are also detailed in this section.

A. Farmington's Plan of Conservation and Development

The Farmington Plan of Conservation & Development ("POCD"), adopted February 22, 2008 and amended through November 6, 2016, is included in the Bulk Filing. The POCD does not

specifically address wireless telecommunications. POCD pages 137-138 address the Southwest neighborhood and indicate population growth and future development. Providing critical reliable wireless service to this area of southwest Farmington will support the anticipated growth of this neighborhood as more people rely on reliable wireless service.

B. Farmington's Zoning Regulations and Zoning Classification

The Town of Farmington Zoning Regulations set forth general requirements and preferences for wireless telecommunications facilities under Article IV, Section 23. Pursuant to Section 23(B), a tower camouflaged within a flagpole as here is ranked first as the most preferred type of location. The proposed tower Facility site is classified in the R40 Residential zoning district where, if not for the Siting Council's jurisdiction, utility buildings or structures, communication facilities and similar uses would be regulated locally by special use permit.

Code Section	Code Provision	Proposed Facility
Article IV, Section 23(F)(1)	Lot size. Commercial wireless telecommunications sites containing a freestanding tower shall have a minimum lot size of 20,000 square feet.	The 230.6 acre lot is lot is well above the minimum lot size of 20,000 sq. ft.
Article IV, Section 23(F)(2)	The maximum height of a tower proposed under this regulation shall be 200 feet, including the antenna and all other appurtenances.	The tower will be 130 feet in height.
Article IV, Section 23(F)(3)	Fall Zone- The base of a tower shall be located a minimum distance from a property line equal to the height of the tower. This fall zone area shall not contain any buildings unrelated to the commercial wireless telecommunication site unless otherwise approved by the Farmington Planning & Zoning Commission after the applicant has shown that based upon substantial evidence submitted that the tower is designed and located as to collapse in a manner which would not result in a threat to buildings or other structures intended for occupancy by persons.	The proposed facility meets the municipal setback provisions.

	Front yard or yard along a street: a distance equal to the height of the tower or the setback required for the underlying zone, whichever is greater. Side or rear yards in residential zones: 75 feet for towers equal to or less than 75 feet in height and for towers in excess of 75 feet a minimum distance equal to ¾ the height of the tower. All equipment buildings/boxes or equipment areas which are each 50 square feet or greater in area shall comply with the minimum property line setbacks for a principal building in the underlying zone.	
Article IV, Section 23(G)(1)	No wireless telecommunications site shall be located within 500 feet of a public or private playground or school.	No school or playground is located within 500 feet of the site.
Article IV, Section 23(G)(2)	No wireless telecommunications site shall be located within 200 feet of a residential dwelling.	No existing residence is within 200'.
Article IV, Section 23(G)(3)	No tower shall be located within 1,000 feet of a local historic district.	There is no historic district within 1,000 feet.
Article IV, Section 23(G)(4)	No lights shall be mounted on proposed towers unless otherwise required by the FAA. All strobe lighting shall be avoided if possible.	No lighting is proposed on the tower.
Article IV, Section 23(G)(5)	Towers not requiring special FAA painting or markings shall be painted a noncontrasting blue, gray or other neutral color as determined by the Farmington Planning & Zoning Commission.	The proposed Facility is a stealth flagpole design.
Article IV, Section 23(G)(6)	No tower shall be located on municipally owned land designated as open space or for recreation use unless approved by the Farmington Conservation Commission.	The proposed tower is not located on land designated as open space or for recreation use.

Article IV, Section 23(G)(7)	All towers shall be either a monopole or lattice design at the discretion of the Farmington Planning & Zoning Commission.	The proposed tower is a stealth flagpole design.
Article IV, Section 23(G)(8)	The Commission may require that monopoles be of such design and treated with an architectural material so that it is camouflaged to resemble a woody tree with a single trunk and branches on its upper part.	The proposed tower is a stealth flagpole-style tower. A tree design was not selected given the height of the proposed tower and the manner in which such a design would contrast with the surrounding landscape context.
Article IV, Section 23(G)(9)	The Commission may require that any proposed tower be designed in all respects to accommodate both the applicant's antennas and comparable antennas for at least two additional users if the tower is 100 feet or greater in height or for at least one additional comparable antenna if the tower is between 50 and 99.9 feet in height. The Commission may require the tower to be of such height and structural design as to allow for future rearrangement of antennas upon the tower and to accommodate antennas mounted at varying heights.	The proposed tower is designed to accommodate three additional users and the structural design allows for antennas to be mounted at varying heights.
Article IV, Section 23(G)(10)	Each tower site must be served by a driveway with parking for at least one vehicle. All provisions of the Zoning Regulations concerning the design and location of driveways shall apply.	The access drive will utilize the existing paved Southwest Fire Station driveway to a proposed 10-foot wide gravel access drive leading to the proposed compound, turnaround, and parking area.
Article IV, Section 23(G)(11)	Antennas or unshielded equipment buildings/boxes mounted to or on buildings or structures shall to the greatest degree possible blend with the color and design of such building. The Commission may require the building mounted facilities to be camouflaged or shielded.	Antennas will be camouflaged within the stealth flagpole and equipment proposed will be of industry standard designs generally using neutral colors of grays and off whites.
Article IV, Section 23(G)(15)	All applications for wireless telecommunications sites within the Flood Protection Zone shall comply with the standards found in Article II Section 16 of these regulations.	The site is not located within the Flood Protection Zone.

Article IV, Section 23(G)(16)	The design of all commercial wireless telecommunications sites shall comply with the standards promulgated by the FCC for non-ionizing electromagnetic emissions.	The site will comply with FCC regulations. Once operational T-Mobile's facility will be less than 2% of the emissions permitted under Federal regulations.
Article IV, Section 23(G)(17)	All utilities proposed to serve a wireless telecommunications site shall be installed underground unless otherwise approved by the Commission	Utility connections are proposed underground.
Article IV, Section 23(G)(18)	All generators installed in conjunction with any commercial wireless telecommunications site shall comply with all state and local noise regulations.	T-Mobile's facility will include an APU for emergency back-up power which will comply with applicable noise regulations.
Article IV, Section 23(G)(19)	All applications for commercial wireless telecommunication towers 50 feet or greater in height shall be accompanied by a letter of intent committing the tower owner and its successors to allow the shared use of the tower if an additional user agrees to meet reasonable terms and conditions for shared use.	The proposed tower is designed to accommodate three additional users.

C. Planned and Existing Land Uses

The Facility is proposed on a 230.6 acre parcel of land. Adjacent properties are generally developed as residential uses or are utilized for agricultural purposes. Copies of the Town of Farmington Zoning Code, Inland Wetlands Regulations, Zoning Map and Plan of Conservation and Development are included in the Bulk Filing. No potential changes in the local land use pattern were noted in discussions with Town officials.

D. Farmington Inland Wetlands and Watercourses Regulations

The Town of Farmington Regulations for Inland Wetlands Regulations ("Local Wetlands Regulations") regulate certain activities conducted in "Wetlands" and "Watercourses" as defined therein. The Town establishes upland review areas for wetlands and watercourses of 150' for

regulated activities. As set forth on the Wetlands review in Attachment 6, no wetlands or watercourses are located on or near the proposed Facility site.

Development of the access drive and storm water will be managed with Best Management Practices to be implemented during construction in accordance with the Connecticut Soil Erosion Control Guidelines, as established by the Connecticut Council of Soil and Water Conservation and DEEP (2002). Soil erosion control measures and other best management practices will be established and maintained throughout the construction of the proposed Facility. The Applicants do not anticipate an adverse impact on any wetland or water resources as part of construction or longer term operation of the Facility.

VIII. Consultation with Municipal Officials

C.G.S. § 16-50/ generally requires an applicant to consult with the municipality in which a new tower facility may be located for a period of ninety days prior to filing any application with the Siting Council to provide the municipality technical information about the proposal as well as an opportunity to make recommendations. With respect to the Facility as proposed in this Application, the Town of Farmington entered into a lease agreement with Omnipoint Communications, Inc., of which T-Mobile is a successor-in-interest, for the placement of a stealth flagpole communications tower at the site. As part of the C.G.S. §8-24 requirements for leasing municipal property, the facility was discussed at Farmington Town Council meetings and was referred to the Plan & Zoning Commission for review prior to the Town Council authorizing the Town Manager to sign the lease agreement. Subsequent to the execution of this lease agreement and in accordance with the terms of the lease agreement, T-Mobile assigned the lease to SectorSite and notified the Town of such assignment. Included in Attachment 9 is an acknowledgment by the Town that the leasing process conducted before the Town Council and the Planning & Zoning Commission satisfied the intent of the municipal consultation process as the proposed Facility was fully vetted by the Town and ultimately approved as part of the lease process.

IX. Estimated Cost and Schedule

A. Overall Estimated Cost

The total estimated cost of construction for the proposed Facility is represented in the table below:

Requisite Component:	**Cost (USD)**
Site Work/Preparation	$45,000
Tower and Foundation	$125,000
Utilities	$18,000
Subtotal SectorSite	**$188,000**
Antennas and Equipment	$175,000
Subtotal T-Mobile Cost	**$175,000**
Total Estimated Costs	**$363,000**

B. Overall Scheduling

Site preparation work would commence following Siting Council approval of any Development and Management ("D&M") Plan the Siting Council may require and the issuance of a Building Permit by the Town of Farmington. The site preparation phase is expected to be completed in 2-3 weeks. Installation of the monopole, antennas and associated equipment is expected to take an additional 2-4 weeks. The duration of the total construction schedule is approximately 2-3 months total. Facility integration and system testing for carrier equipment is expected to require an additional 2 weeks after construction is completed.

X. Conclusion

This Application and the accompanying materials and documentation clearly demonstrate that a public need for a new tower in Farmington exists to provide reliable wireless services to the public. The Applicants respectfully submit that the public need for the proposed tower Facility

outweighs any potential environmental effects from development of the tower which are principally limited to visibility. Other environmental effects have been minimized by the Applicants' selection of a tower site location on a larger property with existing screening. The Applicants respectfully request that the Siting Council grant a Certificate of Environmental Compatibility and Public Need for the proposed new wireless telecommunications Facility in Farmington.

Respectfully Submitted,

By: Lucia Chiocchio

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Attorneys for the Applicants

ATTACHMENT 1

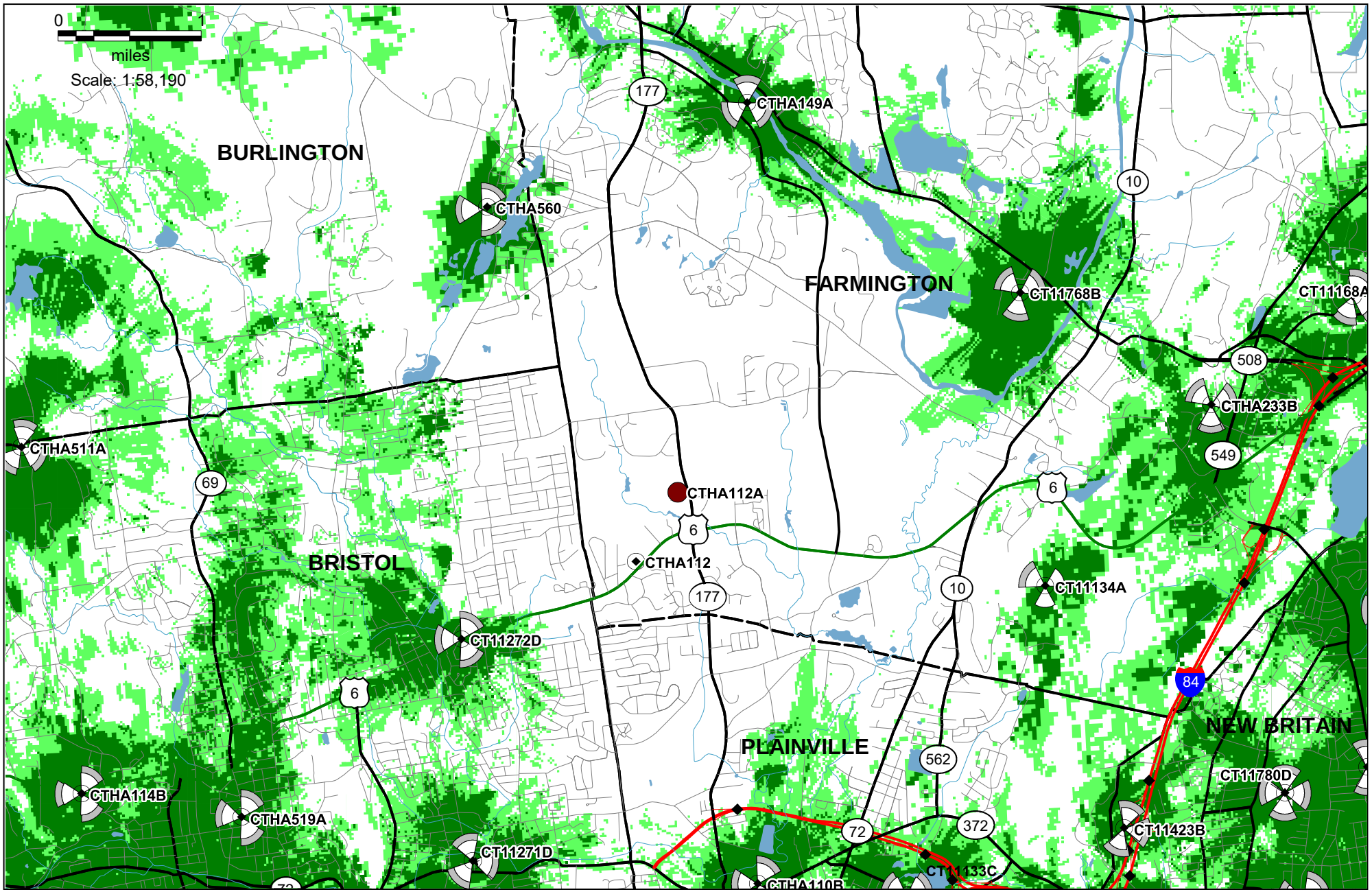
Attachment 1

Statement of Public Need

The proposed wireless facility will provide reliable wireless communication services to southwestern Farmington. The proposed Facility is needed by T-Mobile in conjunction with other existing facilities to provide wireless services to the public that is not currently provided in this part of Farmington. Attached are radio frequency engineering plots depicting the "Current Coverage" provided by T-Mobile's existing facilities in this area of the state and "Proposed Coverage" as predicted from the proposed flagpole Facility. T-Mobile seeks to provide wireless service to a largely residential section of southwestern Farmington including residents and travelers in the area surrounding the intersection of Routes 6 and 177, Cope Farms Road, Greencrest Drive, Westwoods Drive, as well as other roadways and properties in the area. The proposed Facility will allow T-Mobile to provide reliable in-building and in-vehicle coverage for voice, data and E-911 services to a population of approximately 1460 and the approximately 26,000 vehicles that travel this area.

CTHA112A Surrounding Site List

Site ID	Address	Town	Zip	Latitude	Longitude	Facility Type	Ant Height (ft)	Distance to Primary (mi)
CT11134A	200 Colt Highway	Farmington	06032	41.70088	-72.832184	Tower	103	2.66
CT11423B	125 N Mountain Road	New Britain	06053	41.6764	-72.8215	Monopole	108	3.89
CT11768B	1 Westerberg Drive	Farmington	06032	41.730499	-72.835617	FlagPole	130	2.75
CTHA110B	77 West Main Street	Plainville	06062	41.6708	-72.8711	Tower	77	2.80
CT11133C	336 Woodford Avenue	Plainville	06062	41.669627	-72.85091	Rooftop	70	3.25
CTHA233B	130 Birdseye Road	Farmington	06032	41.719178	-72.809727	Monopole	100	3.79
CTHA149A	319 New Britain Avenue	Farmington	06032	41.74971	-72.872511	Monopole	160	2.76
CT11271D	300 Broad Street	Bristol	06010	41.67307	-72.909681	Rooftop	135	2.96
CT11272D	985 Farmington Avenue	Bristol	06010	41.69553	-72.91126	FlagPole	115	1.83



T-Mobile

On-Air Coverage Of Existing T-Mobile Sites

N

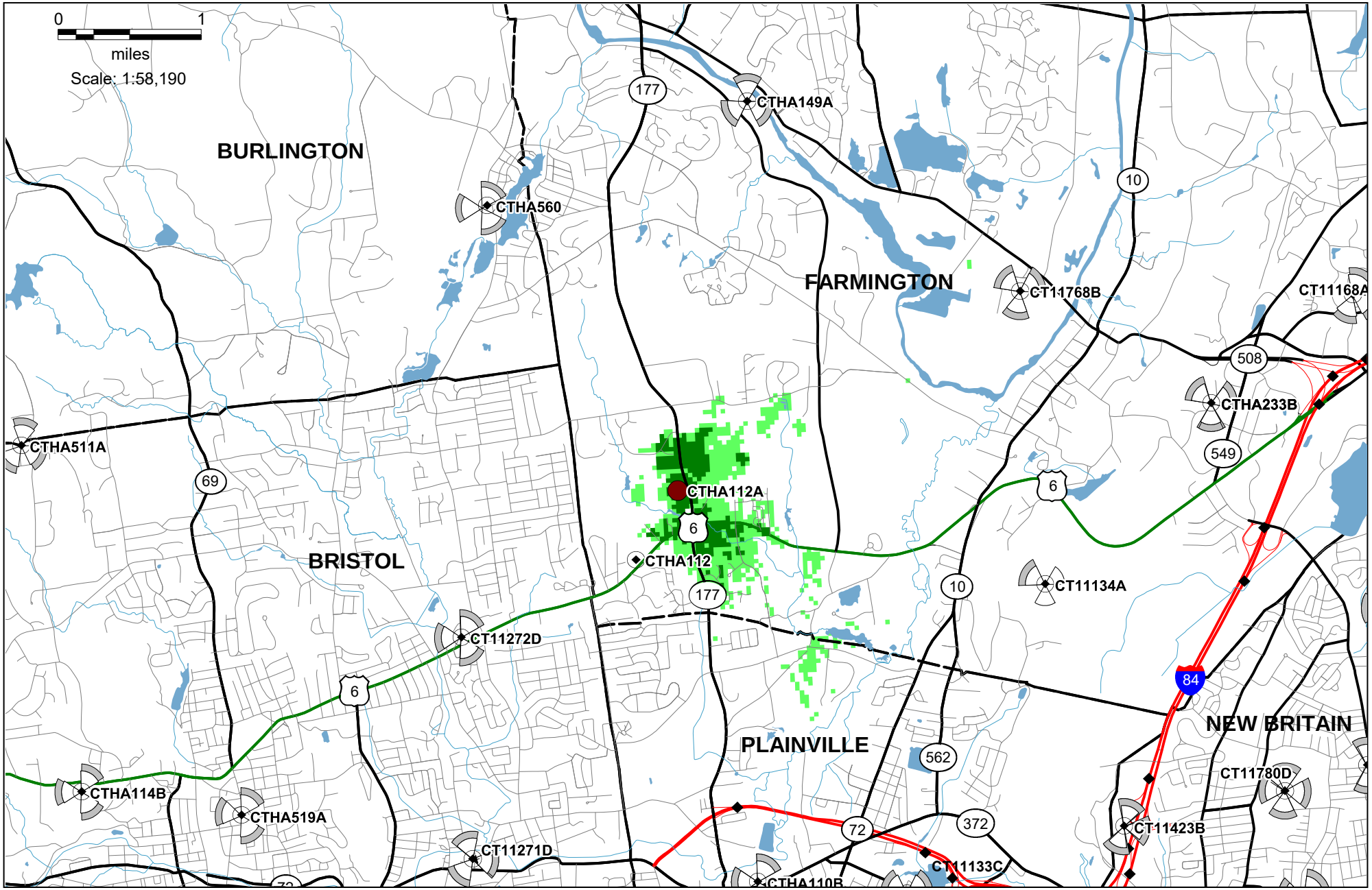
Planned Site CTHA112A at 126'AGL

Coverage Thresholds

Dark Green-In Building Commercial Coverage

Light Green-In Building Residential Coverage

Coverage In-Building Commercial	**Coverage** In-Building Residential
-91dBm	-97 dBm



T-Mobile

N

Proposed Coverage For
T-Mobile Site CTHA112A

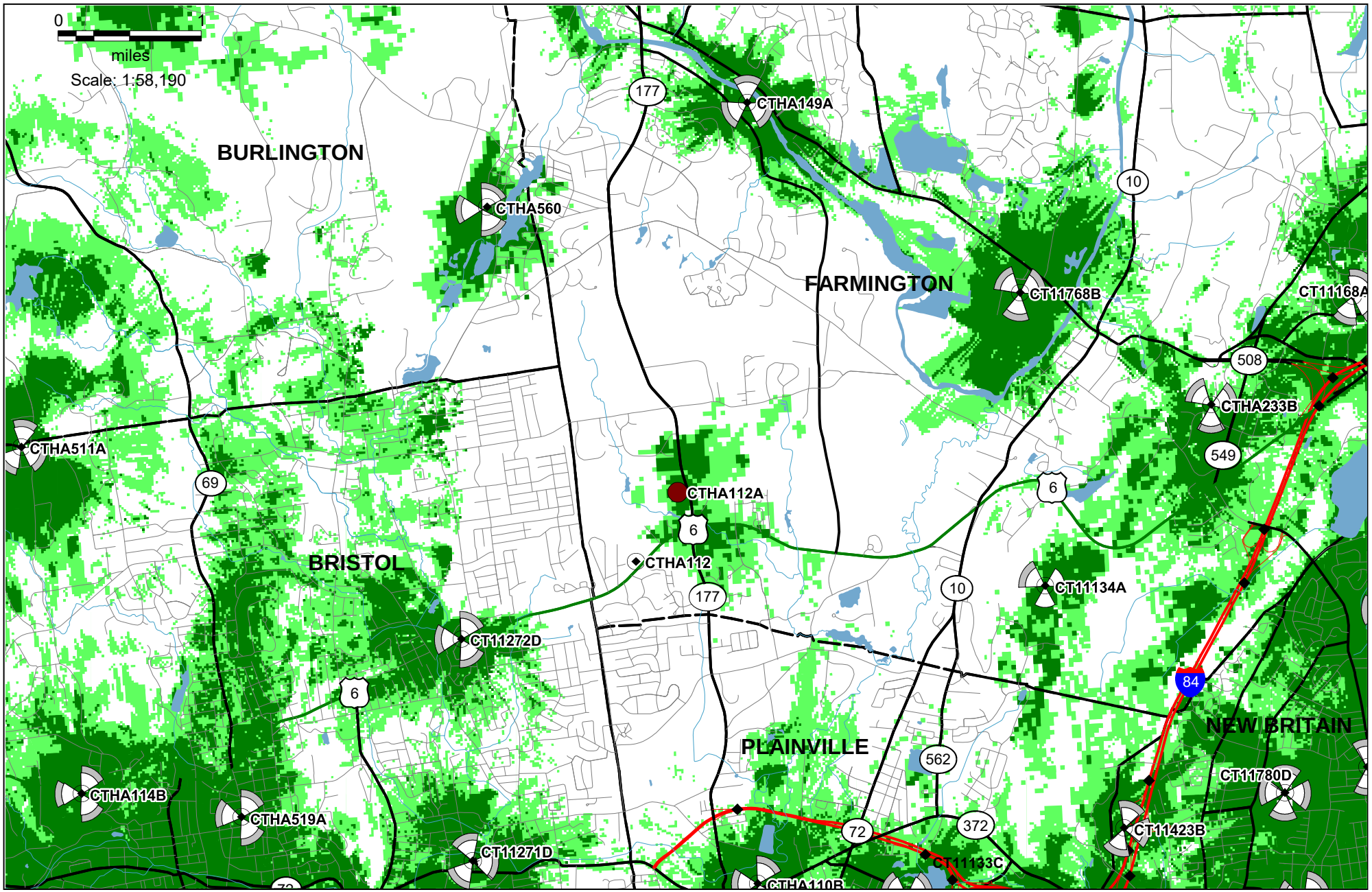
Planned Site CTHA112A at 126'AGL

Coverage Thresholds

Dark Green-In Building Commercial Coverage

Light Green-In Building Residential Coverage

Coverage In-Building Commercial	Coverage In-Building Residential
-91dBm	-97 dBm



T-Mobile

N

On-Air Coverage Of Existing T-Mobile Sites
With Proposed CTHA112A

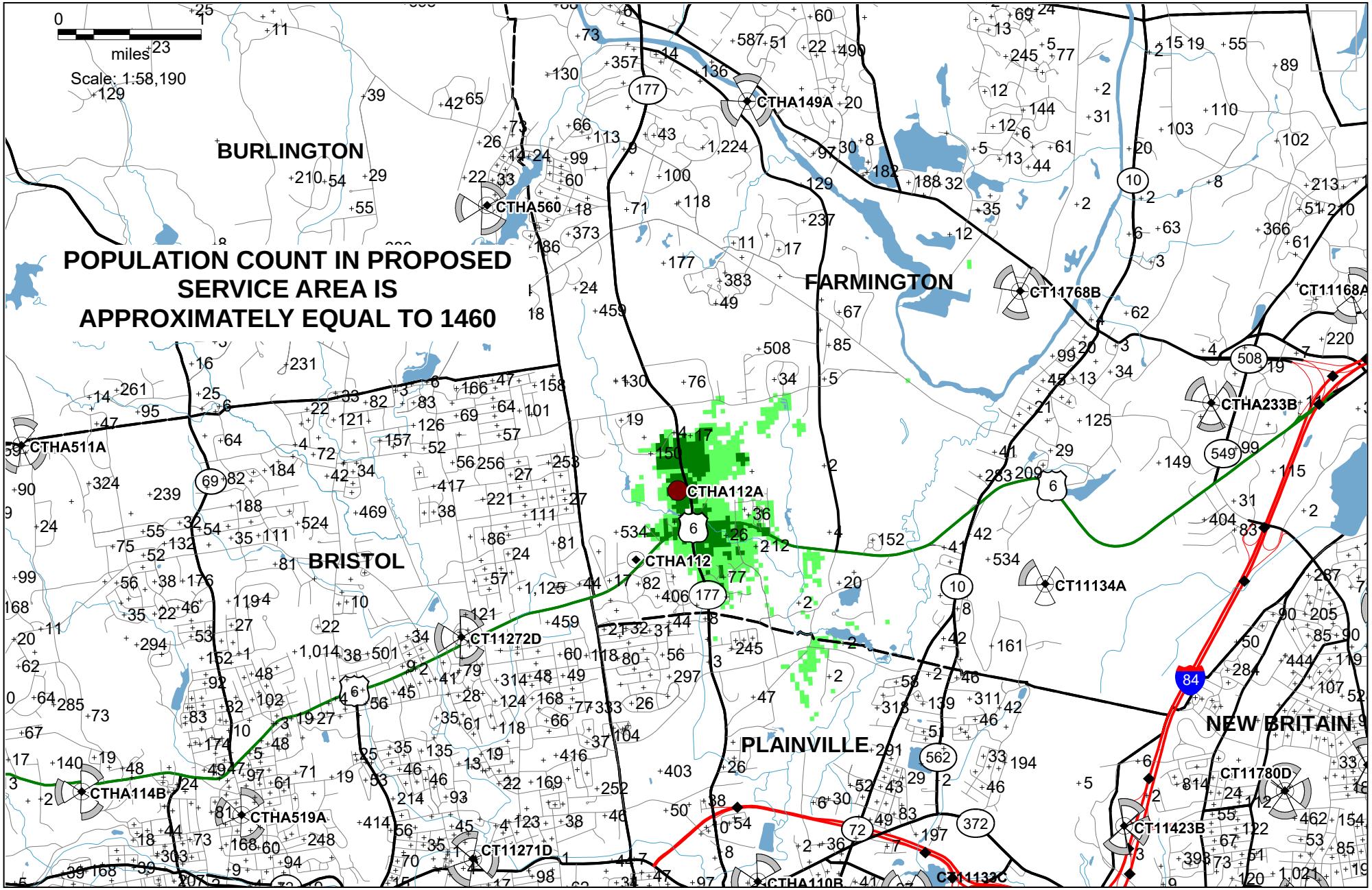
Planned Site CTHA112A at 126'AGL

Coverage Thresholds

Dark Green-In Building Commercial Coverage

Light Green-In Building Residential Coverage

Coverage In-Building Commercial	Coverage In-Building Residential
-91dBm	-97 dBm



T-Mobile

N

Proposed Coverage Population Counts For
T-Mobile Site CTHA112A

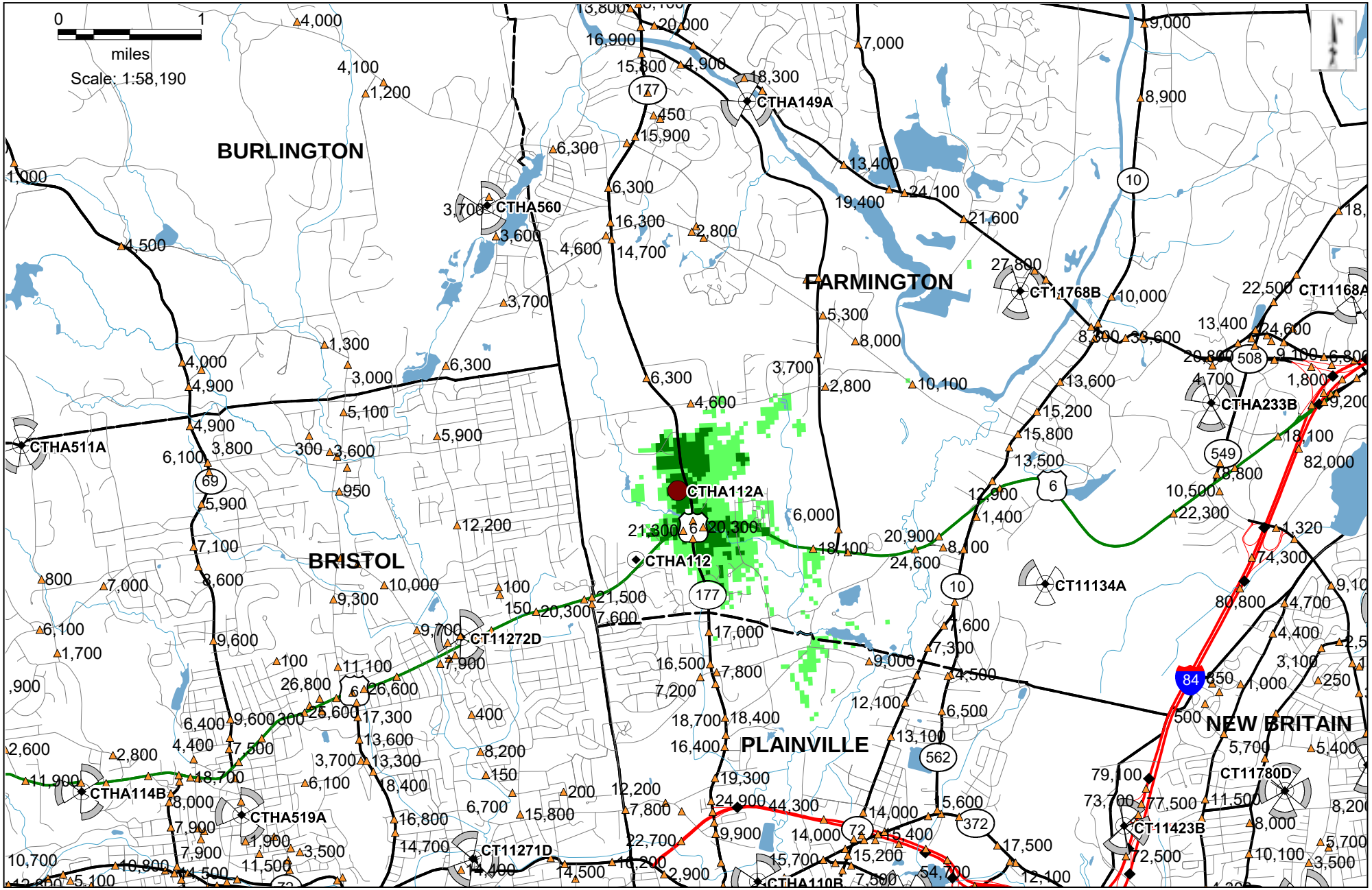
Planned Site CTHA112A at 126'AGL

Coverage Thresholds

Dark Green-In Building Commercial Coverage

Light Green-In Building Residential Coverage

Coverage In-Building Commercial	Coverage In-Building Residential
-91dBm	-97 dBm

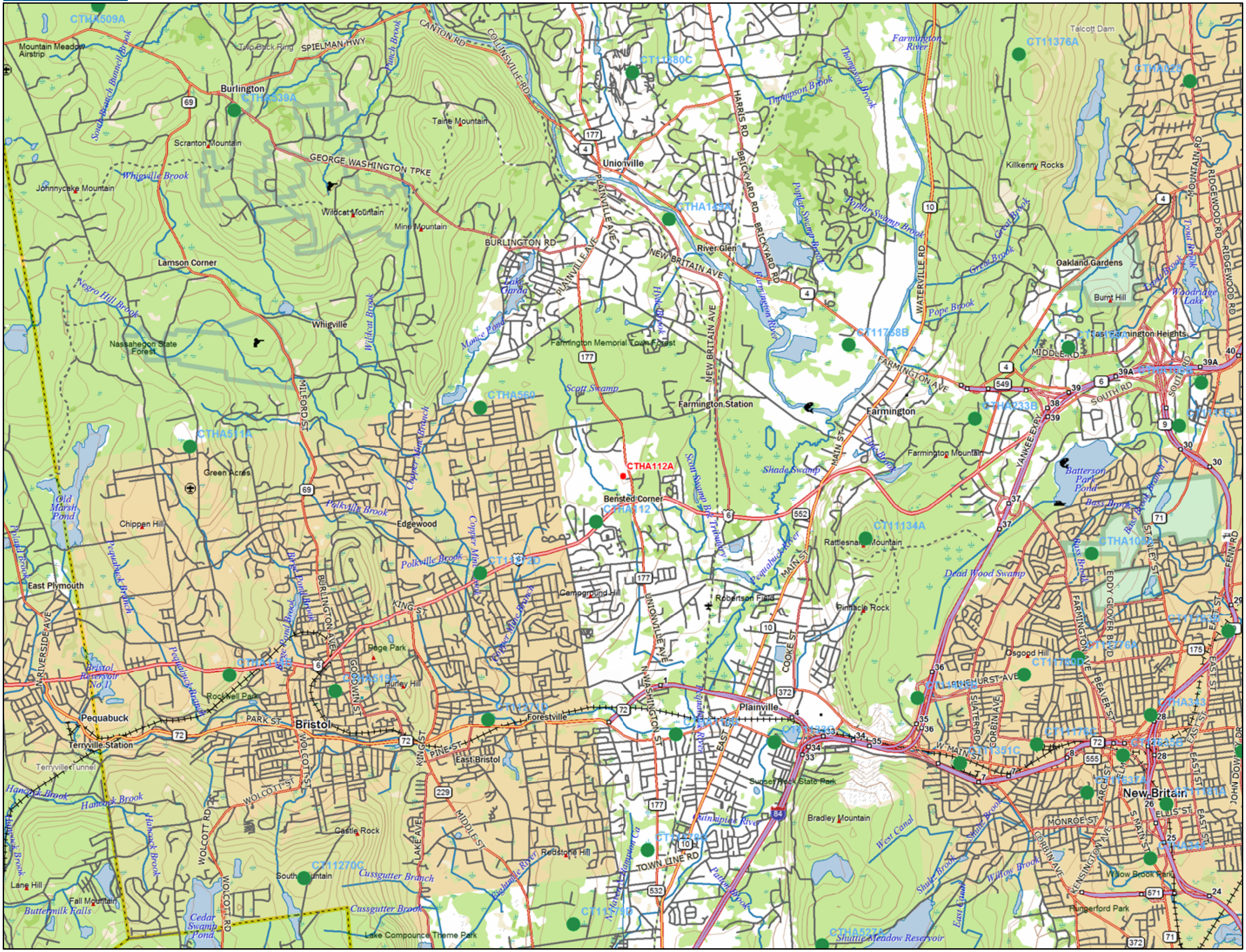


T-Mobile

Proposed Coverage Traffic Counts For
T-Mobile Site CTHA112A

DELORME

XMap® 6



Scale 1 : 87,500

0 ½ 1 1½ 2 mi

0 1 2 3 4 km

1" = 1.38 mi

Data Zoom 11-5

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 SectorSite and T-Mobile 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, SectorSite 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 the Town of Farmington a new tower is necessary to meet T-Mobile's objective of providing reliable service to the public. The search area is mostly in the south-western corner of Farmington buts also runs through parts of Bristol and Plainville and is mainly of a mix of highly residential neighborhoods, commercial zones and open spaces.

SectorSite 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.

SectorSite and T-Mobile identified and investigated 8 additional possible sites in and around the site search area where the construction of a new site might be feasible for radio frequency engineering purposes. Each of these sites listed below along with the reasons why they were not selected. A map identifying these sites as well as T-Mobile's existing sites is also included.

1. Town of Farmington
   14 Westwoods Drive
   Farmington, CT 06032

   This Town-owned location is the proposed site.

2. CONNECTICUT WATER – 98' Existing Water Tank
   50 Songbird Lane
   Farmington, CT 06032

   After discussions with T-Mobile's RF Department, it was determined that the water tank was too close to their existing site to the west which is site CT11272D as shown on the attached map.

3. Sprint/Nextel – 150' Monopole
   1214 Farmington Ave
   Bristol, CT

   After discussions with T-Mobile's RF Department, it was determined that the monopole was too close to their existing site to the south which is site CT11272D as shown on the attached map.

4. New Cingular – Connecticut Siting Council Listed Monopole - Listed as 150' Monopole but site is not built
   Hyde Road/Executive Drive
   Farmington, CT

   After discussions with T-Mobile's RF Department, it was determined that this location is too close to their existing site to the west which is site CT11272D as shown on the attached map.

5. City of Bristol – 70' Existing Water Tank – No carriers located on it
   532 Stevens Street
   Bristol, CT

   T-Mobile could not agree on terms with Bristol Water. Also, after discussions with T-Mobile's RF Department, it was determined that this location is too close to their existing site to the east, which is site CT11134A as shown on the attached map.

6. Verizon – Utility Pole – 37’ Utility Pole
   Northwest Drive
   Plainville, CT

   After discussions with T-Mobile’s RF Department, it was determined that this location is too low and would not provide adequate coverage.

7. Burlington Vol. Fire Dept. – 120’ Existing Monopole
   87 Monce Road
   Burlington, CT

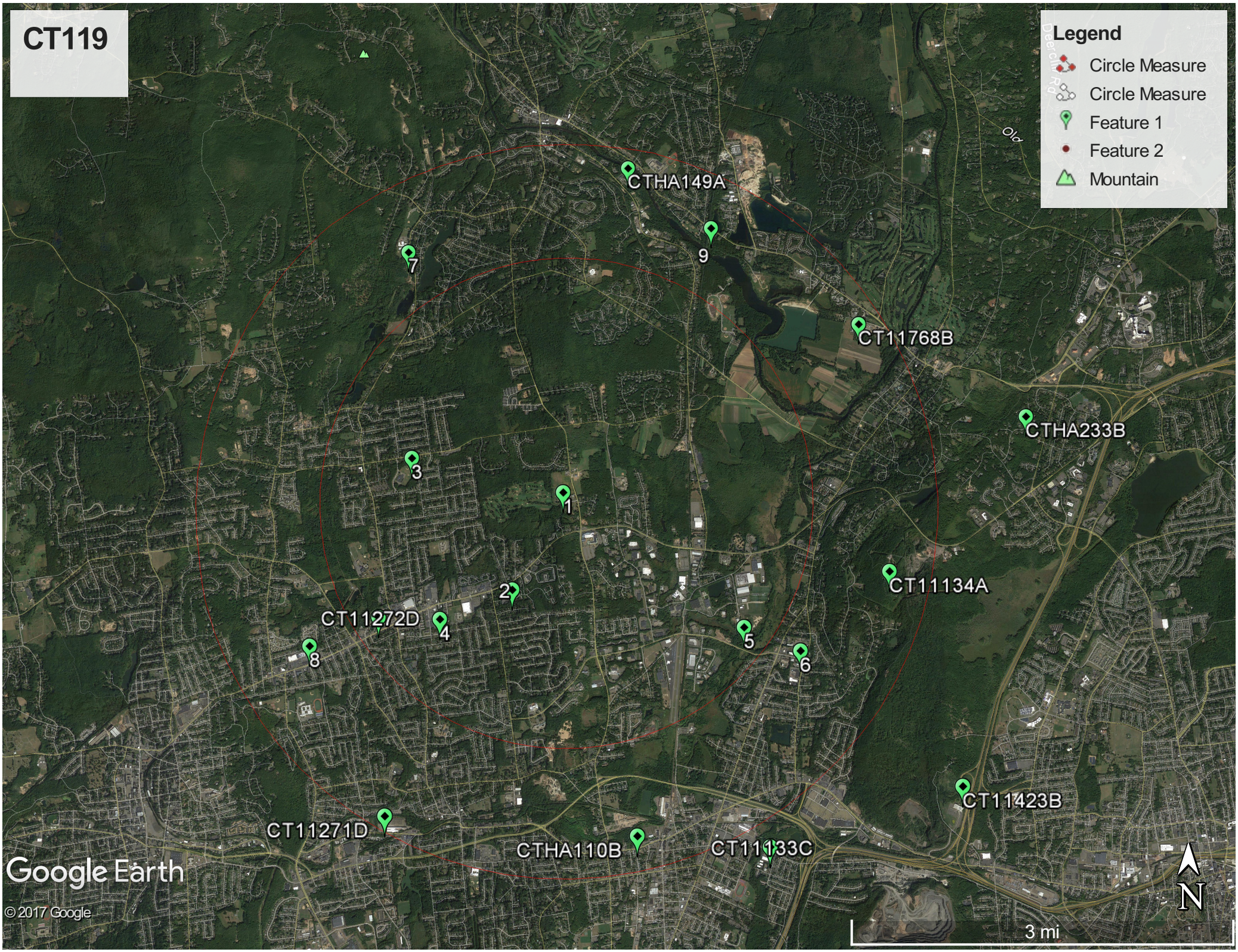
   After discussions with T-Mobile’s RF Department, it was determined that this location is too close to their existing site to the east which is site CTHA149A as shown on the attached map.

8. Verizon - 35 small cell
   597 Farmington Avenue
   Bristol, CT

   After discussions with T-Mobile’s RF Department, it was determined that this location is too low and would not provide adequate coverage.

9. JRF Management LLC - 84’ rooftop
   1371 Farmington Avenue
   Farmington, CT

   After discussions with T-Mobile’s RF Department, it was determined that this location is too close to their existing site to the northwest which is site CTHA149A as shown on the attached map.


CT119
Legend
Circle Measure
Circle Measure
Feature 1
Feature 2
Mountain
CTHA149A
9
7
CT11768B
CTHA233B
3
1
2
CT11134A
CT11272D
4
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CT11423B
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CT11133C
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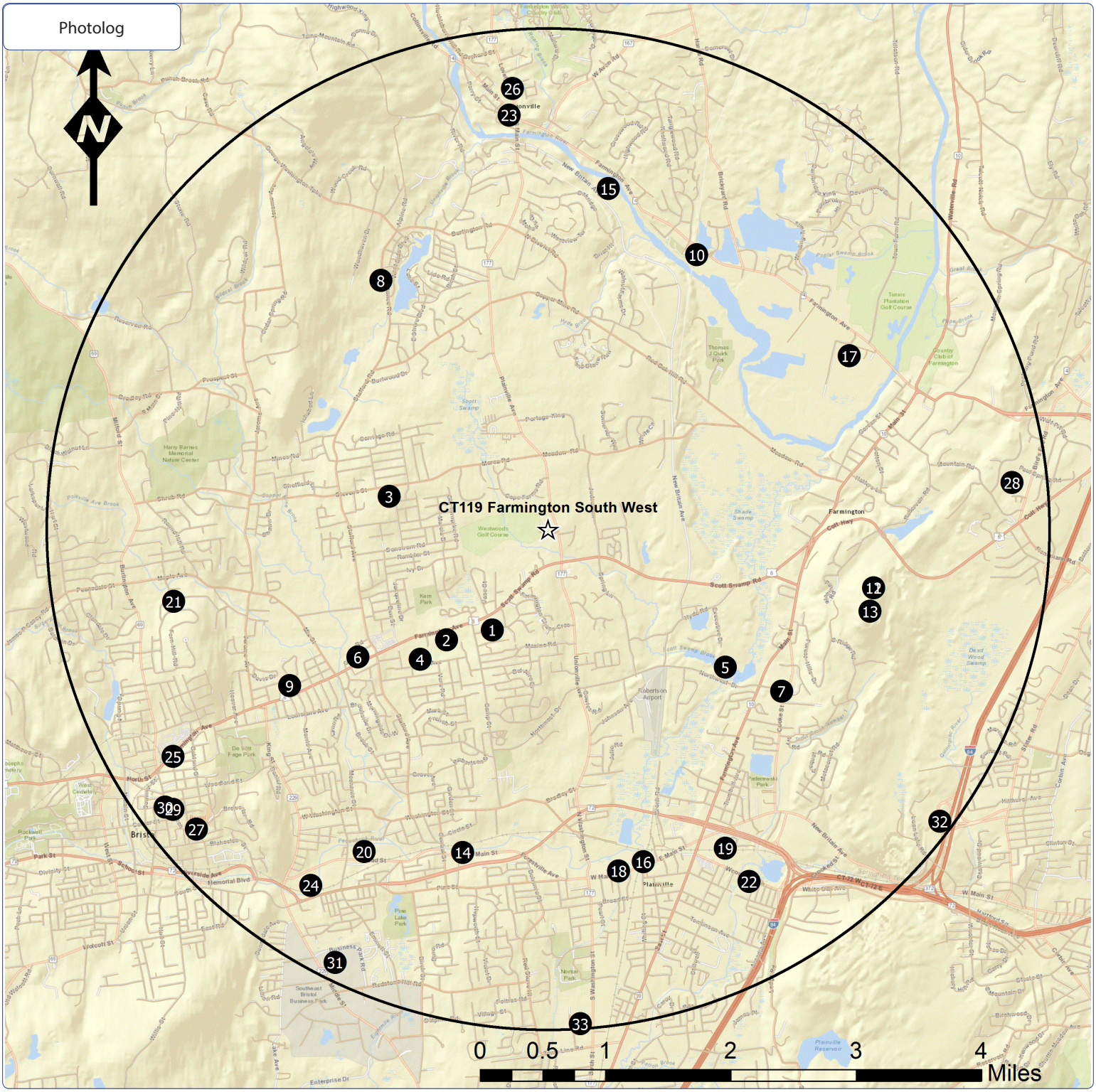


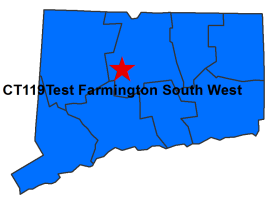
Existing Telecommunications Sites:

CT119 Farmington South
2 Westwoods Drivet
Farmington, CT 06031

Proposed Site

4 Mile Radius

Existing Site Locations



VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Project Name: CT119 Farmington South West

Proposed Tower Height (ft AGL): 130

GPS Location: Lat: 41.71038 Long: 72.88194

Existing Telecommunications Site Listing - 4 Mile Radius

CT119 Farmington South
2 Westwoods Drivet
Farmington, CT 06031

Project Name: CT119 Farmington South West

Proposed Tower Height (ft AGL): 130

GPS Location: Lat: 41.71038 Long: 72.8819

ID	Owner	Address	Town	Latitude	Longitude	Ht(ft)	Type	Dist(Mi)
1		40B Songbird Lane	Farmington	41.6987	-72.8905	99	water tank	0.92
2		1400 Farmington Avenue	Bristol	41.6975	-72.8976	0	in-building	1.20
3		532 Stevens Street	Bristol	41.7141	-72.9065	0	water tank	1.29
4	Nextel	1214 Farmington Ave	Bristol	41.6953	-72.9017	150	monopole	1.46
5	New Cingular	Hyde Road/Executive Dr	Farmington	41.6944	-72.8545	150	monopole	1.79
6	Crown Castle	985 Farmington Avenue	Bristol	41.6955	-72.9113	120	flagpole	1.83
7	Verizon	Northwest Drive	Plainville	41.6917	-72.8458	37	utility pole	2.27
8	Burlington Vol. Fire Dept.	87 Monce Road	Burlington	41.7391	-72.9078	120	monopole	2.39
9	Verizon	597 Farmington Avenue	Bristol	41.6922	-72.9218	35	small cell	2.41
10		1371 Farmington Avenue	Farmington	41.7422	-72.8591	84	rooftop	2.49
11	Communications Site Mgmt	190 Colt Highway	Farmington	41.7037	-72.8317	1339	guyed lattice	2.64
12	Chase Family Limited	200 Colt Highway	Farmington	41.7036	-72.8317	1292	guyed lattice	2.64
13	Outlet Broadcasting	200 Colt Highway	Farmington	41.7009	-72.8322	120	guyed lattice	2.65
14		61 East Main Street	Bristol	41.6729	-72.8950	0	rooftop	2.67
15	town	319-321 New Britain Ave	Farmington	41.7498	-72.8727	190	monopole	2.76
16	Town of Plainville	1 Central Square	Plainville	41.6719	-72.8672	85	monopole	2.77
17	SBA	1 Westerberg Drive	Farmington	41.7305	-72.8355	156	other (flagpole)	2.77
18	Town of Plainville	77 West Main Street	Plainville	41.6708	-72.8710	80	lattice	2.79
19	Sprint	10 Sparks Street	Plainville	41.6735	-72.8545	125	monopole	2.92
20		300 Broad Street	Bristol	41.6730	-72.9103	0	rooftop	2.97
21	Verizon	735 Burlington Avenue	Bristol	41.7019	-72.9397	36	utility pole	3.04
22		336 Woodford Avenue	Plainville	41.6696	-72.8509	0	rooftop	3.24
23		61 Main Street	Farmington	41.7583	-72.8881	135	church steeple	3.32
24		575 Broad Street	Bristol	41.6691	-72.9185	0	smokestack	3.42
25	Verizon	84 Farmington Avenue	Bristol	41.6840	-72.9398	17	small cell	3.50
26	AT&T	82 Lovely St	Farmington	41.7614	-72.8876	102	monopole	3.53
27	Verizon	181 Queen Street	Bristol	41.6756	-72.9361	31	utility pole	3.69
28	Crown Castle	130 Birdseye Road	Farmington	41.7158	-72.8103	140	monopole	3.72
29		335 Center Street	Bristol	41.6779	-72.9398	0	steeple	3.74
30		31 Maple Street	Bristol	41.6781	-72.9410	0	steeple	3.78
31	Inland Private Capital Corp	383 Middle Street	Bristol	41.6602	-72.9147	127	smokestack	3.86
32	Crown Castle	Loon Lake Rd	New Britain	41.6766	-72.8214	118	monopole	3.90
33	New Cingular	355 South Washington	Plainville	41.6531	-72.8769	120	monopole	3.96

ATTACHMENT 3

Attachment 3

General Facility Description

2 Westwoods Drive, Farmington, Connecticut

Tax/PIN Identification: 125-5

230.6 Acre Parcel

The proposed tower site is located on an approximately 230.6-acre parcel located at 2 Westwoods Drive and owned by the Town of Farmington. It is classified in the R40 Residential District and is improved with a municipal fire station, golf course and corn field. The proposed telecommunications facility includes an approximately 2,500 s.f. lease area located in the central eastern section of the host parcel.

The facility consists of a new stealth flagpole antenna structure 130' in height. T-Mobile would install up to six (6) panel antennas, three (3) at a height of 126' AGL and three (3) at a height of 116" AGL within the flagpole structure. The flagpole structure is designed for future shared use of the structure by other FCC licensed wireless carriers. T-Mobile equipment cabinets would be installed at the base on the flagpole structure on a concrete equipment pad within the facility compound.

The tower compound would consist of a 48' x 48' s.f. area to accommodate T-Mobile's equipment and provide for future shared use of the facility by other carriers. The tower compound would be enclosed by an eight (8)-foot high chain link fence. Vehicle access to the facility would be provided from Westwoods Drive over the existing paved driveway a distance of approximately 195' then along a new gravel 10' wide access drive approximately 55' to the equipment compound. Utility connections would be routed underground within a utility easement located west of and parallel to the access drive.

Site and Facility Description

I. LOCATION

A. COORDINATES: 41° 42′ 37.40″ N 72° 52′ 54.09″ W

B. GROUND ELEVATION: 296′± AMSL

C. SITE ADDRESS: 2 Westwoods Drive, Farmington, Connecticut

E. ZONING WITHIN ¼ MILE OF SITE: Residential.

II. DESCRIPTION

A. SITE SIZE: 230.6 ACRES

B. LEASE AREA/COMPOUND AREA: 50′ x 50′ / 48′ x 48′

C. TOWER TYPE/HEIGHT: 130′ AGL Flagpole Facility

D. SITE TOPOGRAPHY AND SURFACE: Subject site is located on a large 230+ acre parcel improved with a fire station, golf course and corn fields. The lease area is located on the eastern portion which slopes down to the west from the existing driveway.

E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR

WATER: There are not wetlands in the vicinity of the lease area/proposed facility site.

F. LAND USE WITHIN ¼ MILE OF SITE: Mostly residential with some commercial to the south and a farm to the north.

Farmington GIS Compilation Map

III. FACILITIES

A. POWER COMPANY: Eversource

B. POWER PROXIMITY TO SITE: 200'±

C. TELEPHONE COMPANY: TBD

D. PHONE SERVICE PROXIMITY: 200±

E. VEHICLE ACCESS TO SITE: Existing paved driveway a distance of approximately 195' then along a new 10' wide gravel access driveway a distance of approximately 55' to the equipment compound. Utilities will be routed underground within an easement located to the west of the driveway.

F. OBSTRUCTION: None known at this time.

G. AREA OF DISTURBANCE: Total area of disturbance is approximately 2,000 s.f.

IV. LEGAL

A. PURCHASE [ ] LEASE [X]

B. OWNER: Town of Farmington

C. ADDRESS: 2 Westwoods Drive

Farmington, CT 06071

Facilities and Equipment Specification

I. TOWER SPECIFICATIONS:

A. MANUFACTURER: To be determined

B. TYPE: Self-Supporting flagpole tower structure

C. HEIGHT: 130' AGL
DIMENSIONS: Tower structure tapered/

D. TOWER LIGHTING: FAA registration required and under review

II. TOWER LOADING:

A. T-Mobile – up to 6 panel antennas
   a. Model – TBD
   b. Antenna Dimensions – approximately 96″H x 12″W x 9″D
   c. Position on Tower – 126′ and 116′ centerline AGL
   d. Transmission Lines – DC, Fiber and RET lines internal to tower.

B. Future Carriers – To be determined

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The tower will be designed in accordance with American National Standards Institute TIA/EIA-222-G "Structural Standards for Steel Antenna Towers and Antenna Support Structures" and the 2003 International Building Code with 2005 Connecticut Amendment. The foundation design would be based on soil conditions at the site. The details of the tower and foundation design will be provided as part of the final D&M plan.

PROJECT SUMMARY

SCOPE OF WORK:	SectorSite, LLC. IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS: 130' FLAGPOLE 48'x48' FENCED COMPOUND POWER. AND TELCO UTILITIES T–MOBILE EQUIPMENT CABINET ON (2) 5'x10' CONCRETE PADS (6) T–MOBILE ANTENNAS, WITH ASSOCIATED CABLING AND APPURTENANCES INSIDE THE FLAGPOLE.
SITE ADDRESS:	2 WESTWOODS DRIVE FARMINGTON, CT 06032
LATITUDE: LONGITUDE:	41° 42' 37.40" N 41.710389 N 72° 52' 54.90" W 72.881917 W
PROPERTY OWNER:	TOWN OF FARMINGTON 1 MONTEITH DRIVE FARMINGTON, CT 06032
TAX MAP#:	125–5
POWER COMPANY: TELEPHONE COMPANY:	EVERSOURCE FRONTIER COMMUNICATIONS
TOWER OWNER/APPLICANT:	SectorSite, LLC P.O. BOX 118 CONVENT STATION, NJ 07961
CO APPLICANT:	T–MOBILE 35 GRIFFIN ROAD SOUTH BLOOMFIELD, CT 06002
PROJECT ENGINEERING:	DOUG ROBERTS, AIA. HUDSON DESIGN GROUP, LLC. 45 BEECHWOOD DRIVE NORTH ANDOVER, CT 01845

GENERAL NOTES:

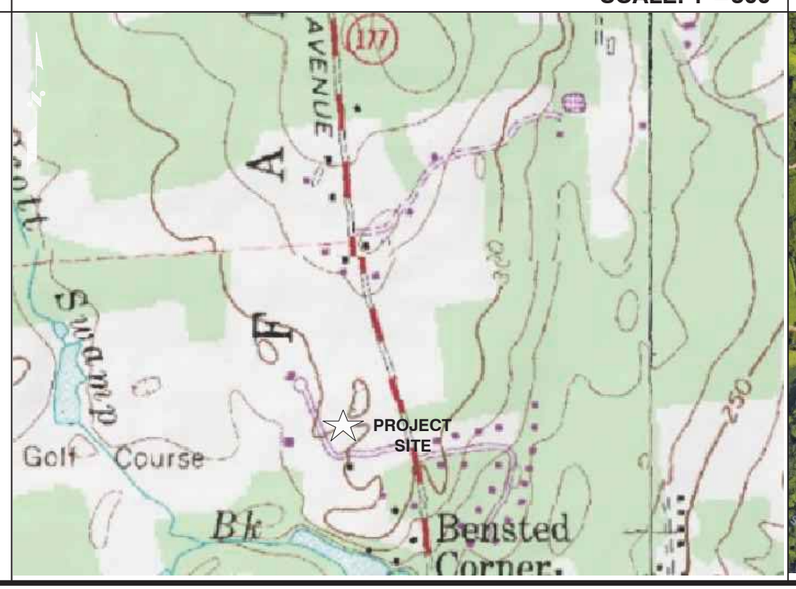
1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF SectorSite, LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.
2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.

SITE NUMBER: CT-119
SITE NAME: FARMINGTON SOUTHWEST FIRE DEPT.

T-MOBILE SITE ID: CTHA112A

DRAWING INDEX		REV
T-1	TITLE SHEET	3
C-1	ABUTTERS PLAN	0
C-2	ABUTTERS LIST	0
C-3	EXISTING CONDITIONS PLAN	0
C-4	SITE PLAN	3
A-1	COMPOUND PLAN AND ELEVATION	3
A-2	EQUIPMENT DETAILS	3
A-3	SITE DETAILS	3
A-4	EROSION CONTROL AND DETAILS	3
A-5	ENVIRONMENTAL NOTES	3
A-6	CONCRETE PAD DETAILS	3

VICINITY MAP SCALE: 1"=500'



AERIAL MAP SCALE: 1"=200'

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HUDSON Design Group LLC
45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

STATE OF CONNECTICUT
DEREK J. CREASOR
LICENSED PROFESSIONAL ENGINEER

CHECKED BY: DJR

APPROVED BY: DJC

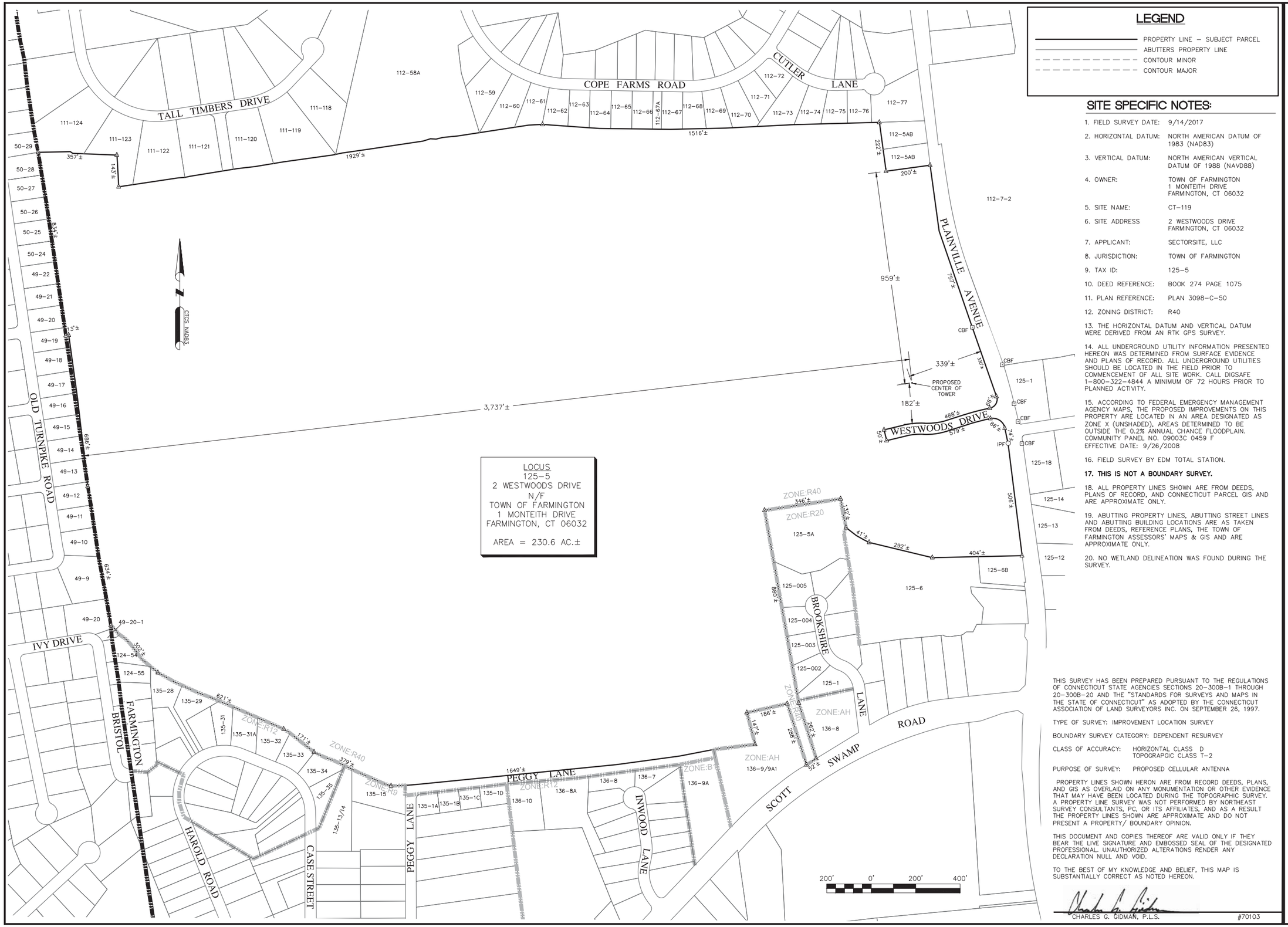
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
3	12/11/17	ADDED GENERATOR	SLY
2	12/5/17	REVISED PER COMMENTS	SLY
1	10/25/17	REVISED PER COMMENTS	SLY
0	10/03/17	ISSUED FOR REVIEW	SLY

SITE NAME:
FARMINGTON SOUTHWEST FIRE DEPT.
SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



LOCUS
125-5
2 WESTWOODS DRIVE
N/F
TOWN OF FARMINGTON
1 MONTEITH DRIVE
FARMINGTON, CT 06032

AREA = 230.6 AC.±

LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- CONTOUR MINOR
- CONTOUR MAJOR

SITE SPECIFIC NOTES:

1.	FIELD SURVEY DATE:	9/14/2017
2.	HORIZONTAL DATUM:	NORTH AMERICAN DATUM OF 1983 (NAD83)
3.	VERTICAL DATUM:	NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4.	OWNER:	TOWN OF FARMINGTON 1 MONTEITH DRIVE FARMINGTON, CT 06032
5.	SITE NAME:	CT-119
6.	SITE ADDRESS	2 WESTWOODS DRIVE FARMINGTON, CT 06032
7.	APPLICANT:	SECTORSITE, LLC
8.	JURISDICTION:	TOWN OF FARMINGTON
9.	TAX ID:	125-5
10.	DEED REFERENCE:	BOOK 274 PAGE 1075
11.	PLAN REFERENCE:	PLAN 3098-C-50
12.	ZONING DISTRICT:	R40

13. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.

14. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.

15. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. COMMUNITY PANEL NO. 09003C 0459 F EFFECTIVE DATE: 9/26/2008

16. FIELD SURVEY BY EDM TOTAL STATION.

17. THIS IS NOT A BOUNDARY SURVEY.

18. ALL PROPERTY LINES SHOWN ARE FROM DEEDS, PLANS OF RECORD, AND CONNECTICUT PARCEL GIS AND ARE APPROXIMATE ONLY.

19. ABUTTING PROPERTY LINES, ABUTTING STREET LINES AND ABUTTING BUILDING LOCATIONS ARE AS TAKEN FROM DEEDS, REFERENCE PLANS, THE TOWN OF FARMINGTON ASSESSORS' MAPS & GIS AND ARE APPROXIMATE ONLY.

20. NO WETLAND DELINEATION WAS FOUND DURING THE SURVEY.

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1997.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

BOUNDARY SURVEY CATEGORY: DEPENDENT RESURVEY

CLASS OF ACCURACY: HORIZONTAL CLASS D
TOPOGRAPGIC CLASS T-2

PURPOSE OF SURVEY: PROPOSED CELLULAR ANTENNA

PROPERTY LINES SHOWN HERON ARE FROM RECORD DEEDS, PLANS, AND GIS AS OVERLAID ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY LINE SURVEY WAS NOT PERFORMED BY NORTHEAST SURVEY CONSULTANTS, PC, OR ITS AFFILIATES, AND AS A RESULT THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT PRESENT A PROPERTY/ BOUNDARY OPINION.

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES G. GIDMAN, P.L.S. #70103

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HUDSON Design Group LLC
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NORTHEAST SURVEY CONSULTANTS
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P.O. Box 109
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

STATE OF CONNECTICUT · CHARLES G. GIDMAN · 70103 · LICENSED LAND SURVEYOR

CHECKED BY: BCF

APPROVED BY: CGG

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	10/04/17	ISSUED FOR REVIEW	BCF

SITE NAME:
FARMINGTON SOUTHWEST FIRE DEPT.

SITE NUMBER:
CT-119

T-MOBILE SITE ID: CTHA112A

SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
ABUTTERS PLAN

SHEET NUMBER
C-1

BRISTOL ABUTTER PARCELS

49-9
2 OLD TURNPIKE RD
PAWELCZYK, GEORGE T & JUDITH L
2 OLD TURNPIKE RD
BRISTOL, CT 06010

49-10
6 OLD TURNPIKE RD
CARLSON, GARY R & MARIANNE E
6 OLD TURNPIKE RD
BRISTOL, CT 06010

49-11
16 OLD TURNPIKE RD
KANDYBOWICZ, KRYSTYNA & TADEUSZ
16 OLD TURNPIKE RD
BRISTOL, CT 06010

49-12
26 OLD TURNPIKE RD
FOX, LAURENCE J & JANICE M
26 OLD TURNPIKE RD
BRISTOL, CT 06010

49-13
36 OLD TURNPIKE RD
RONDEAU, KENNTH A II & CAROL E
36 OLD TURNPIKE RD
BRISTOL, CT 06010

49-14
46 OLD TURNPIKE RD
DIMATTIA, ULDERICO & ROSINA I
46 OLD TURNPIKE RD
BRISTOL, CT 06010

49-15
58 OLD TURNPIKE RD
DOBRYNSKI, JOAN L ESTATE OF
174 RED OAK HILL RD
FARMINGTON, CT 06032

49-16
68 OLD TURNPIKE RD
ADORNO, SEBASTIAN & JENNIFER A
68 OLD TURNPIKE RD
BRISTOL, CT 06010

49-17
78 OLD TURNPIKE RD
BURKE, SEAN & JESSICA V
78 OLD TURNPIKE RD
BRISTOL, CT 06010

49-18
88 OLD TURNPIKE RD
LEVINS, JAMES R & ROCHELLE O
88 OLD TURNPIKE RD
BRISTOL, CT 06010

49-19
98 OLD TURNPIKE RD
DEMAREST, JEFFREY S & JESSICA M
98 OLD TURNPIKE RD
BRISTOL, CT 06010

49-20
108 OLD TURNPIKE RD
BRUNI, THOMAS J
108 OLD TURNPIKE RD
BRISTOL, CT 06010

49-20
327 IVY DR
LOWREY, JAMES J & LESLIE R
327 IVY DR
BRISTOL, CT 06010

49-20-1
IVY DR
BRISTOL, CITY OF
111 NORTH MAIN ST
BRISTOL, CT 0601

49-21
118 OLD TURNPIKE RD
WASHBURN, GORDON W & TEXIE, ANN L U
118 OLD TURNPIKE RD
BRISTOL, CT 06010

49-22
128 OLD TURNPIKE RD
GENEST, MARC
128 OLD TURNPIKE RD
BRISTOL, CT 06010

50-24
138 OLD TURNPIKE RD
GRADY, LAURIE H & PETER M
138 OLD TURNPIKE RD
BRISTOL, CT 06010

50-25
148 OLD TURNPIKE RD
GRASSO, GERARD F & JAYNE
148 OLD TURNPIKE RD
BRISTOL, CT 06010

50-26
158 OLD TURNPIKE RD
COTE, PAUL F & SANDRA J
158 OLD TURNPIKE RD
BRISTOL, CT 06010

50-27
168 OLD TURNPIKE RD
CLEMENT, JOYCE
168 OLD TURNPIKE RD
BRISTOL, CT 06010

50-28
178 OLD TURNPIKE RD
GOULET, ALLAN & AMY
178 OLD TURNPIKE RD
BRISTOL, CT 06010

50-29
188 OLD TURNPIKE RD
LLOYD, ROYCE W & CLAUDETTE A
188 OLD TURNPIKE RD
BRISTOL, CT 06010

FARMINGTON ABUTTER PARCELS

111-58A
8138 COPE FARMS RD
FARMINGTON TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

111-59
49 COPE FARMS RD
WALLACE, JUDY R.
49 COPE FARMS RD
FARMINGTON, CT 06032

111-118
56 TALL TIMBERS DR
DOYON FAMILY LIVING TRUST
56 TALL TIMBERS DR
FARMINGTON, CT 06032

111-119
52 TALL TIMBERS DR
HAYHURST, WILLIAREM
52 TALL TIMBERS DR
FARMINGTON, CT 06032

111-120
48 TALL TIMBERS DR
TOMLINSON, DOUGLAS W & PATRICIA A
48 TALL TIMBERS DR
FARMINGTON, CT 06032

111-121
44 TALL TIMBERS DR
DADDARIO, SUSAN T
44 TALL TIMBERS DR
FARMINGTON, CT 06032

111-122
40 TALL TIMBERS DR
GILL, CAROL A
40 TALL TIMBERS DR
FARMINGTON, CT 06032

111-123
36-TALL TIMBERS DR
BLUM, MICHAEL C
36-TALL TIMBERS DR
FARMINGTON, CT 06032

111-124
32 TALL TIMBERS DR
ARLAUSKAS, JOHN A &
694 LNKE SCENE DR
VENICE, FL 34293

112-5AB
740 PLAINVILLE AVE
SCB HOLDINGS LLC
70 SANFORD AVE
UNIONVILLE, CT 06085

112-7-2
9364 PLAINVILLE AVE
FARMINGTON TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

112-7/8A
741 PLAINVILLE AVE
KRELL, PATRICIA A
397 MEADOW RD
FARMINGTON, CT 06032

112-60
47 COPE FARMS RD
PRICE, DAVID K
47 COPE FARMS RD
FARMINGTON, CT 06032

112-61
45 COPE FARMS RD
SILVA, ARMENIO & JOAQUINA
45 COPE FARMS RD
FARMINGTON, CT 06032

112-62
43 COPE FARMS RD
STIERER, JACK G &
43 COPE FARMS RD
FARMINGTON, CT 06032

112-63
41 COPE FARMS RD
KU, WENDY
41 COPE FARMS RD
FARMINGTON, CT 06032

112-64
39 COPE FARMS RD
SIMONEAU, PAUL J & JOANNE M
1250 MORSE BLVD
SINGER ISLNND FL 33404

112-65
37 COPE FARMS RD
BYER, JANET I
37 COPE FARMS DR
FARMINGTON, CT 06032

112-66
35 COPE FARMS RD
FEEHAN, KEVIN T
35 COPE FARMS RD
FARMINGTON, CT 06032

112-67
33 COPE FARMS RD
DALY, GERALD E &
33 COPE FARMS RD
FARMINGTON, CT 06032

112-67A
8139 COPE FARMS RD
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

112-68
31 COPE FARMS RD
TIWARI DHIRENDRA, KUMAR & ANUJA
31 COPE FARMS RD
FARMINGTON, CT 06032

112-69
29 COPE FARMS RD
BERLINSKI, EDWARD J
29 COPE FARMS RD
FARMINGTON, CT 06032

112-70
27 COPE FARMS RD
KIEVIT, WILLIAM F & KRISTEN P
27 COPE FARMS RD
FARMINGTON, CT 06032

112-73
4 CUTLER LN
GRAVES, LARRY R
4 CUTLER LN
FARMINGTON, CT 06032

112-74
6 CUTLER LN
FERN, BRIAN K & AUDREY M
6 CUTLER LN
FARMINGTON, CT 06032

112-75
8 CUTLER LN
KOZAK, TODD A &
8 CUTLER LN
FARMINGTON, CT 06032

112-76
10 CUTLER LN
CRUZ, ANGEL N & HELEN L
10 CUTLER LN
FARMINGTON, CT 06032

112-77
12 CUTLER LN
GALVIN, JOHN J JR & DONNA M
12 CUTLER LN
FARMINGTON, CT 06032

124-54
339 IVY DR
SUTTER, WILLIAM F III & ROSMARIE
339 IVY DR
BRISTOL, CT 06010

124-55
349 IVY DR
MCCABE, KELLY W & LEA L
349 IVY DR
BRISTOL, CT 06010

125-1
2 PINE HOLLOW RD
JOHNSON, KENNETH E & KIMBERLY A
2 PINE HOLLOW RD
FARMINGTON, CT 06032

125-1
7 BROOKSHIRE LN
FLANDERS, JESSICA M
7 BROOKSHIRE LN
FARMINGTON, CT 06032

125-002
15 BROOKSHIRE LN
LUTKOWSKI, ANDRZEJ M & BARBARA
15 BROOKSHIRE LN
FARMINGTON, CT 06032

125-003
17 BROOKSHIRE LN
PENNITO, JAMES W & LORI A
17 BROOKSHIRE LN
FARMINGTON, CT 06032

125-004
23 BROOKSHIRE LN
MOLONY, RANDALL C & SHEILA L
23 BROOKSHIRE LN
FARMINGTON, CT 06032

125-005
25 BROOKSHIRE LN
HOPKINSON, DAVID A
25 BROOKSHIRE LN
FARMINGTON, CT 06032

125-5A
8072 BROOKSHIRE LN
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

125-6
798 PLAINVILLE AVE
WETSTONE, SCOTT L & SHUSDOCK, GLORIA A
798 PLAINVILLE AVE
FARMINGTON, CT 06032

125-6B
796 PLAINVILLE AVE
BERRY, JOAN R & JOHN
796 PLAINVILLE AVE
FARMINGTON, CT 06032

125-12
1 GREENCREST DR
ORMSBY, DIANE M
1 GREENCREST DR
FARMINGTON, CT 06032

125-13
3 GREENCREST DR
HELM, WALTER
3 GREENCREST DR
FARMINGTON, CT 06032

125-14
5 GREENCREST DR
ZIEBKA, MICHAEL A & CHERYL H
5 GREENCREST DR
FARMINGTON, CT 06032

125-18
1 PINE HOLLOW RD
CHEN, FEI & LI HUI, LNU
1 PINE HOLLOW RD
FARMINGTON, CT 06032

135-1A
66 PEGGY LN
SLNTER, WILLIAM T
66 PEGGY LN
FARMINGTON, CT 06032

135-1B
70 PEGGY LN
SILVER, JOHN F & SHANNON L
70 PEGGY LN
FARMINGTON, CT 06032

135-1C
74 PEGGY LN
PELTIER, MICHAEL A & KELLY
74 PEGGY LN
FARMINGTON, CT 06032

135-1D
76 PEGGY LN
MNYUKH, YURI
76 PEGGY LN
FARMINGTON, CT 06032

135-13/14
46 CASE ST
FETERA, THOMAS & KRISTIN
46 CASE ST
FARMINGTON, CT 06032

135-15
61 PEGGY LN
KOLODZIEJ, HIRONIM
61 PEGGY LN
FARMINGTON, CT 06032

135-28
81 HAROLD RD
RICHARD, ROBIN M
81 HAROLD RD
FARMINGTON, CT 06032

135-29
83 HAROLD RD
HOGERTY, JACQUELINE
83 HAROLD RD
FARMINGTON, CT 06032

135-30
85 HAROLD RD
MILLER, COLLEEN A & JAMES E
85 HAROLD RD
FARMINGTON, CT 06032

135-31
87 HAROLD RD
DREZEK, TADEUSZ & TERESE
87 HAROLD RD
FARMINGTON, CT 06032

135-31A
8329 HAROLD RD
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

135-32
93 HAROLD RD
WILCZAK, RAFAL S & JUSTYNA
93 HAROLD RD
FARMINGTON, CT 06032

135-33
99 HAROLD RD
MULNWKA, JERZY J & ELZBIETA T
99 HAROLD RD
FARMINGTON, CT 06032

135-34
103 HAROLD RD
NGUYEN, DAVID T & DIANE H LE
103 HAROLD RD
FARMINGTON, CT 06032

135-35
105 HAROLD RD
CERASOLI, GENNARO
105 HAROLD RD
FARMINGTON, CT 06032

136-7
20 INWOOD LN
MACHADO, JORGE A & TATIANA
20 INWOOD LN
FARMINGTON, CT 06032

136-8
8770 SCOTT SWAMP RD
ROUTE 6 WESTWOODS ASSOCIATES
6 EXECUTIVE DR
FARMINGTON, CT 06032

136-8
22 INWOOD LN
WANG, TAO & YAN QIAOMEI
22 INWOOD LN
FARMINGTON, CT 06032

136-8A
8391 INWOOD LN
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

136-9/9A1
312 SCOTT SWAMP RD
ROUTE 6 WESTWOODS ASSOC LTD
6 EXECUTIVE DR
FARMINGTON, CT 06032

136-9A
326 SCOTT SWAMP RD
KOAPA LLC
326 SCOTT SWAMP RD
FARMINGTON, CT 06032

136-10
8612 PEGGY LN
NIMAN, JEFFERY
21 COBBS RD
WEST HARTFORD, CT 06107

136-47A
8772 SCOTT SWAMP RD
STAFFORDSHIRE ASSOCIATES
365 BREWSTER R
BRISTOL, CT 06010

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HUDSON Design Group LLC
45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
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NORTHEAST SURVEY CONSULTANTS
116 Pleasant St. Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

STATE OF CONNECTICUT · CHARLES B. RUDAK · 18745 · LICENSED LAND SURVEYOR

CHECKED BY: BCF

APPROVED BY: CGG

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	10/04/17	ISSUED FOR REVIEW	BCF

SITE NAME:
FARMINGTON SOUTHWEST FIRE DEPT.

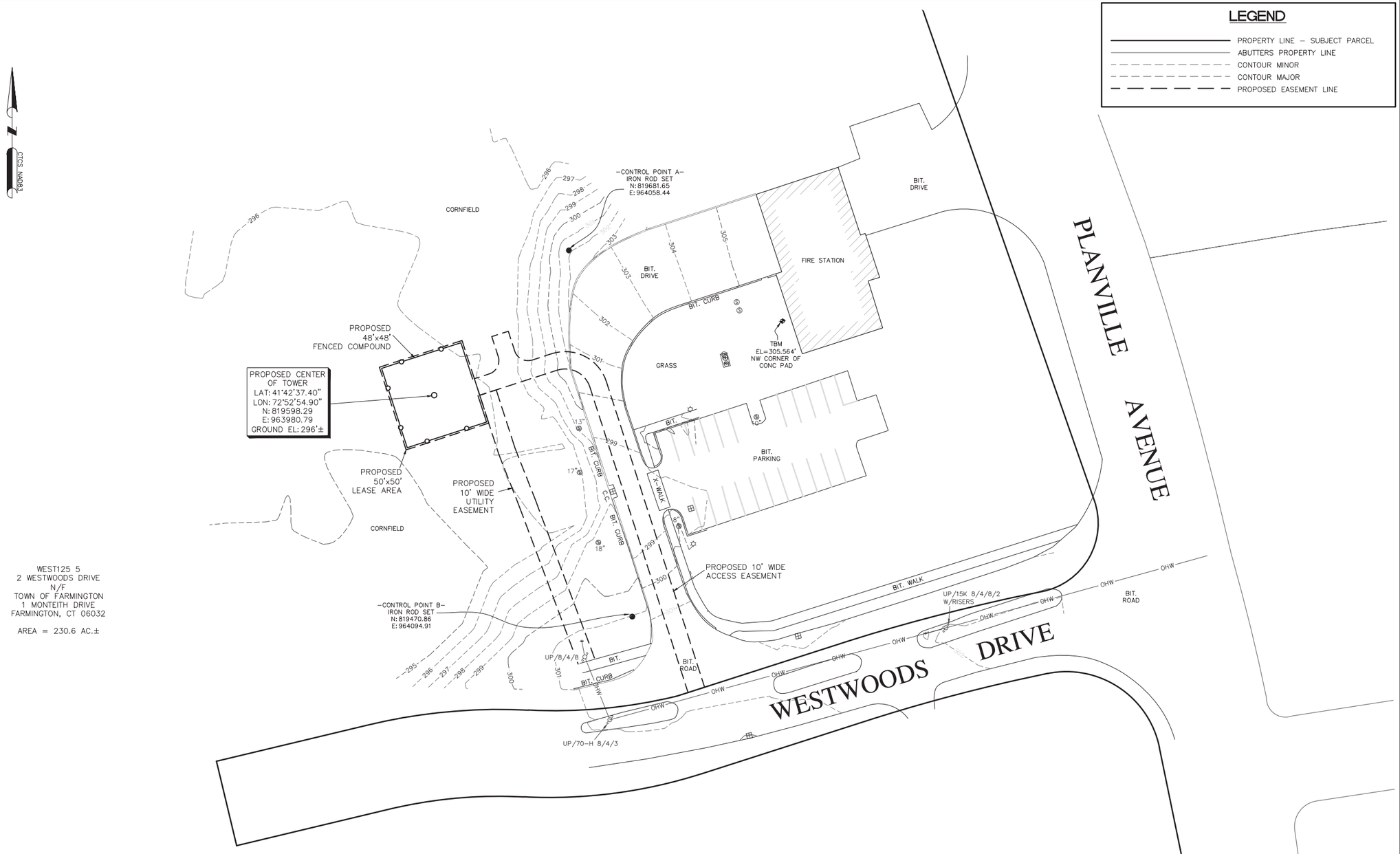
SITE NUMBER:
CT-119

T-MOBILE SITE ID: CTHA112A

SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
ABUTTERS LIST

SHEET NUMBER
C-2



SectorSite, LLC.
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WHIPPANY, NJ 07981

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Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

STATE OF CONNECTICUT
CHRISTOPHER G. RUDIAN
07/1/20
LICENSED
LAND SURVEYOR

CHECKED BY: BCF

APPROVED BY: CGG

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	10/04/17	ISSUED FOR REVIEW	BCF

SITE NAME:
FARMINGTON SOUTHWEST FIRE DEPT.

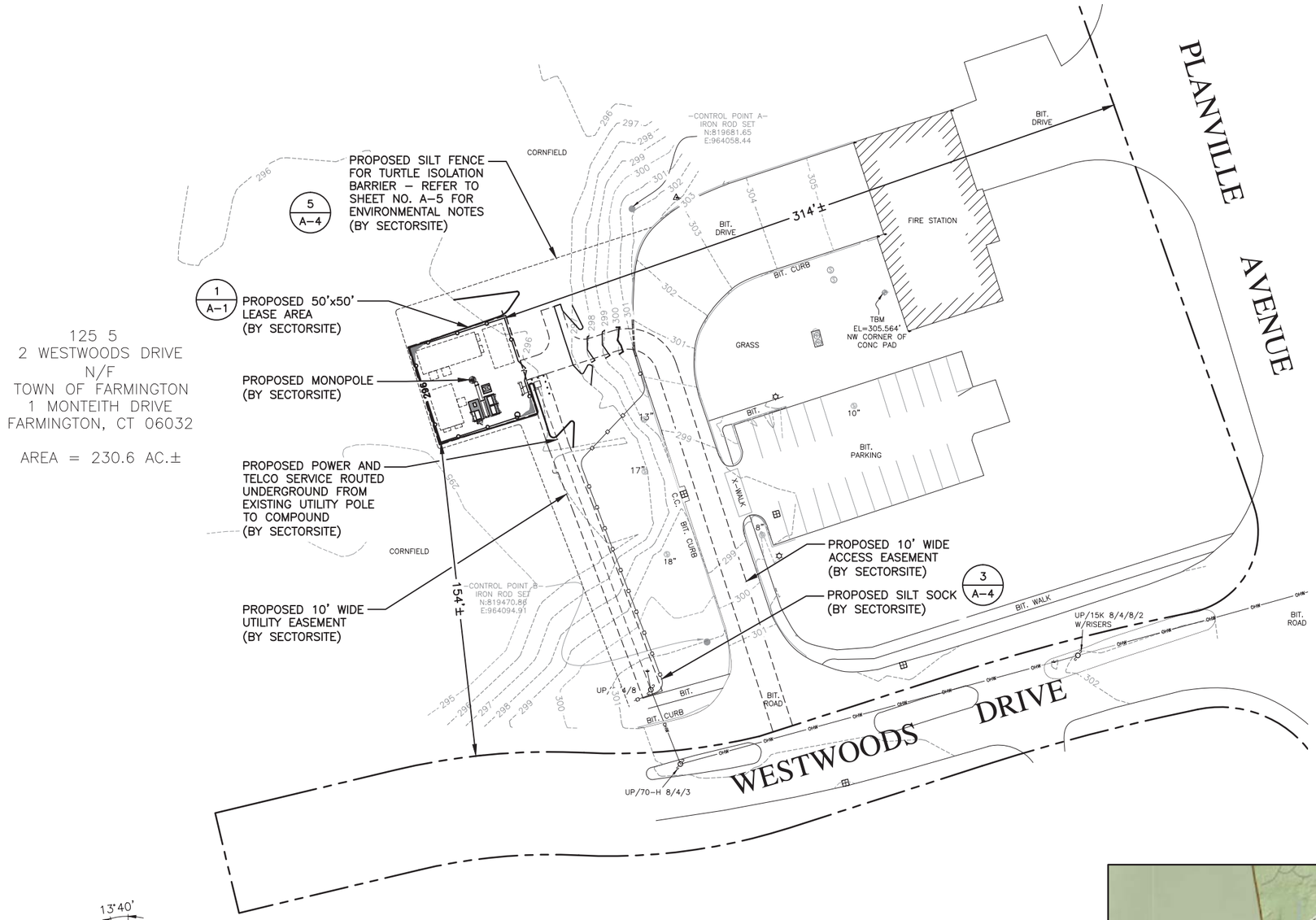
SITE NUMBER:
CT-119

T-MOBILE SITE ID: CTHA112A

SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C-3



SITE PLAN

1 / C–4

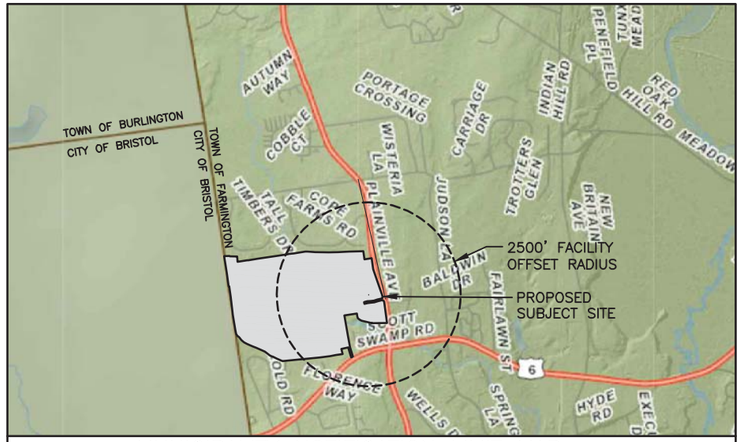
22x34 SCALE: 1"=30'–0"
11x17 SCALE: 1"=60'–0"

LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- TREE LINE
- BARBED WIRE FENCE REMAINS
- OHW — OVERHEAD WIRE
- EXISTING CHAIN LINK FENCE
- EXISTING BUILDING
- CB — CATCH BASIN
- CONIFEROUS TREE
- DECIDUOUS TREE
- STONEWALL
- W — WELL
- UTILITY POLE
- 1086 — PROPOSED CONTOUR LINE

MISCELLANEOUS INFORMATION

DISTANCE TO NEAREST OFF SITE RESIDENCE	314'±
LENGTH OF NEW ACCESS DRIVEWAY	55'±
NUMBER OF RESIDENCES WITHIN 1000 FEET OF TOWER	17
NUMBER OF TREES TO BE REMOVED	0
DISTANCE TO NEAREST PROPERTY LINE	154'±
DISTANCE TO THE NEAREST DAYCARE CENTER (LITTLE ANGELS DAYCARE CENTER)	3,338'±
DISTANCE TO THE NEAREST SCHOOL (WEST WOODS UPPER ELEMENTARY SCHOOL)	2,591'±
DISTANCE TO NEAREST WETLANDS (OFF SITE)	THERE ARE NO WETLANDS NEAR THE SITE



MUNICIPALITY NOTIFICATION LIMIT MAP

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HUDSON Design Group LLC
45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

STATE OF CONNECTICUT · DEREK J. CRESSER · LICENSED PROFESSIONAL ENGINEER

CHECKED BY: DJR

APPROVED BY: DJC

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
3	12/11/17	ADDED GENERATOR	SLY
2	12/5/17	REVISED PER COMMENTS	SLY
1	10/25/17	REVISED PER COMMENTS	SLY
0	10/03/17	ISSUED FOR REVIEW	SLY

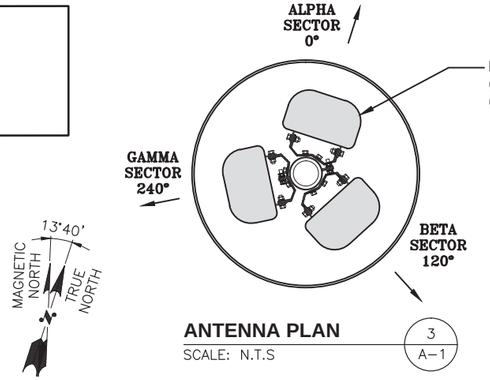
SITE NAME:
FARMINGTON SOUTHWEST FIRE DEPT.
SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
PARTIAL SITE PLAN

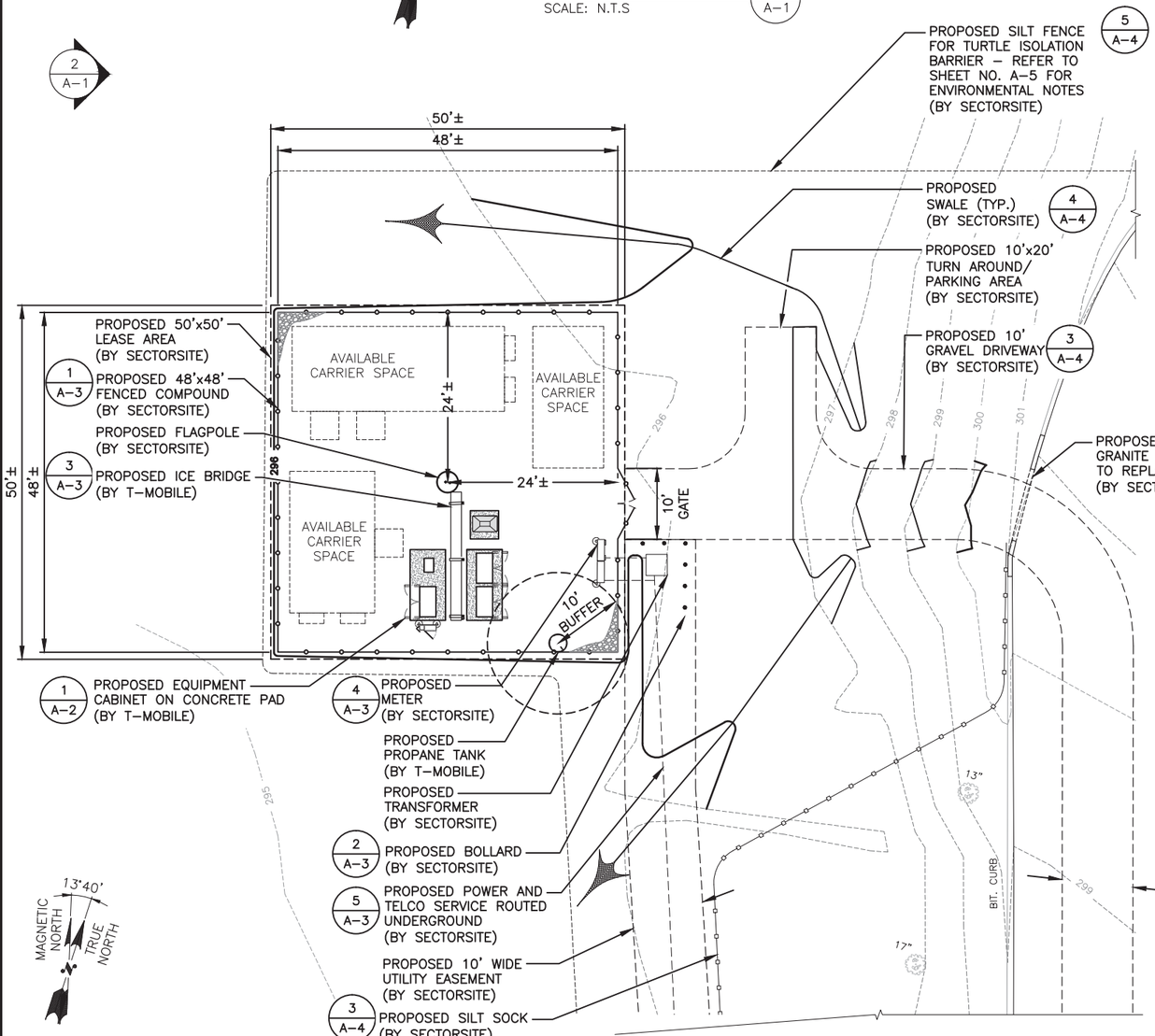
SHEET NUMBER
C-4

NOTE:

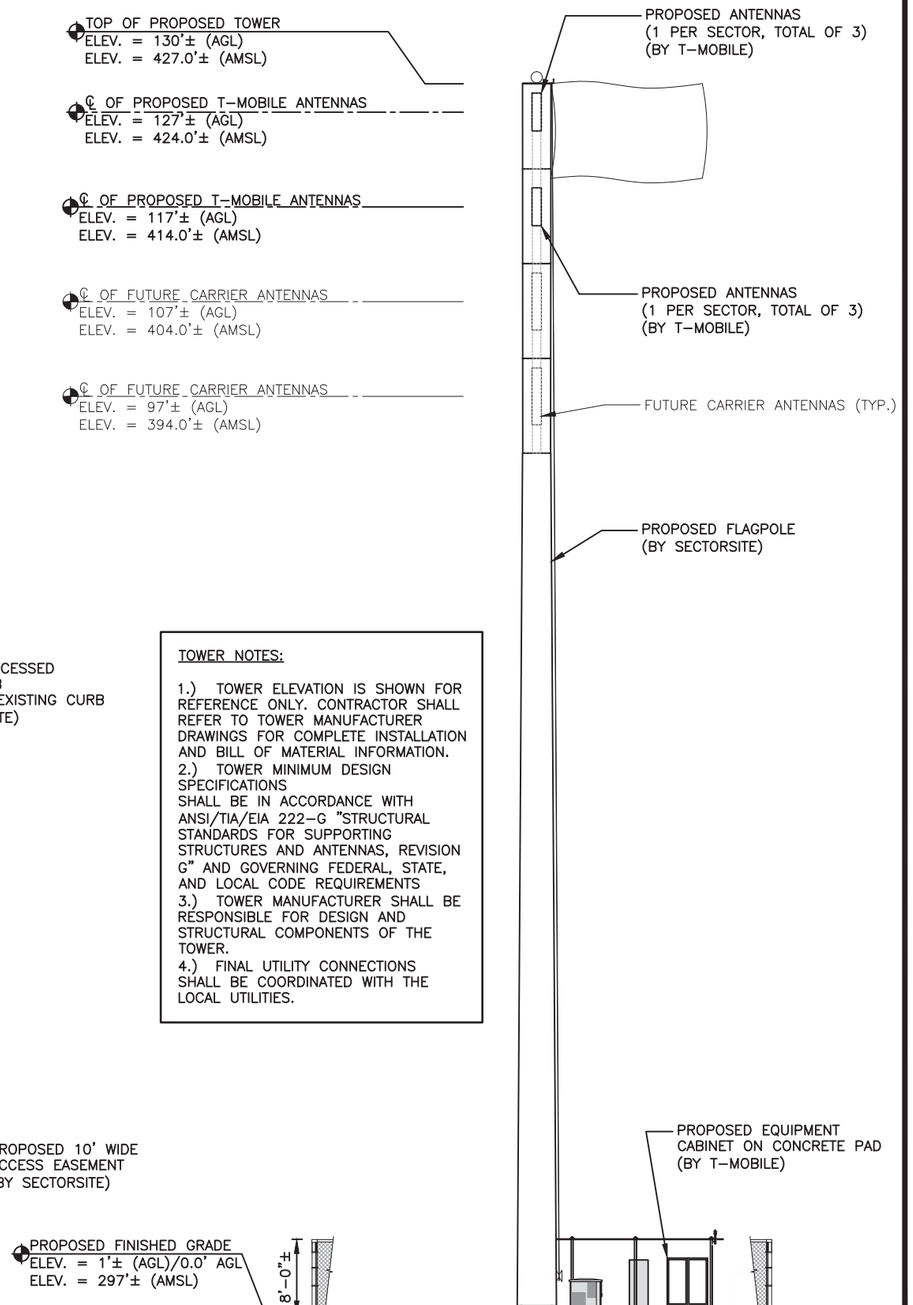
1. PROPOSED NEW TOWER AND FOUNDATION DESIGN BY OTHERS
2. VERIFY AZIMUTHS W/ RF ENGINEER.



ANTENNA PLAN
SCALE: N.T.S
(3 / A-1)



COMPOUND PLAN (1 / A-1)
22x34 SCALE: 1"=10'-0"
11x17 SCALE: 1"=20'-0"



WEST ELEVATION (2 / A-1)
22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

TOWER NOTES:

1.) TOWER ELEVATION IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO TOWER MANUFACTURER DRAWINGS FOR COMPLETE INSTALLATION AND BILL OF MATERIAL INFORMATION.
2.) TOWER MINIMUM DESIGN SPECIFICATIONS SHALL BE IN ACCORDANCE WITH ANSI/TIA/EIA 222-G "STRUCTURAL STANDARDS FOR SUPPORTING STRUCTURES AND ANTENNAS, REVISION G" AND GOVERNING FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS
3.) TOWER MANUFACTURER SHALL BE RESPONSIBLE FOR DESIGN AND STRUCTURAL COMPONENTS OF THE TOWER.
4.) FINAL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE LOCAL UTILITIES.

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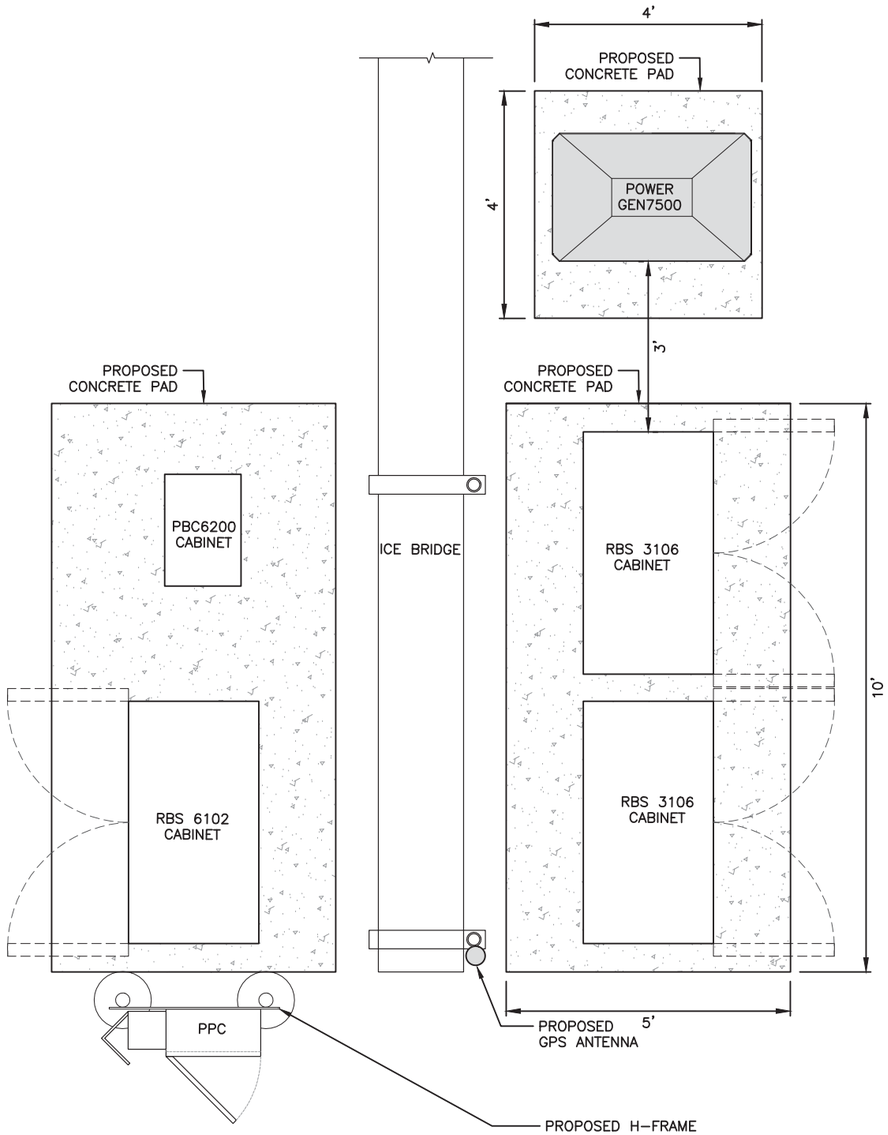
FARMINGTON, CT 06032

SHEET TITLE
COMPOUND PLAN AND ELEVATION

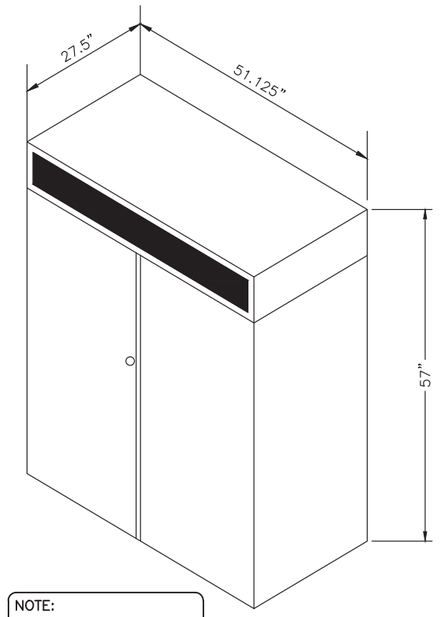
SHEET NUMBER
A-1



EQUIPMENT PLAN

SCALE: N.T.S

1 / A-2



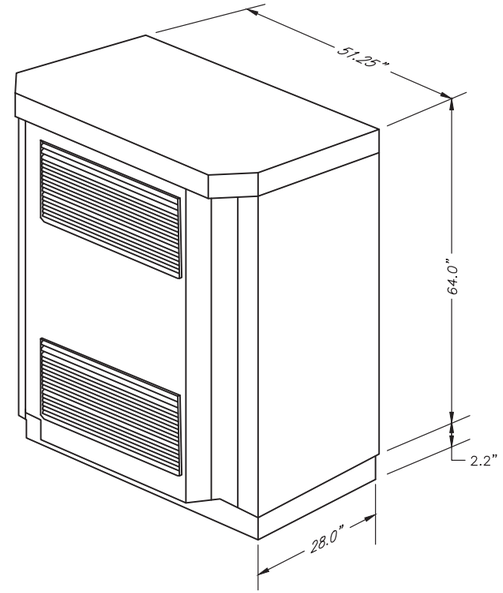
NOTE:

ANCHOR THE BASE PER MANUFACTURES SPECIFICATIONS & INSTALLATION GUIDELINES

PROPOSED RBS 6102 CABINET

SCALE: N.T.S

2 / A-2



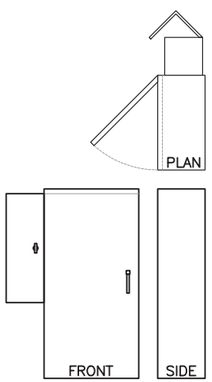
PROPOSED RBS 3106 CABINET

SCALE: N.T.S

3 / A-2

PPC DIMENSIONS	
MODEL #	3799340400
MANUF.	DELTA
WIDTH	20"
DEPTH	10"
HEIGHT	40"
WEIGHT	75 LBS

NOTE:
INSTALL CABINET ANCHORS PER MANUFACTURER'S INSTALLATION GUIDELINES



POWER PROTECTION CABINET (PPC)

SCALE: N.T.S

4 / A-2

PBC DIMENSIONS	
MODEL #	PBC-6200
MANUF.	ERICSSON
WIDTH	23.6"
DEPTH	16.14"
HEIGHT	72.44"
WEIGHT W/ BATTERIES	1030 LBS

NOTE:
1. INSTALL CABINET ANCHORS AND FLOOR MOUNT KIT ANCHORS PER MANUFACTURER'S INSTALLATION GUIDELINES

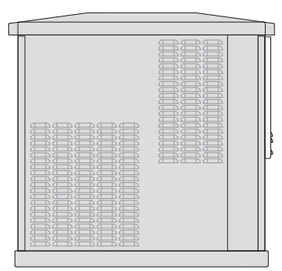
POWER AND BATTERY CABINET (PBC)

SCALE: N.T.S

5 / A-2

DC GENERATOR	
MODEL #	POWERGEN 7500
MANUF.	DELTA
WIDTH	27.0"
DEPTH	42.0"
HEIGHT	40.00"
WEIGHT W/ BATTERIES	350 LBS

NOTE:
1. INSTALL GENERATOR ANCHORS AND FLOOR MOUNT KIT ANCHORS PER MANUFACTURER'S INSTALLATION GUIDELINES



PROPOSED GENERATOR

SCALE: N.T.S

6 / A-2

SectorSite, LLC.
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STATE OF CONNECTICUT · DEREK J. CRASSER · LICENSED PROFESSIONAL ENGINEER

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FARMINGTON SOUTHWEST FIRE DEPT.

SITE NUMBER:
CT-119

T-MOBILE SITE ID: CTHA112A

SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE

EQUIPMENT DETAILS

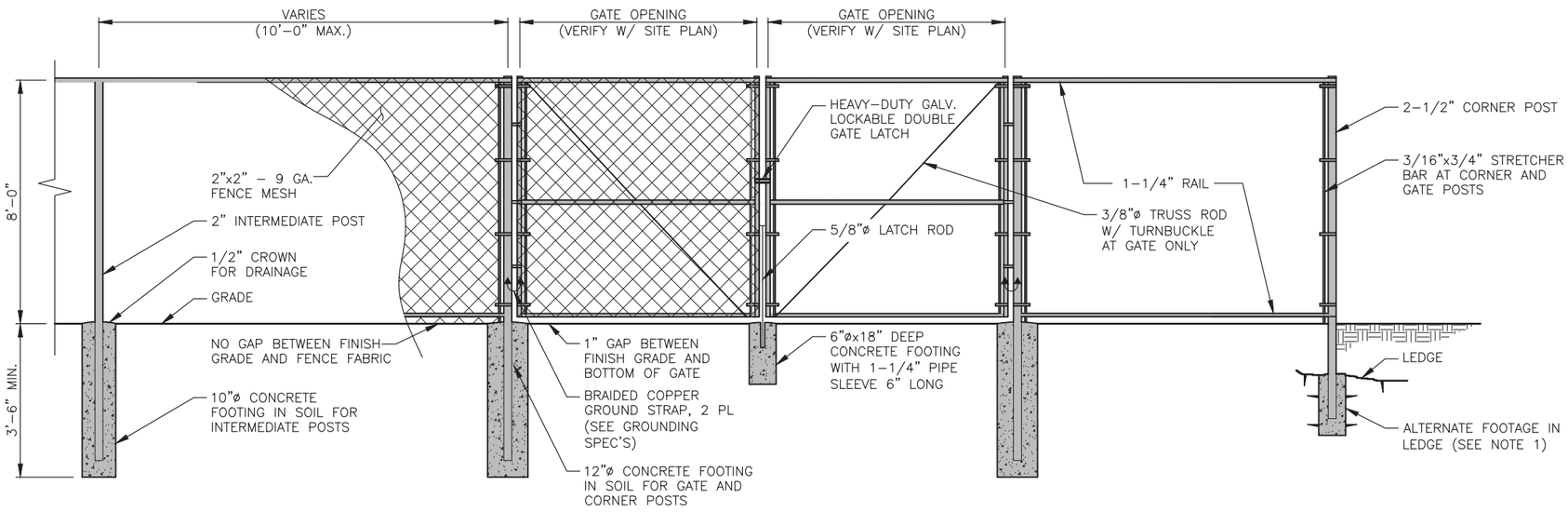
SHEET NUMBER

A-2

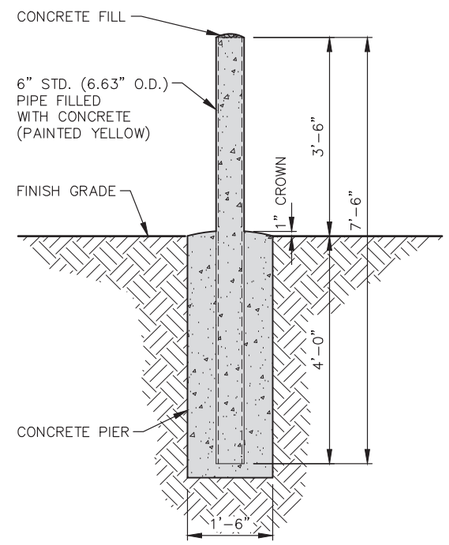
FENCE NOTES

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'–6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL–DRAINING GRAVEL.

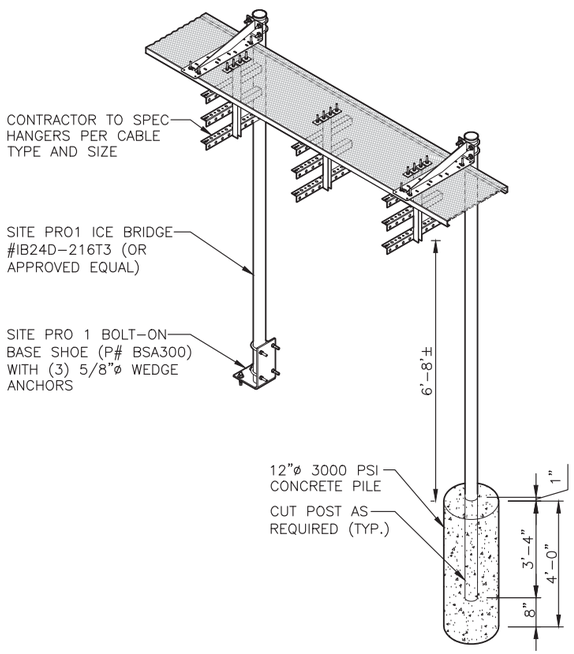
2. ATTACH EACH GATE WITH 1–1/2 PAIR OF NON–LIFT–OFF TYPE, MALLEABLE IRON OR FORGING, PIN–TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.



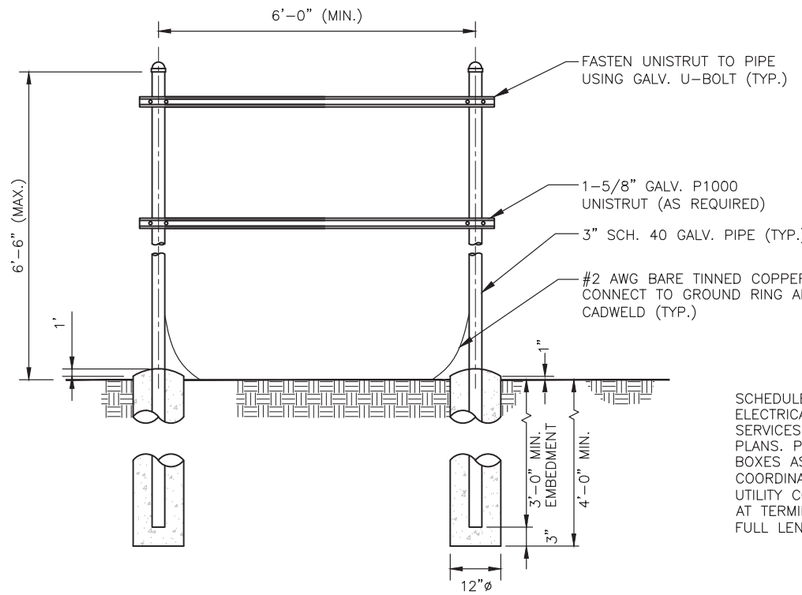
CHAINLINK FENCE DETAIL 1 / A–3
SCALE: N.T.S



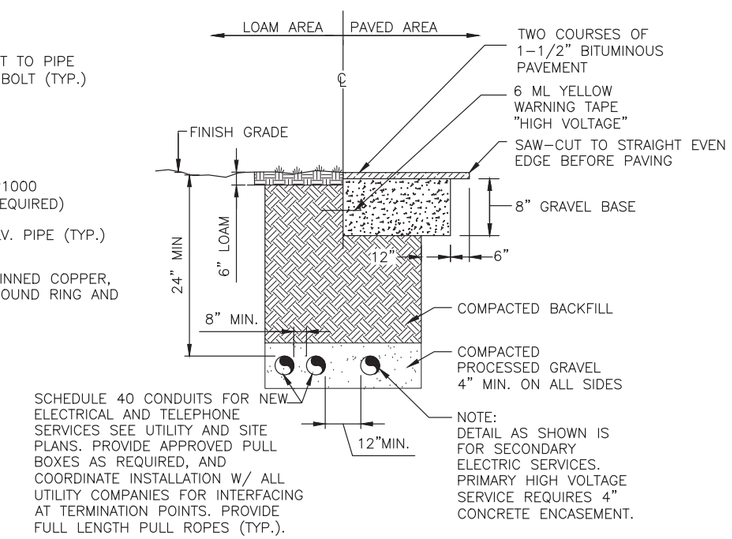
BOLLARD DETAILS 2 / A–3
22x34 SCALE: 1/2"=1'–0"
11x17 SCALE: 1/4"=1'–0"



CABLE BRIDGE DETAIL 3 / A–3
22x34 SCALE: N.T.S



TYPICAL H-FRAME DETAIL 4 / A–3
SCALE: N.T.S



SCHEDULE 40 CONDUITS FOR NEW ELECTRICAL AND TELEPHONE SERVICES SEE UTILITY AND SITE PLANS. PROVIDE APPROVED PULL BOXES AS REQUIRED, AND COORDINATE INSTALLATION W/ ALL UTILITY COMPANIES FOR INTERFACING AT TERMINATION POINTS. PROVIDE FULL LENGTH PULL ROPES (TYP.).

BURIED CONDUIT DETAIL 5 / A–3
SCALE: N.T.S

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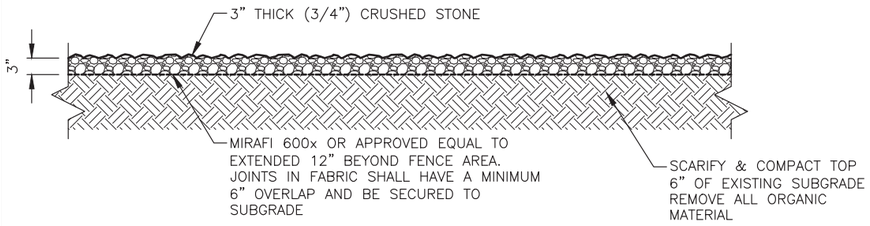
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
SITE DETAILS

SHEET NUMBER
A-3



COMPOUND COVERING DETAIL (1 / A–4)

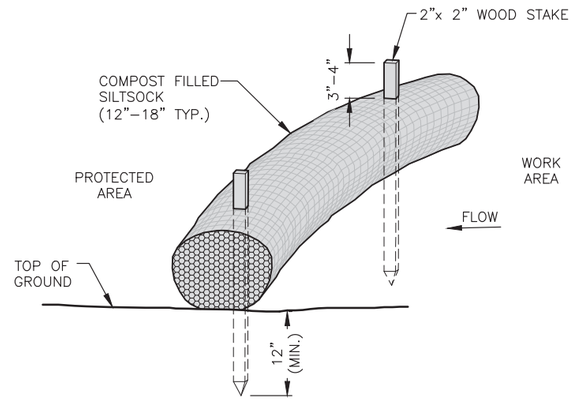
SCALE: N.T.S

NOTES:

1. COMPOST ROLLS MUST BE PLACED ALONG SLOPE CONTOURS.
2. STAKES SHOULD BE DRIVEN IN THE MIDDLE OF THE COMPOST LEAVING 2–3 INCHES OF THE STAKE PROTRUDING ABOVE THE COMPOST.
3. STAKES SHOULD BE SPACED AT 3'–4' ℄ INTERVALS.
4. FIT COMPOST AROUND STORM DRAINS OR INLETS, THE COMPOST SHOULD BE BACK 1–1 1/12 FEET AND SHOULD DIRECT WATER FLOW TOWARD THE ANGLE OF DRAINAGE. IF ALL DRAINAGE ANGLES INTO THE INLET, SNAKE THE COMPOST ALL THE WAY AROUND THE INLET.
5. WHEN COMPOST ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING COMPOST ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
6. USE 18" LONG STAKES FOR HARD, ROCKY SOIL. FOR SOFT, LOAMY SOIL, USE 24" STAKE FOR GREATER SECURITY.

CRUSHED GRAVEL	
SIEVE	% PASSING BY WEIGHT
5"	100
3 1/2"	90–100
1 1/2"	55–95
1/4"	25–60
#10	15–45
#40	5–25
#100	0–10
#200	0–5

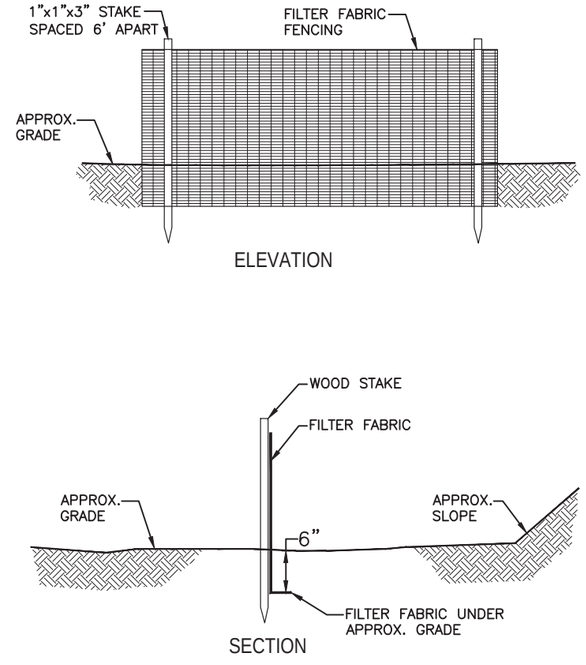
PROCESSED AGGREGATE	
SIEVE	% PASSING BY WEIGHT
2 1/4"	100
2"	95–100
3/4"	50–75
1/4"	25–45
#40	5–20
#100	2–12



NOTES:
1. SILTSOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL.
2. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. SEE SPECIFICATIONS FOR SOCK SIZE, AND COMPOST FILL, REQUIREMENTS.

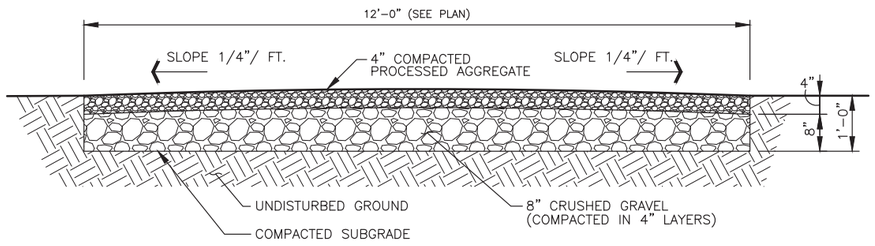
SILT SOCK DETAIL (3 / A–4)

SCALE: N.T.S



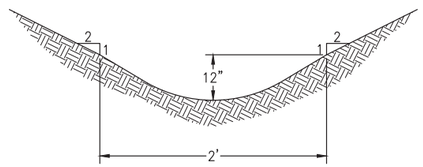
SILT FENCE DETAIL (5 / A–4)

SCALE: N.T.S



GRAVEL ACCESS DRIVE (2 / A–4)

SCALE: N.T.S



SWALE DETAIL (4 / A–4)

SCALE: N.T.S

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SHEET TITLE
EROSION CONTROL AND DETAILS

SHEET NUMBER
A-4

ENVIRONMENTAL NOTES

Eastern Box Turtle Protection Program

Eastern Box Turtle (Terrapenne carolina carolina) and Spotted Turtle (Clemmys guttata), State Special Concern species afforded protection under the Connecticut Endangered Species Act, are known to occur within the vicinity of the proposed communications tower facility at 2 Westwoods Drive in Farmington, Connecticut. The following turtle protection measures satisfy requirements from the Connecticut Department of Energy & Environmental Protection ("DEEP") Wildlife Division in accordance with their Natural Diversity Data Base ("NDDB") determination letter (No. 201708898) dated November 8, 2017; this determination is valid until November 8, 2019 provided the scope of the project has not changed and work has begun on the project prior to the expiration date.

It is of the utmost importance that the Contractor complies with the requirement for implementation of these protective measures and the education of its employees and subcontractors performing work on the project site. This protection plan shall be implemented if work will occur during the turtle's active period (April 1st to October 30th). The proposed communications tower facility would be sited in a cultivated agricultural field which does not provide suitable hibernating habitat for either the Eastern Box Turtle or Spotted Turtle; hibernation habitat typically includes woodlands, woodland edges and forested wetlands. Therefore, protection measures during the turtle's inactive period (October 1st through March 30th) are not required for this project.

All–Points Technology Corporation, P.C. ("APT") will serve as the Environmental Monitor for this project to ensure that these protection measures are implemented properly and will provide an education session on rare species that may be encountered and the project's proximity to sensitive habitat prior to the start of construction activities. The Contractor shall contact Dean Gustafson, Senior Environmental Scientist at APT, at least 5 business days prior to the start of any construction activities. Mr. Gustafson can be reached by phone at (860) 663–1697 ext. 201 or via email at dgustafson@allpointstech.com.

The proposed protection program consists of several components: education of all contractors and sub–contractors prior to initiation of work on the site; protective measures; periodic inspection of the construction project; and, reporting.

1. Isolation Measures & Sedimentation and Erosion Controls

a. Plastic netting used in a variety of erosion control products (i.e., erosion control blankets, fiber rolls [wattles], reinforced silt fence) has been found to entangle wildlife, including reptiles, amphibians, birds and small mammals, but particularly snakes. No permanent erosion control products or reinforced silt fence will be used on the project. Temporary erosion control products will use either erosion control blankets and fiber rolls composed of processed fibers mechanically bound together to form a continuous matrix (netless) or netting composed of planar woven natural biodegradable fiber to avoid/minimize wildlife entanglement.

b. Installation of sedimentation and erosion controls, required for erosion control compliance and creation of a barrier to possible migrating/dispersing turtles, shall be performed by the Contractor following clearing activities and prior to any earthwork. The Environmental Monitor will inspect the work zone area prior to and following erosion control barrier installation to ensure the area is free of Eastern Box Turtle and Spotted Turtle and document barriers have been satisfactorily installed. The intent of the barrier is to segregate the majority of the work zone and isolate it from foraging/migrating/dispersing turtles, snakes and other herpetofauna. Oftentimes complete isolation of a work zone is not feasible due to accessibility needs and locations of staging/material storage areas, etc. Although the barriers may not completely isolate the work zone, they will be positioned to deflect migrating/dispersal routes away from the work zone to minimize potential encounters with turtles, snakes and other herpetofauna.

c. The Contractor is responsible for daily inspections of the sedimentation and erosion controls for tears or breeches and accumulation levels of sediment, particularly following storm events that generate a discharge. APT will provide periodic inspections of the sedimentation and erosion controls throughout the duration of construction activities only as it pertains to protection of rare species. Third party monitoring of sedimentation and erosion controls will be performed by other parties, as necessary, under applicable local, state and/or federal regulations.

d. The extent of the sedimentation and erosion controls will be as shown on the site plans. The Contractor shall have additional sedimentation and erosion controls stockpiled on site should field or construction conditions warrant extending the controls as directed by APT.

e. No equipment, vehicles or construction materials shall be stored outside of the sedimentation and erosion controls within 100 feet of wetlands or watercourses.

f. All sedimentation and erosion controls shall be removed within 30 days of completion of work and permanent stabilization of site soils so that reptile and amphibian movement between uplands and wetlands is not restricted.

2.Contractor Education

a. Prior to work on site, the Contractor shall attend an educational session at the pre–construction meeting with APT. This orientation and educational session will consist of an introductory meeting with APT providing photos of Eastern Box Turtle and Spotted Turtle emphasizing the non–aggressive nature of these species, the absence of need to destroy animals that might be encountered and the need to follow Protective Measures as described in Section 4 below. Workers will also be provided information regarding the identification of other turtles, snakes and common herpetofauna species that could be encountered.

b. The education session will also focus on means to discriminate between the species of concern and other native species to avoid unnecessary ?false alarms?. Encounters with any species of turtles or snakes will be documented.

c. The Contractor will be provided with cell phone and email contacts for APT personnel to immediately report any encounters with eastern box turtle, spotted turtle or other species. Educational poster materials will be provided by APT and displayed on the job site to maintain worker awareness as the project progresses.

3.Petroleum Materials Storage and Spill Prevention

a. Certain precautions are necessary to store petroleum materials, refuel and contain and properly clean up any inadvertent fuel or petroleum (i.e., oil, hydraulic fluid, etc.) spill to avoid possible impact to nearby habitats.

b. A spill containment kit consisting of a sufficient supply of absorbent pads and absorbent material will be maintained by the Contractor at the construction site throughout the duration of the project. In addition, a waste drum will be kept on site to contain any used absorbent pads/material for proper and timely disposal off site in accordance with applicable local, state and federal laws.

c. The following petroleum and hazardous materials storage and refueling restrictions and spill response procedures will be adhered to by the Contractor.

i. Petroleum and Hazardous Materials Storage and Refueling

1. Refueling of vehicles or machinery shall occur a minimum of 100 feet from wetlands or watercourses and shall take place on an impervious pad with secondary containment designed to contain fuels.

2.Any fuel or hazardous materials that must be kept on site shall be stored on an impervious surface utilizing secondary containment a minimum of 100 feet from wetlands or watercourses.

ii. Initial Spill Response Procedures

1. Stop operations and shut off equipment.

2.Remove any sources of spark or flame.

3.Contain the source of the spill.

4.Determine the approximate volume of the spill.

5.Identify the location of natural flow paths to prevent the release of the spill to sensitive nearby waterways or wetlands.

6. Ensure that fellow workers are notified of the spill.

iii.Spill Clean Up & Containment

1. Obtain spill response materials from the on–site spill response kit. Place absorbent materials directly on the release area.

2.Limit the spread of the spill by placing absorbent materials around the perimeter of the spill.

3.Isolate and eliminate the spill source.

4.Contact the appropriate local, state and/or federal agencies, as necessary.

5.Contact a disposal company to properly dispose of contaminated materials in accordance with all local, state and federal regulations.

iv.Reporting

1. Complete an incident report.

2.Submit a completed incident report to the appropriate Town of Farmington, Connecticut Siting Council and other applicable local, state and federal officials.

4.Turtle Protective Measures

a. Prior to the start of construction each day, the Contractor shall search the entire work area for turtles.

b. If a turtle is found, it shall be immediately moved, unharmed, by carefully grasped in both hands, one on each side of the shell, between the turtle's forelimbs and the hind limbs, and placed just outside of the isolation barrier in the same approximate direction it was walking.

c. Special care shall be taken by the Contractor during early morning and evening hours so that possible basking or foraging turtles are not harmed by construction activities.

5.Herbicide and Pesticide Restrictions

a. The use of herbicides and pesticides at the proposed communications tower facility shall be avoided when possible. In the event herbicides and/or pesticides are required at the proposed facility, their use will be used in accordance with Integrated Pest Management (?IPM?) principles with particular attention to minimize applications within 100 feet of wetland or watercourse resources. No applications of herbicides or pesticides are allowed within actual wetland or watercourse resources.

6. Reporting

a. Daily Compliance Monitoring Reports (brief narrative and applicable photos) documenting each APT inspection will be submitted by APT to SectorSite for compliance verification. Any observations of turtles will be included in the reports.

b. Following completion of the construction project, APT will provide a Compliance Monitoring Summary Report to SectorSite documenting implementation of the rare species and wetland protection program, monitoring and any species observations. SectorSite will provide a copy of the Compliance Monitoring Summary Report to the Connecticut Siting Council for compliance verification.

Any observations of Eastern Box Turtle will be reported to CTDEEP by APT, with photo–documentation (if possible

SECTORSITE Communications Site Development
SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HDG HUDSON Design Group LLC
45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

STATE OF CONNECTICUT · BREK J. CRASER · LICENSED PROFESSIONAL ENGINEER

CHECKED BY: DJR

APPROVED BY: DJC

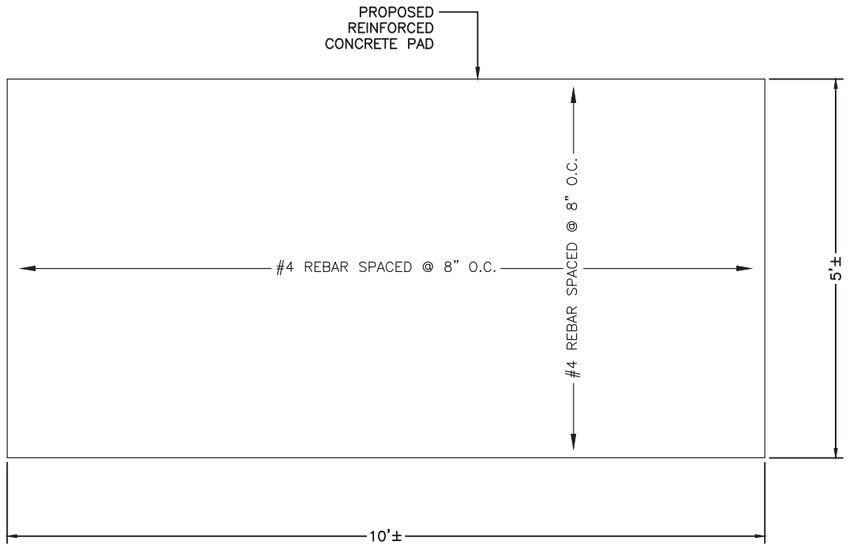
SUBMITTALS

REV.	DATE	DESCRIPTION	BY
3	12/11/17	ADDED GENERATOR	SLY
2	12/5/17	REVISED PER COMMENTS	SLY
1	10/25/17	REVISED PER COMMENTS	SLY
0	10/03/17	ISSUED FOR REVIEW	SLY

SITE NAME:
FARMINGTON SOUTHWEST FIRE DEPT.
SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

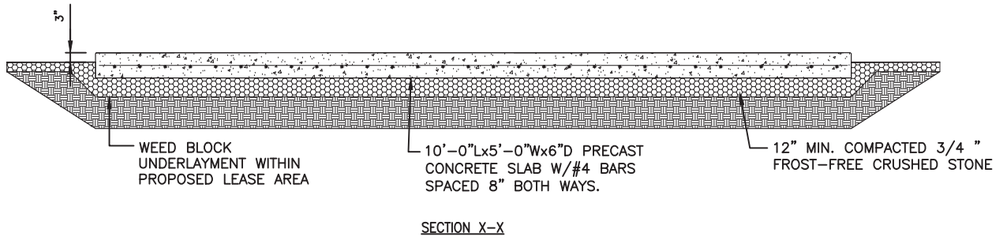
SHEET TITLE
ENVIRONMENTAL NOTES

SHEET NUMBER
A-5



EQUIPMENT CONCRETE PAD PLAN (1 / A-6)

SCALE: N.T.S



SECTION X-X

EQUIPMENT CONCRETE PAD SECTION (2 / A-6)

SCALE: N.T.S

FOUNDATION NOTES & CONCRETE SPECIFICATIONS

1. FOUNDATION AREA SHALL BE EXCAVATED TO THE DEPTH AND DIMENSIONS SHOWN ON THE PLANS. EXISTING LEDGE AND ALL OTHER EXISTING UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE. THE SUBGRADE SHALL BE ROLLED WITH A 1-TON, VIBRATORY, WALK-BEHIND ROLLER AT A SPEED OF LESS THAN 2 FPS, 6 PASSES MINIMUM, TO PROVIDE UNYIELDING SURFACE.
2. UNDERCUT SOFT OR "WEAVING" AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF STRUCTURAL FILL.
3. CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c)=4000 psi. CONCRETE TO BE AIR ENTRAINED, DESIRED AIR CONTENT TO BE 6% (PLUS OR MINUS 2%)
4. REINFORCING BAR TO BE ASTM A615 GRADE 60.
5. WELDED WIRE FABRIC TO CONFORM TO THE REQUIREMENTS OF ASTM A185. WIRES FOR FABRIC TO CONFORM TO THE REQUIREMENTS OF ASTM A82.
6. COORDINATE WITH MANUFACTURER OF PREFABRICATED SHELTER FOR LOCATION OF ATTACHMENTS TO BASE SLAB.
7. ALL REINFORCING TO HAVE MINIMUM CONCRETE COVER PER ACI SPECIFICATIONS.
8. ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO LATEST EDITION OF ACI 318 AND APPLICABLE STATE BUILDING CODE.

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HUDSON Design Group LLC
45 BEECHWOOD DRIVE
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STATE OF CONNECTICUT · DEREK J. CRASSIR · LICENSED PROFESSIONAL ENGINEER

CHECKED BY: DJR

APPROVED BY: DJC

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
3	12/11/17	ADDED GENERATOR	SLY
2	12/5/17	REVISED PER COMMENTS	SLY
1	10/25/17	REVISED PER COMMENTS	SLY
0	10/03/17	ISSUED FOR REVIEW	SLY

SITE NAME:
FARMINGTON
SOUTHWEST FIRE DEPT.
SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
CONCRETE PAD DETAILS

SHEET NUMBER
A-6

ATTACHMENT 4

1-A CERTIFICATION

Client: SectorSite, LLC
53 South Jefferson Road
Suite M
Whippany, NJ 07981

Site Number: CT-119
Site Name: Farmington Southwest Fire Dept.
Site Address: 2 Westwoods Drive, Farmington CT 06032

Type of Survey: ___X___GPS Survey ___X___Ground Survey

Horizontal Datum: NAD83 - expressed in degrees of Latitude and Longitude
Vertical Datum: NAVD88 - expressed in feet Above Mean Sea Level (AMSL)

Structure Type:

_____Self-Support Tower	_____Monopole Tower	_____Guyed Tower
_____Wood Pole	_____Water Tank	_____Smoke Stack
_____Roof Top	_____ Church Steeple	_____Temporary Site
_____Silo	___x___ Other Flagpole	

Center of Structure: Latitude 41° 42' 37.40" N
Longitude 72° 52' 54.90" W

Existing Ground Elevation at Proposed Flagpole:	296.0' (AMSL)	0.0' (AGL)
Proposed Ground Elevation at Proposed Flagpole:	297.0' (AMSL)	1.0' (AGL) / 0.0' (AGL)
Centerline of Proposed T-Mobile Antennas:	423.0' (AMSL)	126.0' (AGL)
Top of Proposed Flagpole:	427.0' (AMSL)	130.0' (AGL)

Certification: I certify that the latitude and the longitude are accurate to within +/- 20 feet horizontally, and that the ground elevation is accurate to within +/- 3 feet vertically.
The horizontal coordinates are based upon the North American Datum of 1983 (NAD 83) and are expressed in degrees of Latitude and Longitude. The elevations are based on the North American Vertical Datum of 1988 and are expressed in feet Above Mean Sea Level (AMSL).

Signature: _____
Charles G. Gidman RPLS

Date: October 4, 2017

TOWAIR Determination Results

HELP

New Search Printable Page

This structure requires FAA notification and FCC registration, based on a check of the coordinates, heights, and structure type you provided. As detailed below, one or more of the determination results produced a "fail slope" result, which means registration is required.

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

FAIL SLOPE (100:1)FAA REQ - 2330.0 Meters(7644.26 Feet) away & exceeds by 48.0 Meters (157.479 Feet)

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	41-41-39.00N	072-51-51.00W	ROBERTSON FIELD	HARTFORD PLAINVILLE, CT	57.5	1117.0999999999999

Your Specifications

NAD83 Coordinates	
Latitude	41-42-37.4 north
Longitude	072-52-54.9 west
Measurements (Meters)	
Overall Structure Height (AGL)	39.6
Support Structure Height (AGL)	39.6
Site Elevation (AMSL)	90.2
Structure Type	
POLE - Any type of Pole	

Tower Construction Notifications
Notify Tribes and Historic Preservation Officers of your plans to build a tower.

ATTACHMENT 5

Environmental Assessment Statement

I. PHYSICAL IMPACT

A. WATER FLOW AND QUALITY

A wetland field investigation was conducted at the site and no wetlands were identified at the proposed site or in the vicinity of the proposed site and access drive. Proposed sedimentation and erosion controls will be designed, installed and maintained during construction activities in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control. No wetlands or inland waterways will be impacted by the proposed facility.

B. AIR QUALITY

Under ordinary operating conditions, the equipment that would be used at the proposed facility would emit no air pollutants of any kind. The emergency backup power unit (APU) would be exercised twice a year and comply with CT DEEP air emission requirements.

C. LAND

No trees will need to be removed in order to construct the compound or the proposed access drive extension of the existing driveway. The total area of clearing and grading disturbance will be approximately 2,500 s.f. The remaining land of the lessor would remain unchanged by the construction and operation of the facility.

D. NOISE

The equipment to be in operation at the facility would not emit noise other than that provided by the operation of the installed heating, air-conditioning and ventilation system. Some construction related noise would be anticipated during facility construction, which is expected to take approximately four to six weeks. Temporary power outages could involve sound from the APU emergency back-up power unit which is tested twice per year.

E. POWER DENSITY

The cumulative worst-case calculation of power density from T-Mobile's operations at the facility would be 1.90% of the federal MPE standard. Attached is a copy of a Radio Frequency Emissions Analysis Report for the facility.

F. VISIBILITY

A visual analysis is attached and includes view shed maps and photosimulations from several viewpoints. The majority of views occur within 0.3 miles of the proposed Facility and approximately 75.3% of those views are located within the 230-acre host parcel. Limited views of the flagpole facility will be partially obstructed by vegetation are expected from two residential lots to the north and fours residential lots to the south.

II. SCENIC, NATURAL, HISTORIC & RECREATIONAL VALUES

No historic districts or resources were identified within 1/2 mile of the project area. SectorSite consulted with the CT State Historic Preservation Officer ("SHPO") as part of the NEPA review for the proposed Facility and the SHPO did not respond within the proscribed consultation period, demonstrating concurrence that the project will have no adverse effect on any on listed or eligible historic resources.

The CT Department of Energy & Environmental Protection ("DEEP") identified the facility site as containing populations of state special concern species – Clemmys guttate (spotted turtle) and Terrapenne Carolina corlinas (eastern box turtle). As shown on the enclosed drawings, SectorSite will incorporate all protection measures as specified by DEEP to avoid impacts to these species of special concern.

III. SCHOOLS/DAY CARE CENTERS

There are no schools or day care centers located within 250' of the tower site.

Connecticut Department of

ENERGY & ENVIRONMENTAL PROTECTION

November 8, 2017

Erin Gould
EBI Consulting
6876 Susquehanna Trail South
York, PA 17403
egould@ebiconsulting.com

Project: Cellular Communications Tower Installation at the Farmington Southwest Fire Department (CT-119/CTHA112A) Located at 2 Westwoods Drive in Farmington, Connecticut
NDDB Determination No.: 201708898

Dear Erin Gould,

I have reviewed Natural Diversity Data Base maps and files regarding the area delineated on the map you provided for the proposed cellular communications tower installation at the Farmington Southwest Fire Department (CT-119/CTHA112A) located at 2 Westwoods Drive in Farmington, Connecticut.

State Listed Turtles

There are extant know populations of state special concern and *Clemmys guttata* (spotted turtle) and *Terrapenne carolina carolina* (eastern box turtle) that occur along the entire project area and best management practices will need to be implemented in this area where structures will be placed or replaced. For all upland work crushed stone should be avoided as much as possible and temporary mats should be used instead.

Protection for Turtles during Inactive Period (October 1st through March 30th):

- Keeping heavy equipment in the open ROW to the greatest extent possible and hand-felling trees to the greatest extent possible will minimize the potential for heavy machinery to crush hibernating turtles located in wetland edges along the ROW
- Avoid and limit any equipment use within 50 feet of wetlands
- When felling trees adjacent to brooks and streams please cut them to fall away from the waterway and do not drag trees across the waterway or remove stumps from banks.
- No heavy machinery or vehicles may be parked in any turtle habitat.
- All construction personnel working within the turtle habitat must be apprised of the species description and the possible presence of a listed species, and instructed to notify the appropriate authorities to relocate any observed turtle.

- Any confirmed sightings of box, wood or spotted turtles should be reported and documented with the NDDB (nddbrequestdep@ct.gov) on the appropriate special animal form found at (http://www.ct.gov/deep/cwp/view.asp?a=2702&q=323460&depNav_GID=1641)

Protection for Turtles during Active Period (April 1st through October 31st):

- Hiring a qualified herpetologist to be on site to ensure these protection guidelines remain in effect and prevent turtles from being run over when moving heavy equipment. This is especially important in the month of June when turtles are selecting nesting sites. All construction personnel working within the turtle habitat must be apprised of the species description and the possible presence of a listed species, and instructed to relocate turtles found inside work areas or notify the appropriate authorities to relocate individuals. The Contractor and consulting herpetologist must search the work area each morning prior to any work being done. If a turtle is discovered later in the day after the initial search work should stop until

the turtle can be relocated by the qualified herpetologist or educated construction worker. Any turtles encountered within the immediate work area shall be carefully moved to an adjacent area outside of the excluded area and any exclusionary fencing should be inspected to identify and remove access point. The goal is to keep turtles from being unintentionally killed during this project.

- Exclusionary practices will be required to prevent any turtle access into construction areas. These measures will need to be installed at the limits of disturbance.
- Exclusionary fencing must be at least 20 in tall and must be secured to and remain in contact with the ground and be regularly maintained (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through. Do not use plastic or netted silt-fence.
- All staging and storage areas, outside of previously paved locations, regardless of the duration of time they will be utilized, must be reviewed to remove individuals and exclude them from re-entry.
- In areas where silt fence is used for exclusion, it shall be removed as soon as the area is stable to allow for reptile and amphibian passage to resume.
- No heavy machinery or vehicles may be parked in any turtle habitat.
- Special precautions must be taken to avoid degradation of wetland habitats including any wet meadows and seasonal pools.
- When felling trees adjacent to brooks and streams please cut them to fall away from the waterway and do not drag trees across the waterway or remove stumps from banks.

- Avoid and limit any equipment use within 50 feet of wetlands.
- If mowing during the active season is required, vegetation will be mowed to no lower than 7". Flail type mowers will not be used for mowing in the active season.
- Any confirmed sightings of box, wood or spotted turtles should be reported and documented with the NDDB (nddbrequestdep@ct.gov) on the appropriate special animal form found at (http://www.ct.gov/deep/cwp/view.asp?a=2702&q=323460&depNav_GID=1641)

This determination is good for two years. Please re-submit an NDDB Request for Review if the scope of work changes or if work has not begun on this project by November 8, 2019.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Data Base should not be substitutes for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Data Base as it becomes available.

Please contact me if you have further questions at (860) 424-3592, or dawn.mckay@ct.gov . Thank you for consulting the Natural Diversity Data Base. A more detailed review may be conducted as part of any subsequent environmental permit applications submitted to DEEP for the proposed site.

Sincerely,

Dawn M. McKay

Dawn M. McKay
Environmental Analyst 3

Spotted Turtle

Scientific Name*: Clemmys gutata*
Size: 3 – 5 inches (8-12 cm) in length
CT NDDB Status: Species of Special Concern

Habitat Type: Spotted Turtles are semi-aquatic in nature, which means they live both on terrestrial land and water. This species lives in several types of habitats including bogs, swamps, fens, woodland streams, wet pastures and marshes. They sometimes also inhabit brackish streams influenced by tides. These reptiles always live in areas with slow moving water and soft soil.

Colorations:

- Their carapace is black in color and is spotted with bright yellow marks
- Their plastron, bottom shells, are yellow to orange-yellow in color with a black spot on each scute
- They have smooth upper shells or carapaces. The upper shells are not marked with a central ridge or "keel". There is one yellow spot on each section of the hatchling's carapace

Characteristics:

- Small semi-aquatic species.
- Each adult spotted turtle can have up to 100 spots
- The lifespan of this species ranges between 25 to 50 years
- The Turtles of this species are active hunters and they mainly hunt underwater. But, some researches show that they sometimes move onto terrestrial lands for hunting
- Spotted Turtles hibernate on land or in water during the extremely hot and cold months

WILDLIFE IN CONNECTICUT

STATE SPECIES OF SPECIAL CONCERN

Eastern Box Turtle

Terrapene carolina carolina

Description

The eastern box turtle is probably the most familiar of the 8 species of turtles found in Connecticut's landscape. It is known for its high-domed carapace (top shell). The carapace has irregular yellow or orange blotches on a brown to black background that mimic sunlight dappling on the forest floor. The plastron (under shell) may be brown or black and may have an irregular pattern of cream or yellow. The length of the carapace usually ranges from 4.5 to 6.5 inches, but can measure up to 8 inches long. The shell is made up of a combination of scales and bones, and it includes the ribs and much of the backbone.

Each individual turtle has distinctive head markings. Males usually have red eyes and a concave plastron, while females have brown eyes and a flat plastron. Box turtles also have a horny beak, stout limbs, and feet that are webbed at the base. This turtle gets its name from its ability to completely withdraw into its shell, closing itself in with a hinged plastron. Box turtles are the only Connecticut turtle with this ability.

Range

Eastern box turtles are found throughout Connecticut, except at the highest elevations. They range from southeastern Maine to southeastern New York, west to central Illinois, and south to northern Florida.

Habitat and Diet

In Connecticut, this terrestrial turtle inhabits a variety of habitats, including woodlands, field edges, thickets, marshes, bogs, and stream banks. Typically, however, box turtles are found in well-drained forest bottomlands and open deciduous forests. They will use wetland areas at various times during the season. During the hottest part of a summer day, they will wander to find springs and seepages where they can burrow into the moist soil. Activity is restricted to mornings and evenings during summer, with little to no nighttime activity, except for egg-laying females. Box turtles have a limited home range where they spend their entire life, ranging from 0.5 to 10 acres (usually less than 2 acres).

Box turtles are omnivorous and will feed on a variety of food items, including earthworms, slugs, snails, insects, frogs, toads, small snakes, carrion, leaves, grass, berries, fruits, and fungi.

Life History

From October to April, box turtles hibernate by burrowing into loose soil, decaying vegetation, and mud. They tend to hibernate in woodlands, on the edge of woodlands, and sometimes near closed canopy wetlands in the forest. Box turtles may return to the same place to hibernate year after year. As soon as they come out of hibernation, box turtles begin feeding and searching for mates.

The breeding season begins in April and may continue through fall. Box turtles usually do not breed until they are about 10 years old. This late maturity is a result of their long lifespan, which can range up to 50 to even over 100 years of age. The females do not have to mate every year to lay eggs as they can store sperm for up

to 4 years. In mid-May to late June, the females will travel from a few feet to more than a mile within their home range to find a location to dig a nest and lay their eggs. The 3 to 8 eggs are covered with dirt and left to be warmed by the sun. During this vulnerable time, skunks, foxes, snakes, crows, and raccoons often raid nests. Sometimes, entire nests are destroyed. If the eggs survive, they will hatch in late summer to early fall (about 2 months after being laid). If they hatch in the fall, the young turtles may spend the winter in the nest and come out the following spring.

As soon as the young turtles hatch, they are on their own and receive no care from the adults. This is a dangerous time for young box turtles because they do not develop the hinge for closing into their shell until they are about 4 to 5 years old. Until then, they cannot entirely retreat into their shells. Raccoons, skunks, foxes, dogs, and some birds will prey on young turtles.

Conservation Concerns

The eastern box turtle was once common throughout the state, mostly in the central Connecticut lowlands. However, its distribution is now spotty, although where found, turtles may be locally abundant. Because of the population decline in Connecticut, the box turtle was added to the state's List of Endangered, Threatened, and Special Concern Species when it was revised in 1998. It is currently listed as a species of special concern. The box turtle also is protected from international trade by the 1994 CITES treaty. It is of conservation concern in all the states where it occurs at its northeastern range limit, which includes southern New England and southeastern New York.

Many states have laws that protect box turtles and prohibit their collection. In Connecticut, eastern box turtles **cannot** be collected from the wild (DEP regulations 26-66-14A). Another regulation (DEP regulations 26-55-3D) "grandfathers" those who have a **box turtle collected before 1998**. This regulation limits possession to a single turtle collected before 1998. These regulations provide some protection for the turtles, but not enough to combat some of the even bigger threats these animals face. The main threats in Connecticut (and other states) are loss and fragmentation of habitat due to deforestation and spreading suburban development; vehicle strikes on the busy roads that bisect the landscape; and indiscriminate (and now illegal) collection of individuals for pets.

Loss of habitat is probably the greatest threat to turtles. Some turtles may be killed directly by construction activities, but many more are lost when important habitat areas for shelter, feeding, hibernation, or nesting are destroyed. As remaining habitat is fragmented into smaller pieces, turtle populations can become small and isolated.

Adult box turtles are relatively free from predators due to their unique shells. The shell of a box turtle is extremely hard. However, the shell is not hard enough to survive being run over by a vehicle. Roads bisecting turtle habitat can seriously deplete the local population. Most vehicle fatalities are pregnant females searching for a nest site.

How You Can Help

- *Leave turtles in the wild. They should never be kept as pets. Whether collected singly or for the pet trade, turtles that are removed from the wild are no longer able to be a reproducing member of a population. Every turtle removed reduces the ability of the population to maintain itself.*
- *Never release a captive turtle into the wild. It probably would not survive, may not be native to the area, and could introduce diseases to wild populations.*
- *Do not disturb turtles nesting in yards or gardens.*
- *As you drive, watch out for turtles crossing the road. Turtles found crossing roads in June and July are often pregnant females and they should be helped on their way and not collected. Without creating a traffic hazard or compromising safety, drivers are encouraged to avoid running over turtles that are crossing roads. Also, still keeping safety precautions in mind, you may elect to pick up turtles from the road and move them onto the side they are headed. Never relocate a turtle to another area that is far from where you found it.*
- *Learn more about turtles and their conservation concerns. Spread the word to others on how they can help Connecticut's box turtle population.*

State of Connecticut
Department of Environmental Protection
Bureau of Natural Resources
Wildlife Division
www.ct.gov/dep

The production of this Endangered and Threatened Species Fact Sheet is made possible by donations to the Connecticut Endangered Species/Wildlife Income Tax Checkoff Fund.

5/2008

EBI Consulting
environmental | engineering | due diligence

21 B Street
Burlington, MA 01803
Tel: (781) 273-2500
Fax: (781) 273-3311
www.ebiconsulting.com

October 6, 2017

Ms. Michelle Testa
SectorSite, LLC
P.O. Box 118
Convent Station, New Jersey 07961
Ph: (973) 543-0611
mtesta@sectorsitellc.com

RE: Migratory Bird Analysis
Site Identifier: Farmington Southwest Fire Department / CT-119 / CTHA112A
Site Address: 2 Westwoods Drive, Farmington, Hartford County, CT 06032
Latitude / Longitude: 41° 42' 37.4" / 72° 52' 54.9"
EBI Project No. 6117004748

EBI Consulting (EBI) has prepared the following Migratory Bird Analysis (the *Analysis*) for the above-referenced property (herein, the Subject Property). This *Analysis* was completed at the request of *SectorSite, LLC* (the Client) in support of required Connecticut Siting Council (CSC) regulatory filings. This *Analysis* focuses specifically on identifying potential significant impacts to migratory birds.

Please note that EBI prepared this *Analysis* using readily-available online resources and is designed to provide an evaluation of the potential for the proposed installation to impact migratory bird species and to determine if additional review or consultation is required. No field visit was conducted for this service.

PROJECT SUMMARY

As of the date of this *Memo*, *SectorSite, LLC* (*SectorSite*) proposes to construct a tower facility at the above-referenced property. The tower facility will consist of a 130-foot stealth structure / flagpole-style tower with mounted antennas and associated support equipment located within a fenced 48-foot by 48-foot compound on a 50-foot by 50-foot lease area. *SectorSite* also proposes to construct a 10-foot wide gravel access road (with turnaround area) emanating west/southwest from the existing asphalt-paved parking lot for approximately 50 feet to the tower facility. Proposed utilities will be routed south/southeast and overhead to an existing utility pole on Westwoods Drive. Please see the attached drawings for complete details.

PROPERTY & VICINITY DESCRIPTION

The Subject Property is an irregularly-shaped parcel improved by the Farmington Southwest Fire Department and improved with a two-story firehouse, asphalt-paved parking and drives, landscaping, and land utilized for agricultural purposes. The area of the proposed facility (herein, the Site), currently consists land utilized for agricultural purposes (i.e. row crops) and a landscaped (i.e. mowed) grass area void of any natural vegetative communities.

Property use in the vicinity of the Subject Property is primarily characterized by a golf course (to the west), agricultural land, undeveloped wooded land, and small residential neighborhoods.

MIGRATORY BIRDS REVIEW

Consideration should be given to the potential impacts the proposed wireless communications facility may have on bird species protected under the Migratory Bird Treaty Act (MBTA) and ESA. In August 2016, the USFWS issued "*Recommended Best Practices for Communications Tower Design, Siting, Construction, Operation, Maintenance and Decommissioning*" (*https://www.fws.gov/migratorybirds/pdf/management/usfwscommtowerguidance.pdf*) to provide following avoidance and minimization measures to reduce the risk of avian mortality as a result of communications towers.

The proposed tower facility location is within the Atlantic Migratory Bird Flyway, which encompasses the eastern coastline of the United States, including Connecticut. However, please note that the proposed facility occurs within a cleared, and extensively disturbed agricultural field and is directly adjacent to an asphalt-paved parking lot with no naturally occurring habitat available.

EBI also conducted a review of Important Bird Areas (IBAs) within the vicinity of the proposed site. IBAs area an Audubon Society designation which identifies and protects habitat that will provide sustainable bird populations. Data acquired did not identify any IBAs or known migratory waterfowl locations within 2 miles of the proposed site (see attached map). Additionally, the proposed facility is not located along a ridgeline, coastal area, or wetland. Further, the proposed tower will be self-supported (i.e. no guy wires), will be under 199 feet in overall height above ground level (i.e. 130-foot stealth structure / flagpole tower), and will not have lighting. As such, the installation of the flagpole tower meets most of the USFWS's tower siting and design recommendations and therefore, is not anticipated to adversely affect migratory birds.

FINDINGS AND CONCLUSIONS

Based on the results of EBI's *Analysis* as summarized herein, the proposed wireless communications facility will not adversely affect migratory bird species.

EBI is an independent contractor, not an employee of either the property owner or the project proponent, and its compensation was not based on the findings or recommendations made in this *Review* or on the closing of any business transaction.

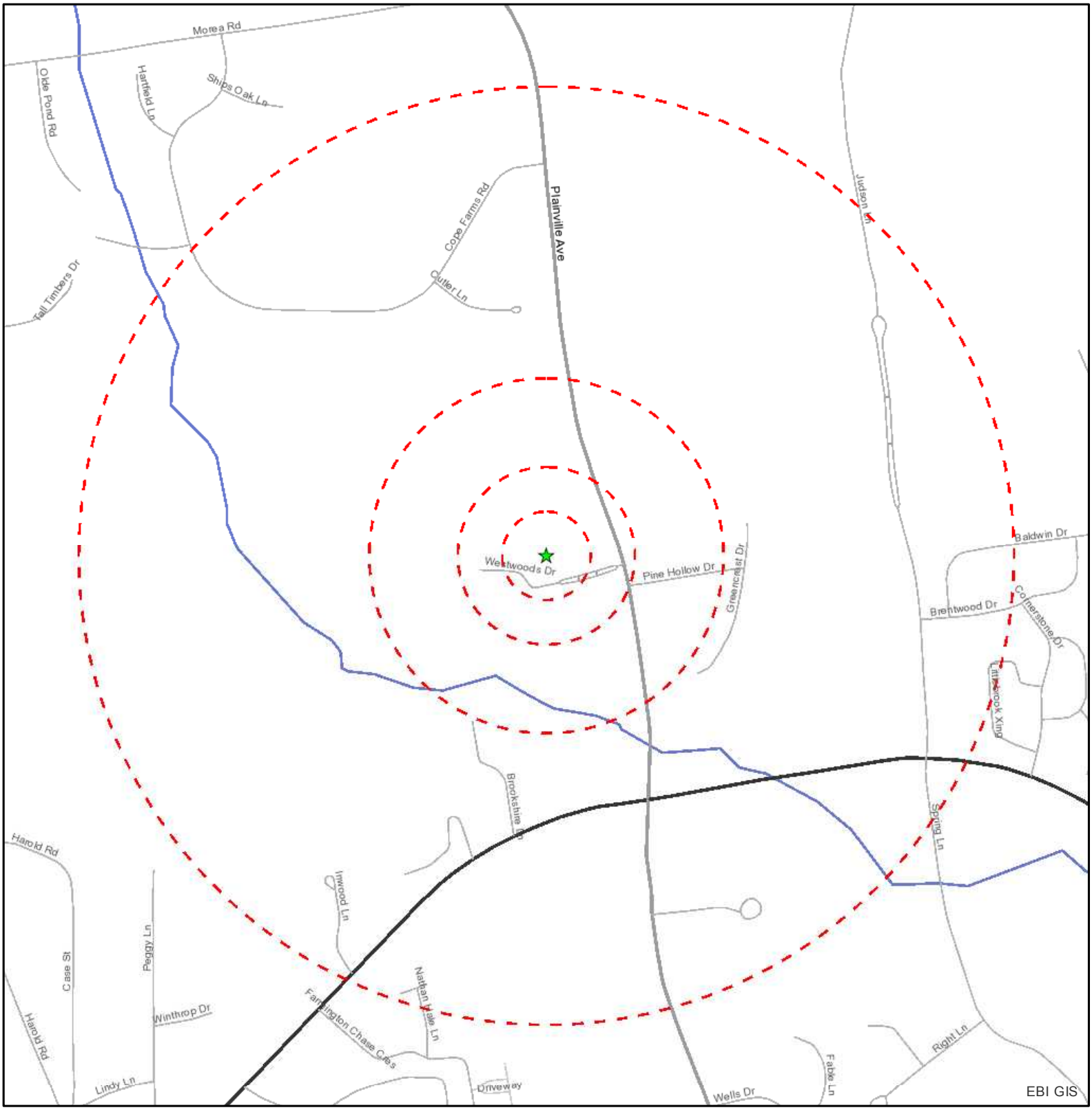
Sincerely,

Mr. Jason Stayer
Biologist II

Mr. Christopher W. Baird
Technical Director, NEPA – Telecom Services

Attachments: Figures & Drawings
Supporting Documentation

FIGURES & DRAWINGS



Legend

★ Project Site

Site Radius at 250', 500', 1000' and ½ mile

Source: Selected data from EBI, ESRI, US Census Bureau, USGS & USFWS

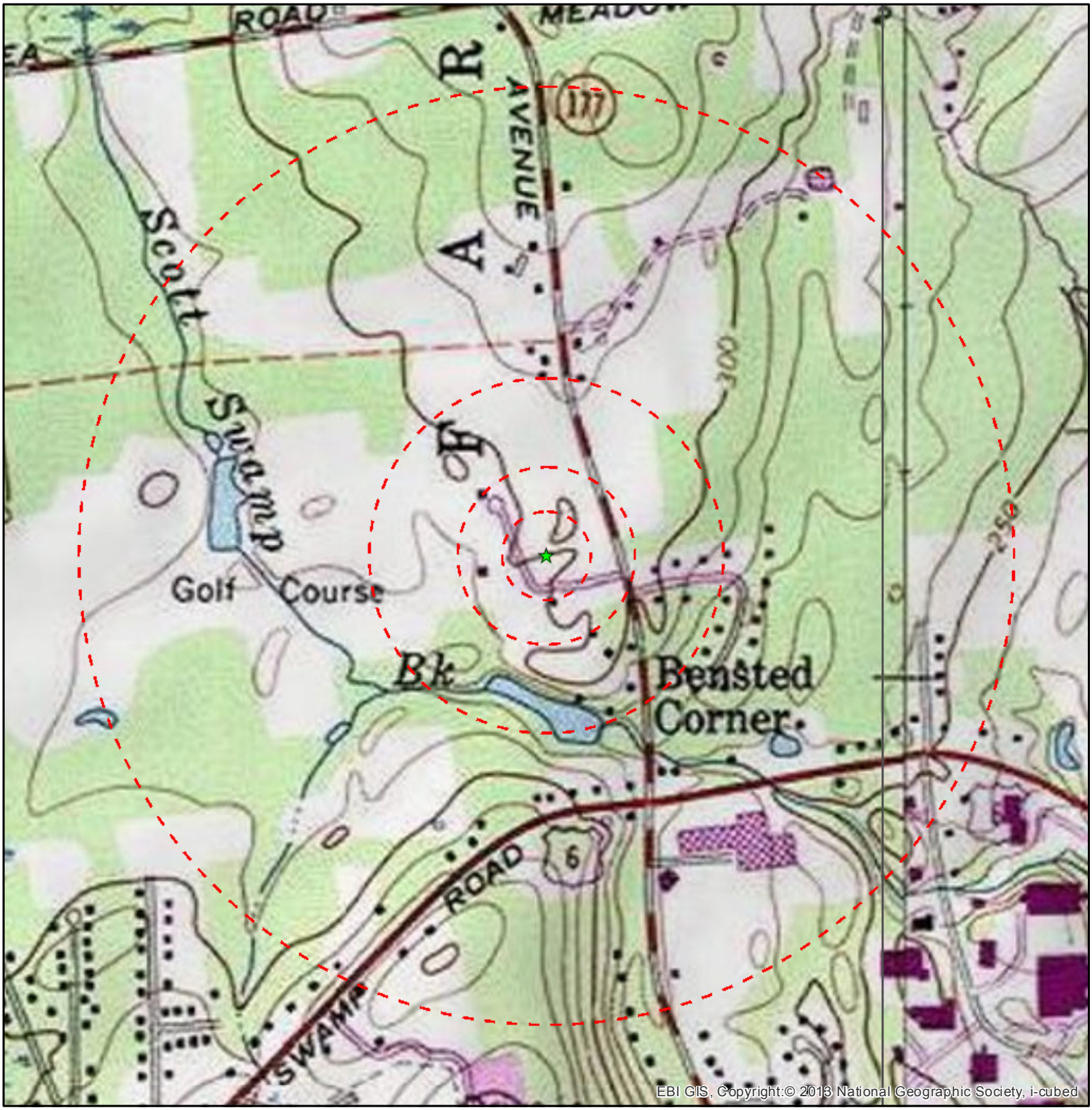
Date: 9/12/2017

Figure 1: Site Location Map

CT-119 / CTHA112A FARMINGTON SOUTHWEST FIRE DEPARTMENT
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

PN: 6117004748

EBI Consulting
environmental | engineering | due diligence



Source: Selected data from ESRI, EBI & USGS

Legend

★ Project Site

Site Radius at 250', 500', 1000' and ½ mile

USGS 24K Quad: Bristol, CT 1985, New Britain, CT 1985

Date: 9/12/2017

Figure 2 - Topographic Map

CT-119 / CTHA112A FARMINGTON SOUTHWEST FIRE DEPARTMENT
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

PN: 6117004748

EBI Consulting
environmental | engineering | due diligence

PROJECT SUMMARY

SCOPE OF WORK:	SectorSite, LLC. IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS: 130' FLAGPOLE 48'x48' FENCED COMPOUND POWER. AND TELCO UTILITIES T-MOBILE EQUIPMENT CABINET ON (2) 5'x10' CONCRETE PADS (6) T-MOBILE ANTENNAS, WITH ASSOCIATED CABLING AND APPURTENANCES INSIDE THE FLAGPOLE.
SITE ADDRESS:	2 WESTWOODS DRIVE FARMINGTON, CT 06032
LATITUDE: LONGITUDE:	41° 42' 37.40" N 41.710389 N 72° 52' 54.90" W 72.881917 W
PROPERTY OWNER:	TOWN OF FARMINGTON 1 MONTEITH DRIVE FARMINGTON, CT 06032
TAX MAP#:	125-5
POWER COMPANY: TELEPHONE COMPANY:	EVERSOURCE FRONTIER COMMUNICATIONS
TOWER OWNER/APPLICANT:	SectorSite, LLC P.O. BOX 118 CONVENT STATION, NJ 07961
CO APPLICANT:	T-MOBILE 35 GRIFFIN ROAD SOUTH BLOOMFIELD, CT 06002
PROJECT ENGINEERING:	DOUG ROBERTS, AIA. HUDSON DESIGN GROUP, LLC. 45 BEECHWOOD DRIVE NORTH ANDOVER, CT 01845

GENERAL NOTES:

1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF SectorSite, LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.
2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.

DRAWING INDEX

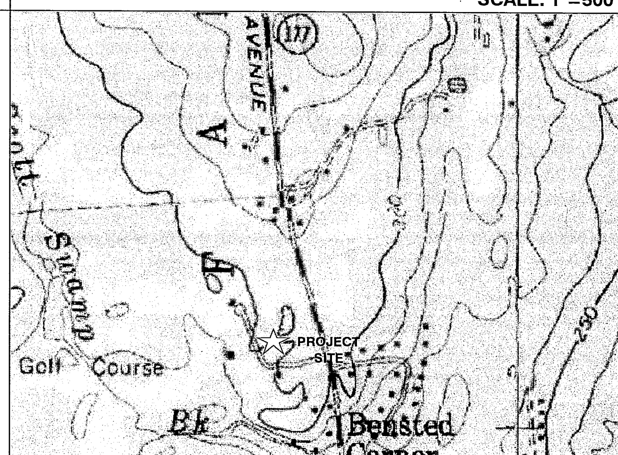
DRAWING INDEX		REV
T-1	TITLE SHEET	1
C-1	ABUTTERS PLAN	0
C-2	ABUTTERS LIST	0
C-3	EXISTING CONDITIONS PLAN	0
C-4	SITE PLAN	1
A-1	COMPOUND PLAN AND ELEVATION	1
A-2	EQUIPMENT DETAILS	1
A-3	SITE DETAILS	1
A-4	EROSION CONTROL AND DETAILS	1
A-5	CONCRETE PAD DETAILS	1

SECTORSITE
Communications Site Development

SITE NUMBER: CT-119
SITE NAME: FARMINGTON SOUTHWEST FIRE DEPT.

T-MOBILE SITE ID: CTHA112A

VICINITY MAP SCALE: 1"=500'



AERIAL MAP SCALE: 1"=200'

SECTORSITE
Communications Site Development
SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HDG
HUDSON
Design Group LLC
45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

CHECKED BY: DJR

APPROVED BY: DJC

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	10/25/17	REVISED PER COMMENTS	SLY
0	10/03/17	ISSUED FOR REVIEW	SLY

SITE NAME:
FARMINGTON SOUTHWEST FIRE DEPT.
SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- CONTOUR MINOR
- CONTOUR MAJOR

SITE SPECIFIC NOTES:

1. FIELD SURVEY DATE: 9/14/2017
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER: TOWN OF FARMINGTON 1 MONTEITH DRIVE FARMINGTON, CT 06032
5. SITE NAME: CT-119
6. SITE ADDRESS 2 WESTWOODS DRIVE FARMINGTON, CT 06032
7. APPLICANT: SECTORSITE, LLC
8. JURISDICTION: TOWN OF FARMINGTON
9. TAX ID: 125-5
10. DEED REFERENCE: BOOK 274 PAGE 1075
11. PLAN REFERENCE: PLAN 3098-C-50
12. ZONING DISTRICT: R40
13. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
14. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
15. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. COMMUNITY PANEL NO. 09003C 0459 F EFFECTIVE DATE: 9/26/2008
16. FIELD SURVEY BY EDM TOTAL STATION.
17. **THIS IS NOT A BOUNDARY SURVEY.**
18. ALL PROPERTY LINES SHOWN ARE FROM DEEDS, PLANS OF RECORD, AND CONNECTICUT PARCEL GIS AND ARE APPROXIMATE ONLY.
19. ABUTTING PROPERTY LINES, ABUTTING STREET LINES AND ABUTTING BUILDING LOCATIONS ARE AS TAKEN FROM DEEDS, REFERENCE PLANS, THE TOWN OF FARMINGTON ASSESSORS' MAPS & GIS AND ARE APPROXIMATE ONLY.
20. NO WETLAND DELINEATION WAS FOUND DURING THE SURVEY.

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1997.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

BOUNDARY SURVEY CATEGORY: DEPENDENT RESURVEY

CLASS OF ACCURACY: HORIZONTAL CLASS D
TOPOGRAPGIC CLASS T-2

PURPOSE OF SURVEY: PROPOSED CELLULAR ANTENNA

PROPERTY LINES SHOWN HERON ARE FROM RECORD DEEDS, PLANS, AND GIS AS OVERLAID ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY LINE SURVEY WAS NOT PERFORMED BY NORTHEAST SURVEY CONSULTANTS, PC, OR ITS AFFILIATES, AND AS A RESULT THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT PRESENT A PROPERTY/ BOUNDARY OPINION.

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES G. GIDMAN, P.L.S. #70103

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

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Easthampton, MA 01027
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northeastsurvey.com

CHECKED BY: BCF

APPROVED BY: CGG

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
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SITE NAME:
FARMINGTON
SOUTHWEST FIRE DEPT.

SITE NUMBER:
CT-119

T-MOBILE SITE ID: CTHA112A

SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
ABUTTERS PLAN

SHEET NUMBER
C-1

BRISTOL ABUTTER PARCELS

49-9
2 OLD TURNPIKE RD
PAWELCZYK, GEORGE T & JUDITH L
2 OLD TURNPIKE RD
BRISTOL, CT 06010

49-10
6 OLD TURNPIKE RD
CARLSON, GARY R & MARIANNE E
6 OLD TURNPIKE RD
BRISTOL, CT 06010

49-11
16 OLD TURNPIKE RD
KANDYBOWICZ, KRYSTYNA & TADEUSZ
16 OLD TURNPIKE RD
BRISTOL, CT 06010

49-12
26 OLD TURNPIKE RD
FOX, LAURENCE J & JANICE M
26 OLD TURNPIKE RD
BRISTOL, CT 06010

49-13
36 OLD TURNPIKE RD
RONDEAU, KENNTH A II & CAROL E
36 OLD TURNPIKE RD
BRISTOL, CT 06010

49-14
46 OLD TURNPIKE RD
DIMATTIA, ULDERICO & ROSINA I
46 OLD TURNPIKE RD
BRISTOL, CT 06010

49-15
58 OLD TURNPIKE RD
DOBRYNSKI, JOAN L ESTATE OF
174 RED OAK HILL RD
FARMINGTON, CT 06032

49-16
68 OLD TURNPIKE RD
ADORNO, SEBASTIAN & JENNIFER A
68 OLD TURNPIKE RD
BRISTOL, CT 06010

49-17
78 OLD TURNPIKE RD
BURKE, SEAN & JESSICA V
78 OLD TURNPIKE RD
BRISTOL, CT 06010

49-18
88 OLD TURNPIKE RD
LEVINS, JAMES R & ROCHELLE O
88 OLD TURNPIKE RD
BRISTOL, CT 06010

49-19
98 OLD TURNPIKE RD
DEMAREST, JEFFREY S & JESSICA M
98 OLD TURNPIKE RD
BRISTOL, CT 06010

49-20
108 OLD TURNPIKE RD
BRUNI, THOMAS J
108 OLD TURNPIKE RD
BRISTOL, CT 06010

49-20
327 IVY DR
LOWREY, JAMES J & LESLIE R
327 IVY DR
BRISTOL, CT 06010

49-20-1
IVY DR
BRISTOL, CITY OF
111 NORTH MAIN ST
BRISTOL, CT 0601

49-21
118 OLD TURNPIKE RD
WASHBURN, CORDON W & TEXIE, ANN L U
118 OLD TURNPIKE RD
BRISTOL, CT 06010

49-22
128 OLD TURNPIKE RD
GENEST, MARC
128 OLD TURNPIKE RD
BRISTOL, CT 06010

50-24
138 OLD TURNPIKE RD
GRADY, LAURIE H & PETER M
138 OLD TURNPIKE RD
BRISTOL, CT 06010

50-25
148 OLD TURNPIKE RD
GRASSO, GERARD F & JAYNE
148 OLD TURNPIKE RD
BRISTOL, CT 06010

50-26
158 OLD TURNPIKE RD
COTE, PAUL F & SANDRA J
158 OLD TURNPIKE RD
BRISTOL, CT 06010

50-27
168 OLD TURNPIKE RD
CLEMENT, JOYCE
168 OLD TURNPIKE RD
BRISTOL, CT 06010

50-28
178 OLD TURNPIKE RD
GOULET, ALLAN & AMY
178 OLD TURNPIKE RD
BRISTOL, CT 06010

50-29
188 OLD TURNPIKE RD
LLOYD, ROYCE W & CLAUDETTE A
188 OLD TURNPIKE RD
BRISTOL, CT 06010

FARMINGTON ABUTTER PARCELS

111-58A
8138 COPE FARMS RD
FARMINGTON TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

111-59
49 COPE FARMS RD
WALLACE, JUDY R.
49 COPE FARMS RD
FARMINGTON, CT 06032

111-118
56 TALL TIMBERS DR
DOYON FAMILY LIVING TRUST
56 TALL TIMBERS DR
FARMINGTON, CT 06032

111-119
52 TALL TIMBERS DR
HAYHURST, WILLIAREM
52 TALL TIMBERS DR
FARMINGTON, CT 06032

111-120
48 TALL TIMBERS DR
TOMLINSON, DOUGLAS W & PATRICIA A
48 TALL TIMBERS DR
FARMINGTON, CT 06032

111-121
44 TALL TIMBERS DR
DADDARIO, SUSAN T
44 TALL TIMBERS DR
FARMINGTON, CT 06032

111-122
40 TALL TIMBERS DR
GILL, CAROL A
40 TALL TIMBERS DR
FARMINGTON, CT 06032

111-123
36-TALL TIMBERS DR
BLUM, MICHAEL C
36-TALL TIMBERS DR
FARMINGTON, CT 06032

111-124
32 TALL TIMBERS DR
ARLAUSKAS, JOHN A &
694 LNKE SCENE DR
VENICE, FL 34293

112-5AB
740 PLAINVILLE AVE
SCB HOLDINGS LLC
70 SANFORD AVE
UNIONVILLE, CT 06085

112-7-2
9364 PLAINVILLE AVE
FARMINGTON TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

112-7/8A
741 PLAINVILLE AVE
KRELL, PATRICIA A
397 MEADOW RD
FARMINGTON, CT 06032

112-60
47 COPE FARMS RD
PRICE, DAVID K
47 COPE FARMS RD
FARMINGTON, CT 06032

112-61
45 COPE FARMS RD
SILVA, ARMENIO & JOAQUINA
45 COPE FARMS RD
FARMINGTON, CT 06032

112-62
43 COPE FARMS RD
STIERER, JACK G &
43 COPE FARMS RD
FARMINGTON, CT 06032

112-63
41 COPE FARMS RD
KU, WENDY
41 COPE FARMS RD
FARMINGTON, CT 06032

112-64
39 COPE FARMS RD
SIMONEAU, PAUL J & JOANNE M
1250 MORSE BLVD
SINGER ISLNND FL 33404

112-65
37 COPE FARMS RD
BYER, JANET I
37 COPE FARMS DR
FARMINGTON, CT 06032

112-66
35 COPE FARMS RD
FEEHAN, KEVIN T
35 COPE FARMS RD
FARMINGTON, CT 06032

112-67
33 COPE FARMS RD
DALY, GERALD E &
33 COPE FARMS RD
FARMINGTON, CT 06032

112-67A
8139 COPE FARMS RD
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

112-68
31 COPE FARMS RD
TIWARI DHIRENDRA, KUMAR & ANUJA
31 COPE FARMS RD
FARMINGTON, CT 06032

112-69
29 COPE FARMS RD
BERLINSKI, EDWARD J
29 COPE FARMS RD
FARMINGTON, CT 06032

112-70
27 COPE FARMS RD
KIEVIT, WILLIAM F & KRISTEN P
27 COPE FARMS RD
FARMINGTON, CT 06032

112-73
4 CUTLER LN
GRAVES, LARRY R
4 CUTLER LN
FARMINGTON, CT 06032

112-74
6 CUTLER LN
FERN, BRIAN K & AUDREY M
6 CUTLER LN
FARMINGTON, CT 06032

112-75
8 CUTLER LN
KOZAK, TODD A &
8 CUTLER LN
FARMINGTON, CT 06032

112-76
10 CUTLER LN
CRUZ, ANGEL N & HELEN L
10 CUTLER LN
FARMINGTON, CT 06032

112-77
12 CUTLER LN
GALVIN, JOHN J JR & DONNA M
12 CUTLER LN
FARMINGTON, CT 06032

124-54
339 IVY DR
SUTTER, WILLIAM F III & ROSMARIE
339 IVY DR
BRISTOL, CT 06010

124-55
349 IVY DR
MCCABE, KELLY W & LEA L
349 IVY DR
BRISTOL, CT 06010

125-1
2 PINE HOLLOW RD
JOHNSON, KENNETH E & KIMBERLY A
2 PINE HOLLOW RD
FARMINGTON, CT 06032

125-1
7 BROOKSHIRE LN
FLANDERS, JESSICA M
7 BROOKSHIRE LN
FARMINGTON, CT 06032

125-002
15 BROOKSHIRE LN
LUTKOWSKI, ANDRZEJ M & BARBARA
15 BROOKSHIRE LN
FARMINGTON, CT 06032

125-003
17 BROOKSHIRE LN
PENNITO, JAMES W & LORI A
17 BROOKSHIRE LN
FARMINGTON, CT 06032

125-004
23 BRODKSHIRE LN
MOLONY, RANDALL C & SHEILA L
23 BROOKSHIRE LN
FARMINGTON, CT 06032

125-005
25 BROOKSHIRE LN
HOPKINSON, DAVID A
25 BROOKSHIRE LN
FARMINGTON, CT 06032

125-5A
8072 BROOKSHIRE LN
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

125-6
798 PLAINVILLE AVE
WETSTONE, SCOTT L & SHUSDOCK, GLORIA A
798 PLAINVILLE AVE
FARMINGTON, CT 06032

125-68
796 PLAINVILLE AVE
BERRY, JOAN R & JOHN
796 PLAINVILLE AVE
FARMINGTON, CT 06032

125-12
1 GREENCREST DR
ORNSBY, DIANE M
1 GREENCREST DR
FARMINGTON, CT 06032

125-13
3 GREENCREST DR
HELM, WALTER
3 GREENCREST DR
FARMINGTON, CT 06032

125-14
5 GREENCREST DR
ZIEBKA, MICHAEL A & CHERYL H
5 GREENCREST DR
FARMINGTON, CT 06032

125-18
1 PINE HOLLOW RD
CHEN, FEI & LI HUI, LNU
1 PINE HOLLOW RD
FARMINGTON, CT 06032

135-1A
66 PEGGY LN
SLNTER, WILLIAM T
66 PEGGY LN
FARMINGTON, CT 06032

135-1B
70 PEGGY LN
SILVER, JOHN F & SHANNON L
70 PEGGY LN
FARMINGTON, CT 06032

135-1C
74 PEGGY LN
PELTIER, MICHAEL A & KELLY
74 PEGGY LN
FARMINGTON, CT 06032

135-1D
76 PEGGY LN
MNYUKH, YURI
76 PEGGY LN
FARMINGTON, CT 06032

135-13/14
46 CASE ST
FETERA, THOMAS & KRISTIN
46 CASE ST
FARMINGTON, CT 06032

135-15
61 PEGGY LN
KOLODZIEJ, HIRONIM
61 PEGGY LN
FARMINGTON, CT 06032

135-28
81 HAROLD RD
RICHARD, ROBIN M
81 HAROLD RD
FARMINGTON, CT 06032

135-29
83 HAROLD RD
HOGERTY, JACQUELINE
83 HAROLD RD
FARMINGTON, CT 06032

135-30
85 HAROLD RD
MILLER, COLLEEN A & JAMES E
85 HAROLD RD
FARMINGTON, CT 06032

135-31
87 HAROLD RD
DREZEK, TADEUSZ & TERESE
87 HAROLD RD
FARMINGTON, CT 06032

135-31A
8329 HAROLD RD
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

135-32
93 HAROLD RD
WILCZAK, RAFAL S & JUSTYNA
93 HAROLD RD
FARMINGTON, CT 06032

135-33
99 HAROLD RD
MULNWKA, JERZY J & ELZBIETA T
99 HAROLD RD
FARMINGTON, CT 06032

135-34
103 HAROLD RD
NGUYEN, DAVID T & DIANE H LE
103 HAROLD RD
FARMINGTON, CT 06032

135-35
105 HAROLD RD
CERASOLI, GENNARO
105 HAROLD RD
FARMINGTON, CT 06032

136-7
20 INWOOD LN
MACHADO, JORGE A & TATIANA
20 INWOOD LN
FARMINGTON, CT 06032

136-8
8770 SCOTT SWAMP RD
ROUTE 6 WESTWOODS ASSOCIATES
6 EXECUTIVE DR
FARMINGTON, CT 06032

136-8
22 INWOOD LN
WANG, TAO & YAN QIAOMEI
22 INWOOD LN
FARMINGTON, CT 06032

136-8A
8391 INWOOD LN
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

136-9/9A1
312 SCOTT SWAMP RD
ROUTE 6 WESTWOODS ASSOC LTD
6 EXECUTIVE DR
FARMINGTON, CT 06032

136-9A
326 SCOTT SWAMP RD
KOAPA LLC
326 SCOTT SWAMP RD
FARMINGTON, CT 06032

136-10
8612 PEGGY LN
NIMAN, JEFFERY
21 COBBS RD
WEST HARTFORD, CT 06107

136-47A
8772 SCOTT SWAMP RD
STAFFORDSHIRE ASSOCIATES
365 BREWSTER R
BRISTOL, CT 06010

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HUDSON Design Group LLC
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116 Pleasant St. Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

CHECKED BY: BCF

APPROVED BY: CGG

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
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SITE NAME:
FARMINGTON SOUTHWEST FIRE DEPT.

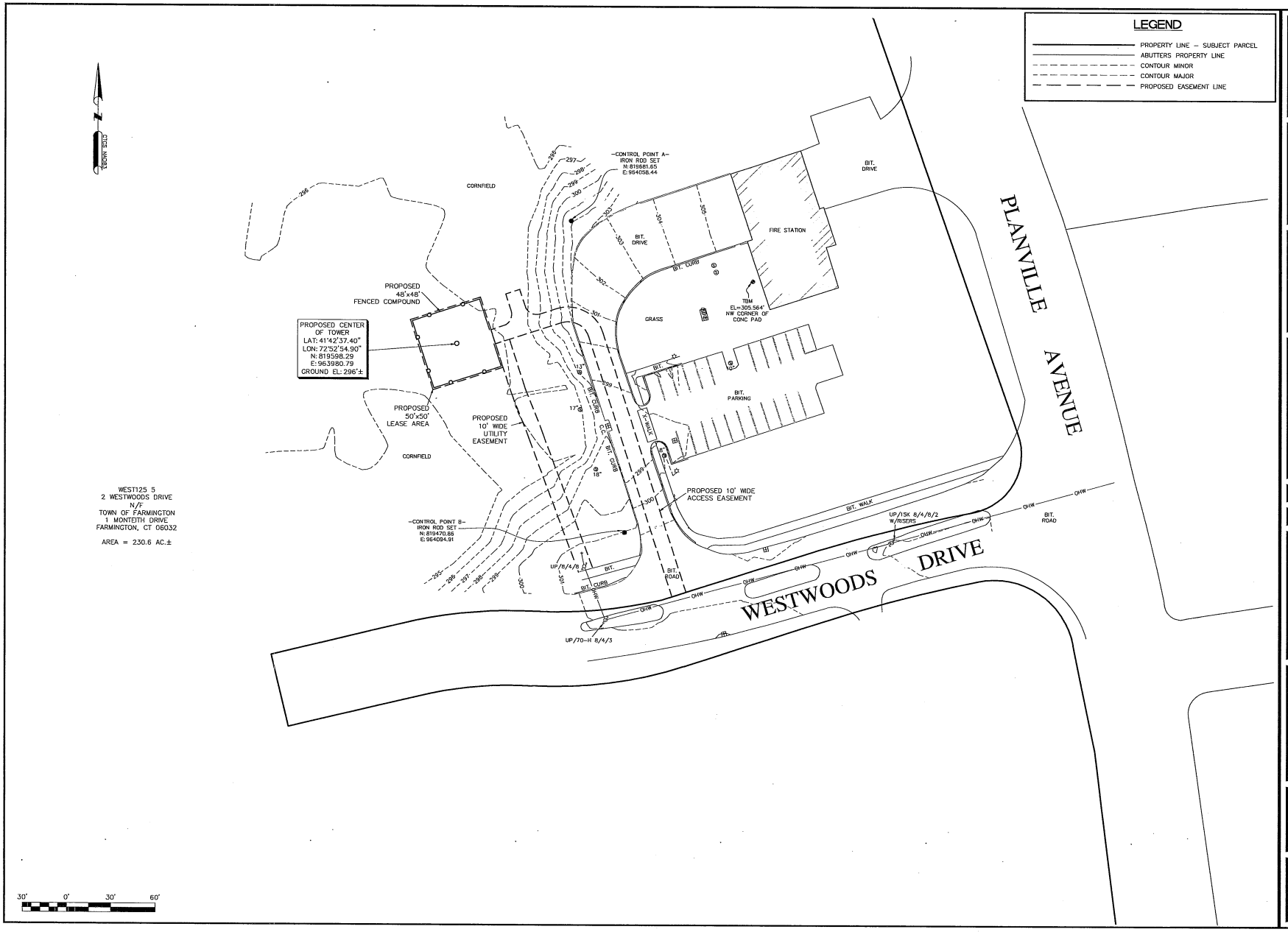
SITE NUMBER:
CT-119

T-MOBILE SITE ID: CTHA112A

SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
ABUTTERS LIST

SHEET NUMBER
C-2



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SITE NUMBER:
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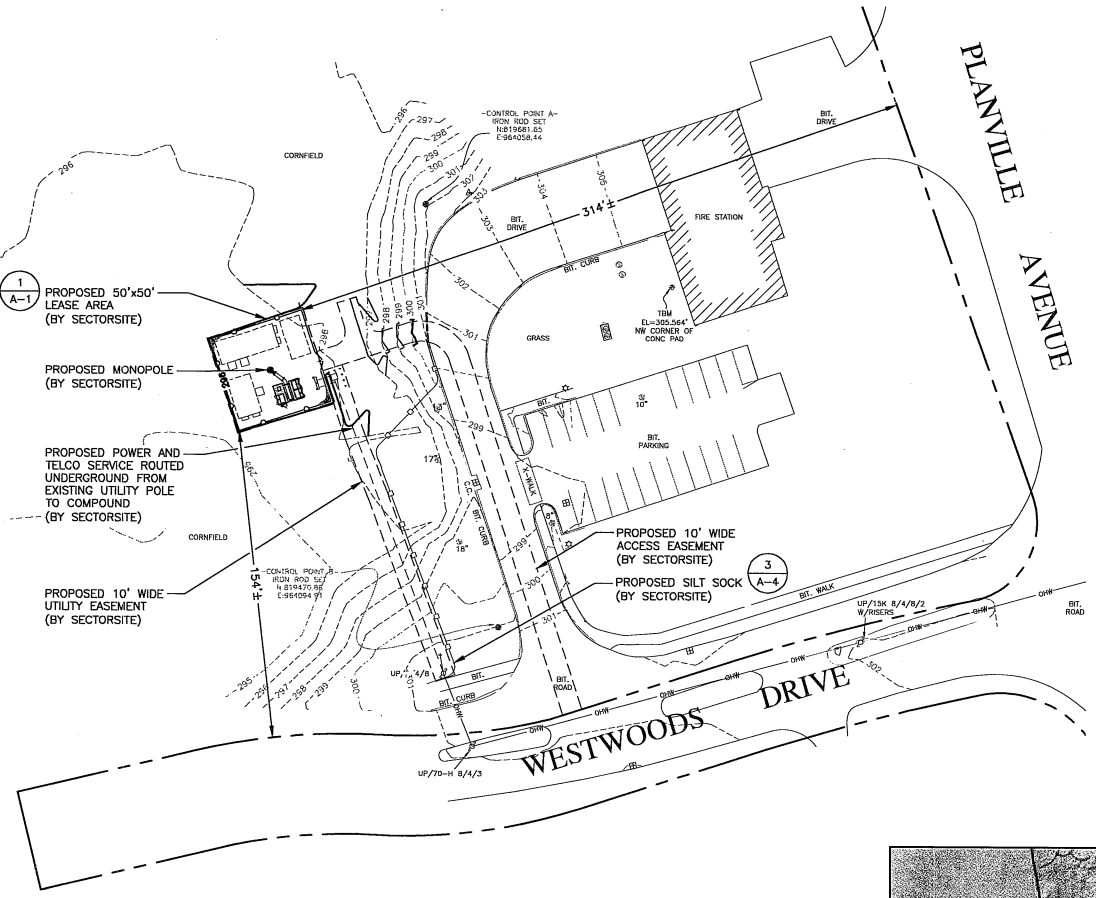
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C-3

125 5
2 WESTWOODS DRIVE
N/F
TOWN OF FARMINGTON
1 MONTEITH DRIVE
FARMINGTON, CT 06032

AREA = 230.6 AC.±



LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- TREE LINE
- BARBED WIRE FENCE REMAINS
- OHW — OVERHEAD WIRE
- EXISTING CHAIN LINK FENCE
- EXISTING BUILDING
- CB — CATCH BASIN
- CONIFEROUS TREE
- DECIDUOUS TREE
- STONEWALL
- WELL
- UTILITY POLE
- 1086 — PROPOSED CONTOUR LINE

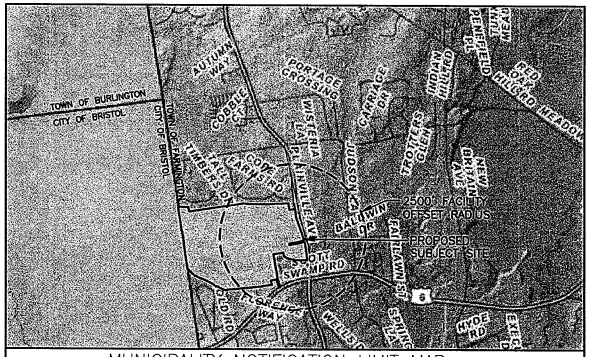
MISCELLANEOUS INFORMATION

DISTANCE TO NEAREST OFF SITE RESIDENCE	314'±
LENGTH OF NEW ACCESS DRIVEWAY	55'±
NUMBER OF RESIDENCES WITHIN 1000 FEET OF TOWER	17
NUMBER OF TREES TO BE REMOVED	0
DISTANCE TO NEAREST PROPERTY LINE	154'±
DISTANCE TO THE NEAREST DAYCARE CENTER (LITTLE ANGELS DAYCARE CENTER)	3,338'±
DISTANCE TO THE NEAREST SCHOOL (WEST WOODS UPPER ELEMENTARY SCHOOL)	2,591'±
DISTANCE TO NEAREST WETLANDS (OFF SITE)	THERE ARE NO WETLANDS NEAR BY

13°40'
MAGNETIC NORTH
TRUE NORTH

GRAPHIC SCALE
0 15 30 60 90 FEET

SITE PLAN (1 / C-4)
22x34 SCALE: 1"=30'-0"
11x17 SCALE: 1"=60'-0"



MUNICIPALITY NOTIFICATION LIMIT MAP

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HUDSON Design Group LLC
45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

CHECKED BY: DJR

APPROVED BY: DJC

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	10/25/17	REVISED PER COMMENTS	SLY
0	10/03/17	ISSUED FOR REVIEW	SLY

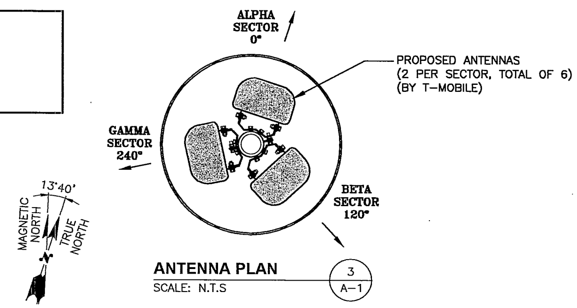
SITE NAME:
FARMINGTON
SOUTHWEST FIRE DEPT.
SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
PARTIAL SITE PLAN

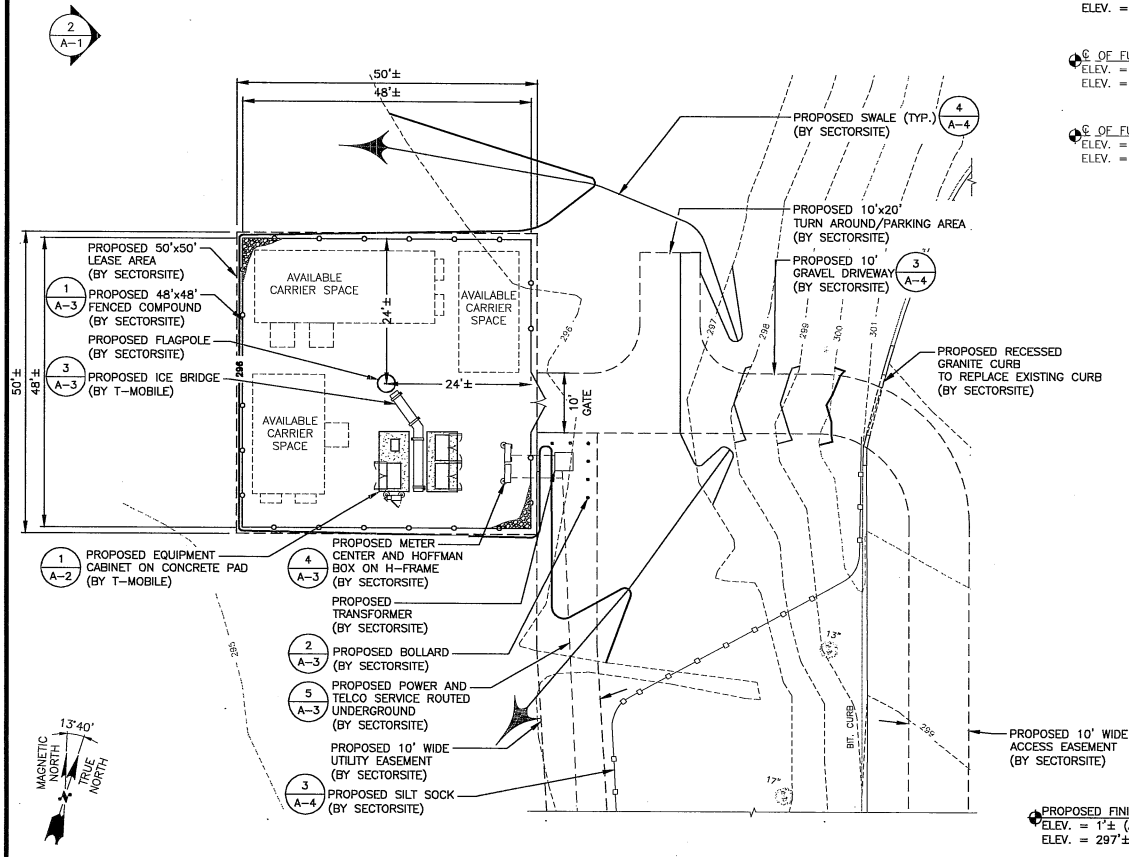
SHEET NUMBER
C-4

NOTE:

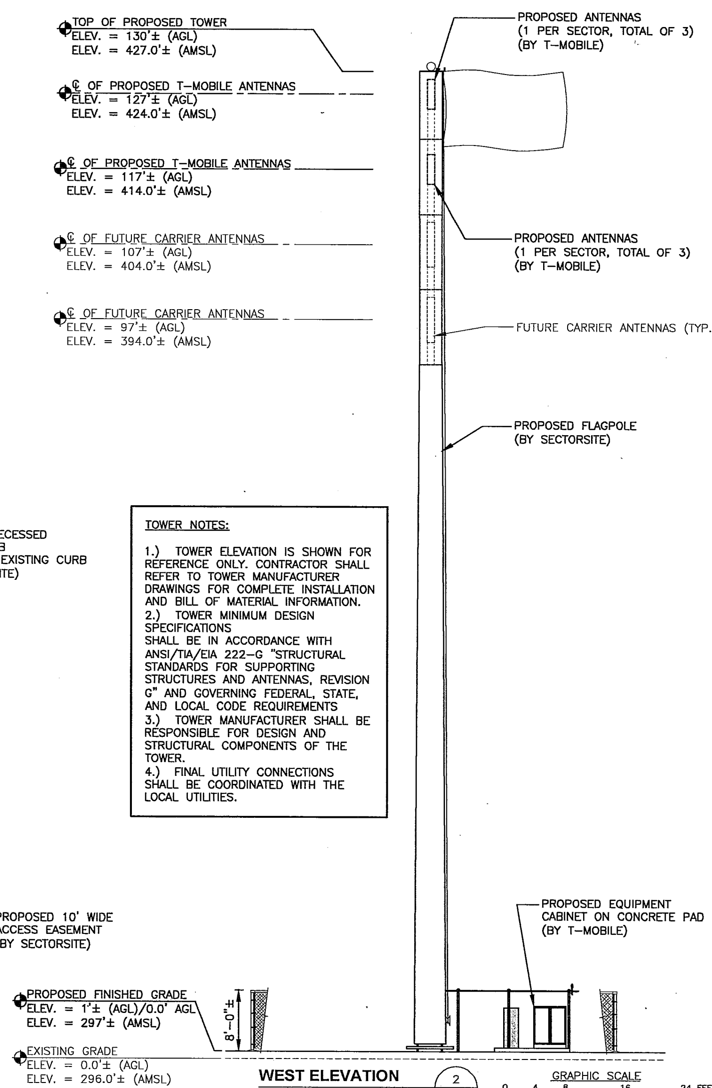
1. PROPOSED NEW TOWER AND FOUNDATION DESIGN BY OTHERS
2. VERIFY AZIMUTHS W/ RF ENGINEER.



ANTENNA PLAN (3 / A-1)
SCALE: N.T.S



COMPOUND PLAN (1 / A-1)
22x34 SCALE: 1"=10'-0"
11x17 SCALE: 1"=20'-0"



TOWER NOTES:

1.) TOWER ELEVATION IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO TOWER MANUFACTURER DRAWINGS FOR COMPLETE INSTALLATION AND BILL OF MATERIAL INFORMATION.
2.) TOWER MINIMUM DESIGN SPECIFICATIONS SHALL BE IN ACCORDANCE WITH ANSI/TIA/EIA 222-G "STRUCTURAL STANDARDS FOR SUPPORTING STRUCTURES AND ANTENNAS, REVISION G" AND GOVERNING FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS
3.) TOWER MANUFACTURER SHALL BE RESPONSIBLE FOR DESIGN AND STRUCTURAL COMPONENTS OF THE TOWER.
4.) FINAL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE LOCAL UTILITIES.

WEST ELEVATION (2 / A-1)
22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

SECTORSITE Communications Site Development
SectorSite, LLC.
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WHIPPANY, NJ 07981

HDG HUDSON Design Group LLC
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TEL: (978) 557-5553 FAX: (978) 336-5586

STATE OF CONNECTICUT DEREK J. CREASER LICENSED PROFESSIONAL ENGINEER

CHECKED BY: DJR

APPROVED BY: DJC

SUBMITTALS

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0	10/03/17	ISSUED FOR REVIEW	SLY

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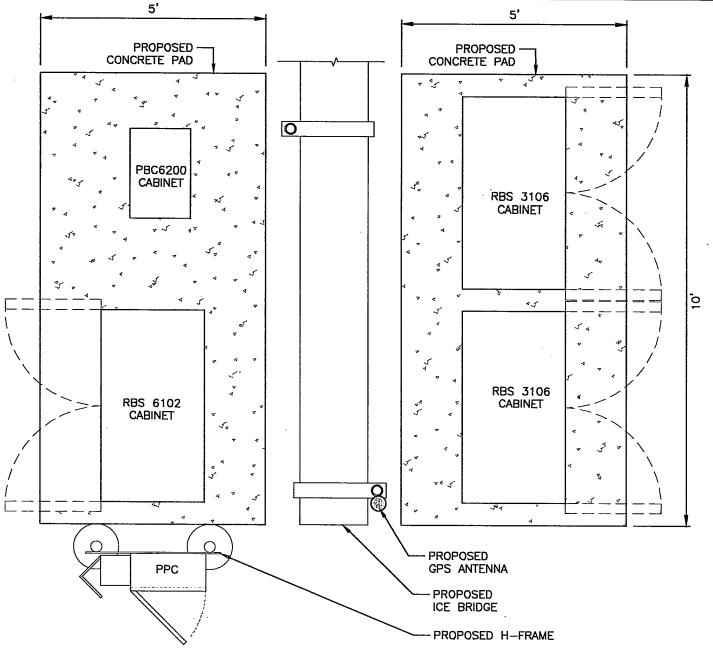
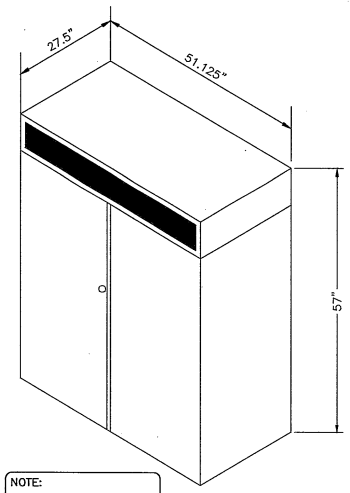
SITE NUMBER: CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS: 2 WESTWOODS DRIVE FARMINGTON, CT 06032

SHEET TITLE: COMPOUND PLAN AND ELEVATION

SHEET NUMBER: A-1

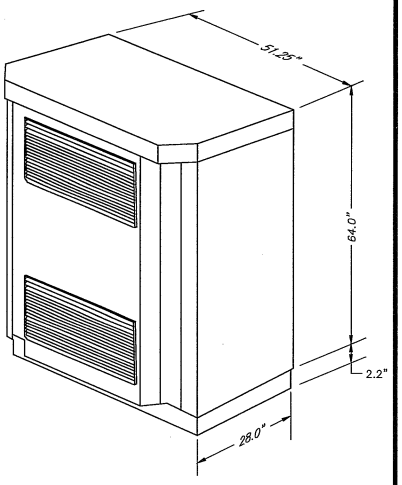


EQUIPMENT PLAN (1 / A-2)
SCALE: N.T.S



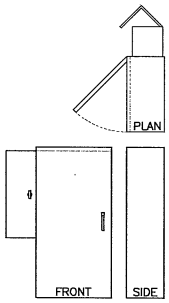
NOTE:
ANCHOR THE BASE PER MANUFACTURES SPECIFICATIONS & INSTALLATION GUIDELINES

PROPOSED RBS 6102 CABINET (2 / A-2)
SCALE: N.T.S



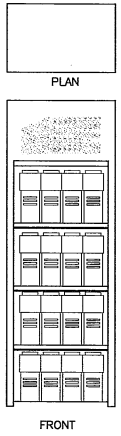
PROPOSED RBS 3106 CABINET (3 / A-2)
SCALE: N.T.S

PPC DIMENSIONS	
MODEL #	3799340400
MANUF.	DELTA
WIDTH	20"
DEPTH	10"
HEIGHT	40"
WEIGHT	75 LBS
NOTE: INSTALL CABINET ANCHORS PER MANUFACTURER'S INSTALLATION GUIDELINES	



POWER PROTECTION CABINET (PPC) (4 / A-2)
SCALE: N.T.S

PBC DIMENSIONS	
MODEL #	PBC-6200
MANUF.	ERICSSON
WIDTH	23.6"
DEPTH	16.14"
HEIGHT	72.44"
WEIGHT W/ BATTERIES	1030 LBS
NOTE: 1. INSTALL CABINET ANCHORS AND FLOOR MOUNT KIT ANCHORS PER MANUFACTURER'S INSTALLATION GUIDELINES	



POWER AND BATTERY CABINET (PBC) (5 / A-2)
SCALE: N.T.S

SECTORSITE
SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HDG HUDSON Design Group LLC
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N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

CHECKED BY: DJR

APPROVED BY: DJC

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SOUTHWEST FIRE DEPT.
SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

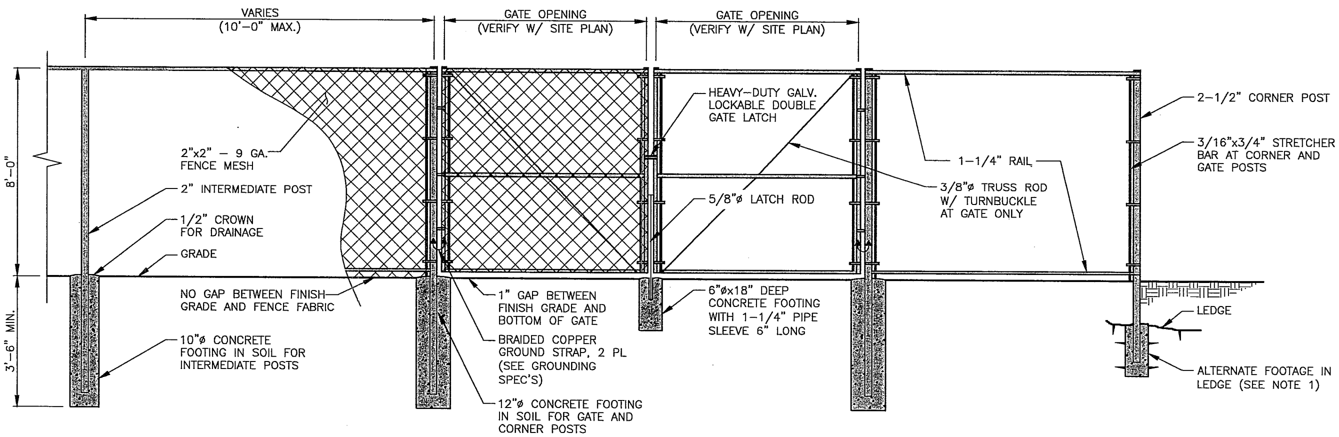
SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-2

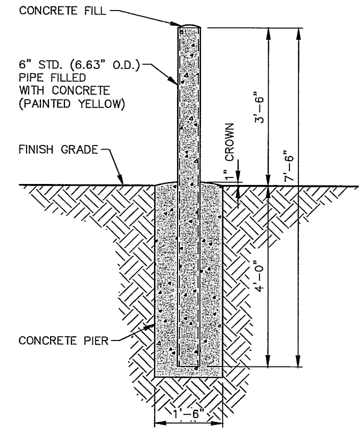
FENCE NOTES

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.

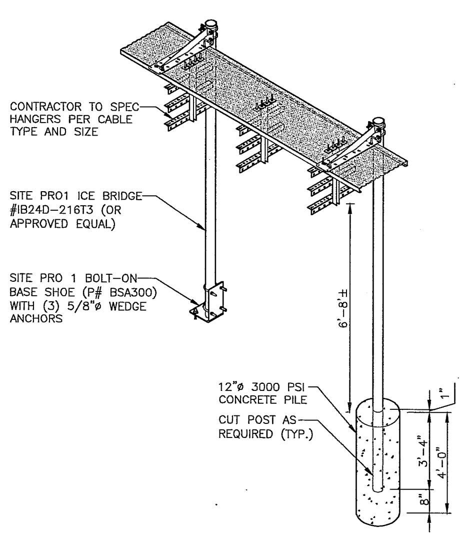
2. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.



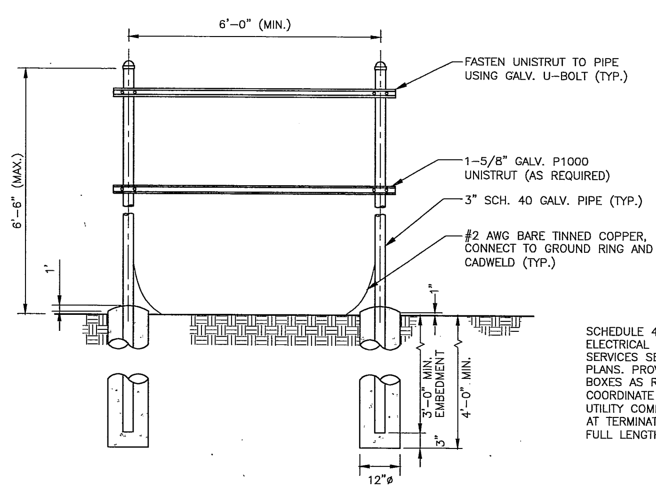
CHAINLINK FENCE DETAIL (1 / A-3)
SCALE: N.T.S



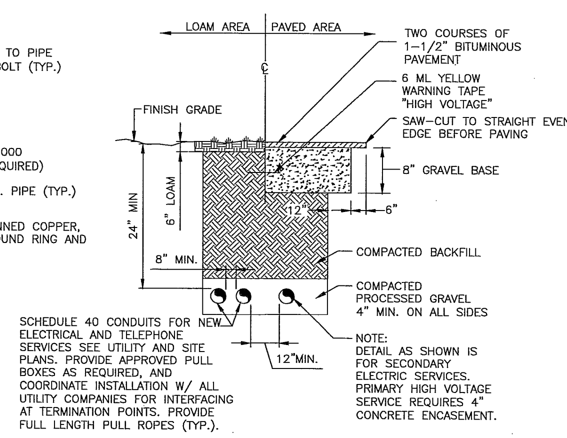
BOLLARD DETAILS (2 / A-3)
22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"



CABLE BRIDGE DETAIL (3 / A-3)
22x34 SCALE: N.T.S



TYPICAL H-FRAME DETAIL (4 / A-3)
SCALE: N.T.S



BURIED CONDUIT DETAIL (5 / A-3)
SCALE: N.T.S

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53 SOUTH JEFFERSON ROAD, SUITE M.
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N. ANDOVER, MA 01845
TEL: (978) 557-5553
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CHECKED BY: DJR

APPROVED BY: DJC

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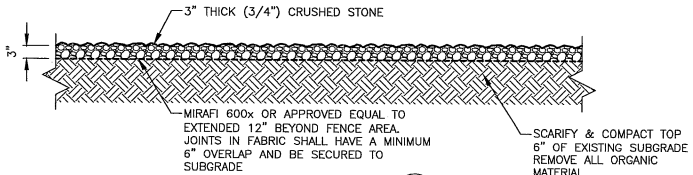
SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
SITE DETAILS

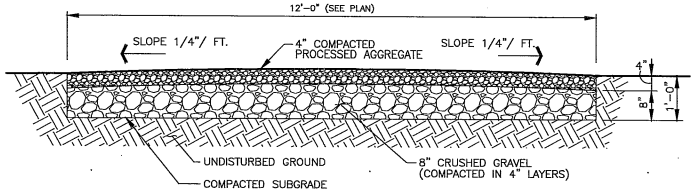
SHEET NUMBER
A-3



COMPOUND COVERING DETAIL (1 / A-4)
SCALE: N.T.S

CRUSHED GRAVEL	
SIEVE	% PASSING BY WEIGHT
5"	100
3 1/2"	90–100
1 1/2"	55–95
1/4"	25–60
#10	15–45
#40	5–25
#100	0–10
#200	0–5

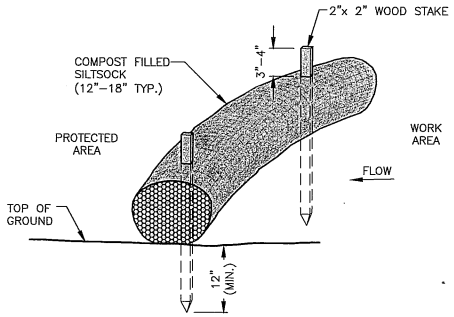
PROCESSED AGGREGATE	
SIEVE	% PASSING BY WEIGHT
2 1/4"	100
2"	95–100
3/4"	50–75
1/4"	25–45
#40	5–20
#100	2–12



GRAVEL ACCESS DRIVE (2 / A-4)
SCALE: N.T.S

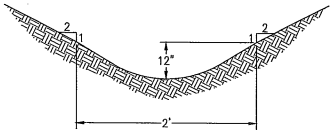
NOTES:

1. COMPOST ROLLS MUST BE PLACED ALONG SLOPE CONTOURS.
2. STAKES SHOULD BE DRIVEN IN THE MIDDLE OF THE COMPOST LEAVING 2–3 INCHES OF THE STAKE PROTRUDING ABOVE THE COMPOST.
3. STAKES SHOULD BE SPACED AT 3'–4' ℄ INTERVALS.
4. FIT COMPOST AROUND STORM DRAINS OR INLETS, THE COMPOST SHOULD BE BACK 1–1 1/12 FEET AND SHOULD DIRECT WATER FLOW TOWARD THE ANGLE OF DRAINAGE. IF ALL DRAINAGE ANGLES INTO THE INLET, SNAKE THE COMPOST ALL THE WAY AROUND THE INLET.
5. WHEN COMPOST ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING COMPOST ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
6. USE 18" LONG STAKES FOR HARD, ROCKY SOIL. FOR SOFT, LOAMY SOIL, USE 24" STAKE FOR GREATER SECURITY.



NOTES:
1. SILTSOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL.
2. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. SEE SPECIFICATIONS FOR SOCK SIZE, AND COMPOST FILL, REQUIREMENTS.

SILT SOCK DETAIL (3 / A-4)
SCALE: N.T.S



SWALE DETAIL (4 / A-4)
SCALE: N.T.S

SECTORSITE
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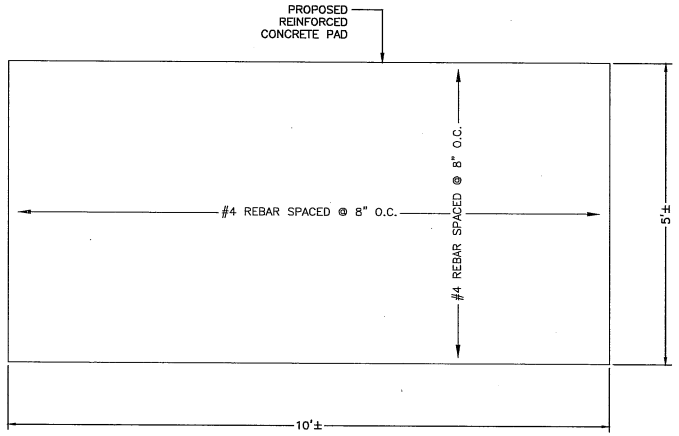
SOUTHWEST FIRE DEPT.
SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

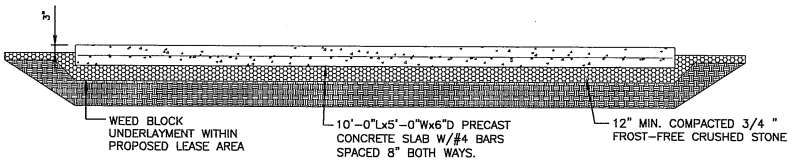
SHEET TITLE
EROSION CONTROL AND DETAILS

SHEET NUMBER
A-4



EQUIPMENT CONCRETE PAD PLAN (1 / A-5)

SCALE: N.T.S



SECTION X-X

EQUIPMENT CONCRETE PAD SECTION (2 / A-5)

SCALE: N.T.S

FOUNDATION NOTES & CONCRETE SPECIFICATIONS

1. FOUNDATION AREA SHALL BE EXCAVATED TO THE DEPTH AND DIMENSIONS SHOWN ON THE PLANS. EXISTING LEDGE AND ALL OTHER EXISTING UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE. THE SUBGRADE SHALL BE ROLLED WITH A 1-TON, VIBRATORY, WALK-BEHIND ROLLER AT A SPEED OF LESS THAN 2 FPS, 6 PASSES MINIMUM, TO PROVIDE UNYIELDING SURFACE.
2. UNDERCUT SOFT OR "WEAVING" AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF STRUCTURAL FILL.
3. CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH ($f'c$)=4000 psi. CONCRETE TO BE AIR ENTRAINED, DESIRED AIR CONTENT TO BE 6% (PLUS OR MINUS 2%)
4. REINFORCING BAR TO BE ASTM A615 GRADE 60.
5. WELDED WIRE FABRIC TO CONFORM TO THE REQUIREMENTS OF ASTM A185. WIRES FOR FABRIC TO CONFORM TO THE REQUIREMENTS OF ASTM A82.
6. COORDINATE WITH MANUFACTURER OF PREFABRICATED SHELTER FOR LOCATION OF ATTACHMENTS TO BASE SLAB.
7. ALL REINFORCING TO HAVE MINIMUM CONCRETE COVER PER ACI SPECIFICATIONS.
8. ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO LATEST EDITION OF ACI 318 AND APPLICABLE STATE BUILDING CODE.

SECTORSITE
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STATE OF CONNECTICUT
DEREK J. CREASEY
LICENSED PROFESSIONAL ENGINEER

CHECKED BY: DJR

APPROVED BY: DJC

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SITE NUMBER:
CT-119

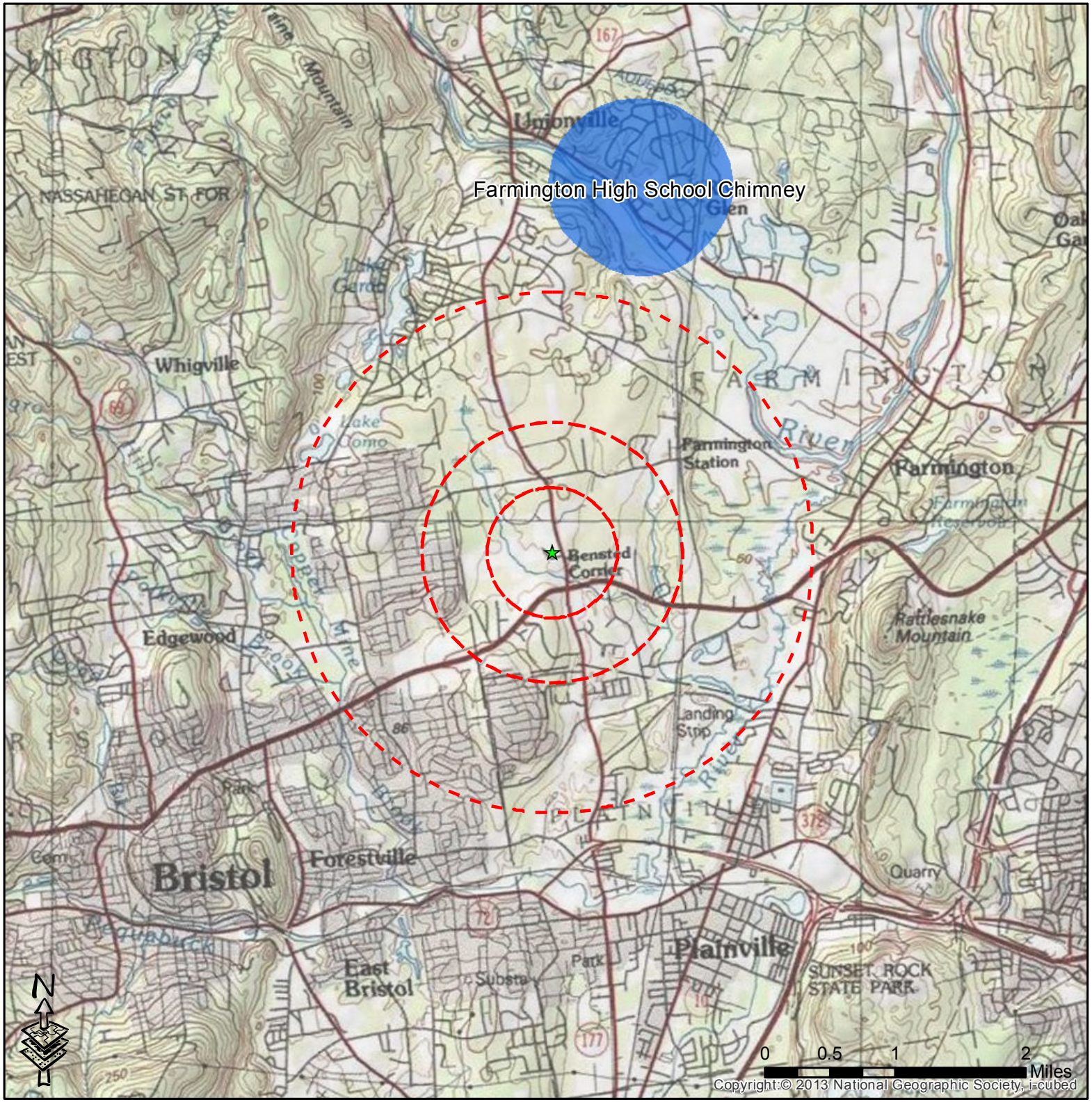
T-MOBILE SITE ID: CTHA112A

SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
CONCRETE PAD
DETAILS

SHEET NUMBER
A-5

SUPPORTING DOCUMENTATION



Important Bird Area Map

Legend

- Project Site
- Radius at .5,1 & 2 miles
- Migratory Waterfowl
- Global IBA

CT-119 / CTHA112A FARMINGTON SOUTHWEST FIRE DEPARTMENT
HARTFORD COUNTY
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

EBI Consulting
environmental | engineering | due diligence

Source: Selected data from USGS, Audubon, CTGIS & EBI.

Project # 6114004748

Created By: EBI GIS
Date: 9/26/2017

EBI Consulting
environmental | engineering | due diligence

21 B Street
Burlington, MA 01803
Tel: (781) 273-2500
Fax: (781) 273-3311
www.ebiconsulting.com

October 6, 2017

Ms. Michelle Testa
SectorSite, LLC
P.O. Box 118
Convent Station, New Jersey 07961
Ph: (973) 543-0611
mtesta@sectorsitellc.com

Memorandum: **State Land & Watershed Protection / Water Company Land Evaluation**
Proposed Wireless Communications Facility
Site Identifier: Farmington Southwest Fire Department / CT-119 / CTHA112A
Site Address: 2 Westwoods Drive, Farmington, Hartford County, CT 06032
Latitude / Longitude: 41° 42' 37.4" / 72° 52' 54.9"
EBI Project No. 6117004748

Dear Ms. Testa

EBI Consulting (EBI) has prepared the following *State Land & Watershed Protection / Water Company Land Evaluation Memorandum* (*Memo*) for a proposed wireless communications facility at the above-referenced location (herein, the Project Site). This *Memo* was completed at the request of *SectorSite, LLC* (the Client) in support of required Connecticut Siting Council (CSC) regulatory filings. The purpose of this *Memo* is to evaluate whether the proposed Project Site is located on state forest or park land, or within watershed lands owned by a water company. Please note that EBI prepared this *Memo* using readily-available online resources. No field visit was conducted for this service.

PROJECT SUMMARY

As of the date of this *Memo*, *SectorSite, LLC* (*SectorSite*) proposes to construct a tower facility at the above-referenced property. The tower facility will consist of a 130-foot stealth structure / flagpole-style tower with mounted antennas and associated support equipment located within a fenced 48-foot by 48-foot compound on a 50-foot by 50-foot lease area. *SectorSite* also proposes to construct a 10-foot wide gravel access road (with turnaround area) emanating west/southwest from the existing asphalt-paved parking lot for approximately 50 feet to the tower facility. Proposed utilities will be routed south/southeast and overhead to an existing utility pole on Westwoods Drive. Please see the attached drawings for complete details.

REGULATORY OVERVIEW

Connecticut state law places jurisdictional authority over state forest and park lands under the Connecticut Department of Environmental Protection (DEP). Under Connecticut General Statutes (CGS), state forest and park land may be leased to other government agencies (CGS §22a-26) or to public authorities (CGS §23-25), provided

the leases to either such entities are for public purposes. DEP policy interprets the meaning of "public purposes" in CGS, not to include privately-owned, for-profit wireless communications facilities.

CGS also provides the Connecticut Department of Public Health (DPH) with authority over the sale, lease, transfer, or changes in use of watershed land that is owned by water companies. Under CGS, water company lands are categorized into three classifications: Class I, Class II, and Class III Water Company Lands. CGS § 25-37c defines these three Classes of Water Company Land as follows:

Class I

"*All land owned by a water company or acquired from a water company through foreclosure or other involuntary transfer of ownership or control which is either: (1) Within two hundred and fifty feet of high water of a reservoir or one hundred feet of all watercourses as defined in agency regulations adopted pursuant to this section; (2) within the areas along watercourses which are covered by any of the critical components of a stream belt; (3) land with slopes fifteen per cent or greater without significant interception by wetlands, swales and natural depressions between the slopes and the watercourses; (4) within two hundred feet of groundwater wells; (5) an identified direct recharge area or outcrop of aquifer now in use or available for future use, or (6) an area with shallow depth to bedrock, twenty inches or less, or poorly drained or very poorly drained soils as defined by the United States Soil Conservation Service that are contiguous to land described in subdivision (3) or (4) of this subsection and that extend to the top of the slope above the receiving watercourse.*"

Class II

"*All land owned by a water company or acquired from a water company through foreclosure or other involuntary transfer of ownership or control which is either (1) on a public drinking supply watershed which is not included in class I or, (2) completely off a public drinking supply watershed and which is within one hundred and fifty feet of a distribution reservoir or a first-order stream tributary to a distribution reservoir.*"

Class III

"*All land owned by a water company or acquired from a water company through foreclosure or other involuntary transfer of ownership or control which is unimproved land off public drinking supply watersheds and beyond one hundred and fifty feet from a distribution reservoir or first-order stream tributary to a distribution reservoir.*"

Further, watershed land is defined in CGS § 25-32(f) as "land from which water drains into a public drinking water supply." Also, the term "water company" in this context refers to either the Metropolitan District Commission (MDC) or other municipal water utilities.

FINDINGS

The proposed Project Site is not within the boundaries of state forest or park land. The nearest state forest is the Nassahegon State Forest, which is located approximately 3.5 miles northwest of the proposed Project Site.

The proposed wireless communications facility location is within Pequabuck River Drainage Basin, which is in a public water supply watershed. However, the property on which the wireless communications facility is proposed is privately owned, and therefore not owned by the MDC or other municipal water utility. Further, the proposed site is located approximately 6 miles west, and downstream of the nearest public drinking water supply reservoirs. Based on these findings, the proposed wireless communications facility location is not on land designated as either Class I or Class II Water Company Land.

LIMITATIONS

EBI is an independent contractor, not an employee of either the property owner or the project proponent, and its compensation was not based on the findings or recommendations made in this *Review* or on the closing of any business transaction.

Sincerely,

Mr. Christopher W. Baird
Technical Director, NEPA – Telecom

Mr. Jason Stayer
Biologist II

Attachments: Figures
Project Drawings

FIGURES

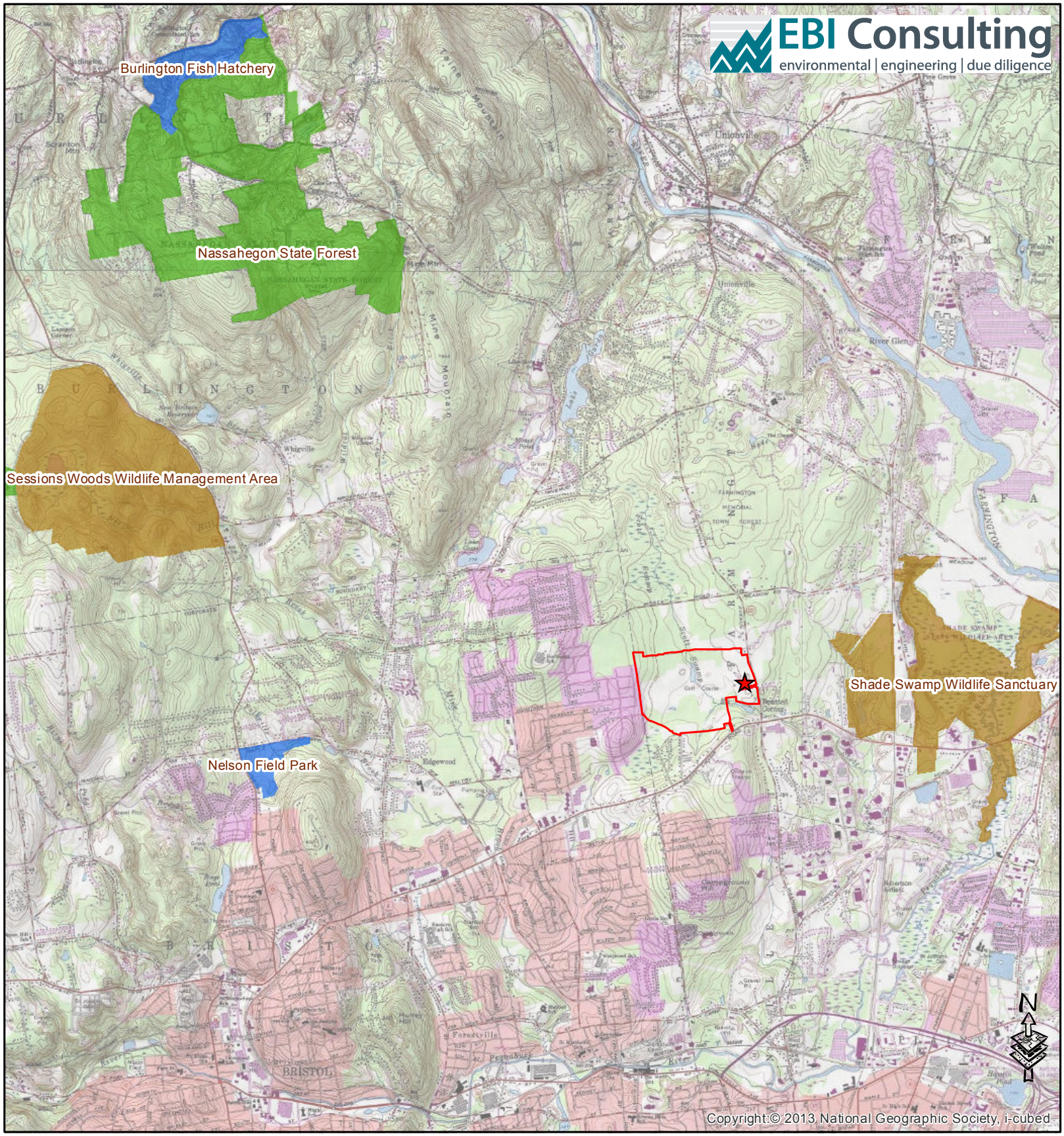


Figure 1 - State Lands

CT-119 / CTHA112A FARMINGTON SOUTHWEST FIRE DEPARTMENT
HARTFORD COUNTY
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

PN: 6117004748

Legend

- Project Location
- Subject Parcel
- State Forest
- State Park or Preserve
- Wildlife Area or Sanctuary
- Other DEP Property

0 0.5 1 2 Miles

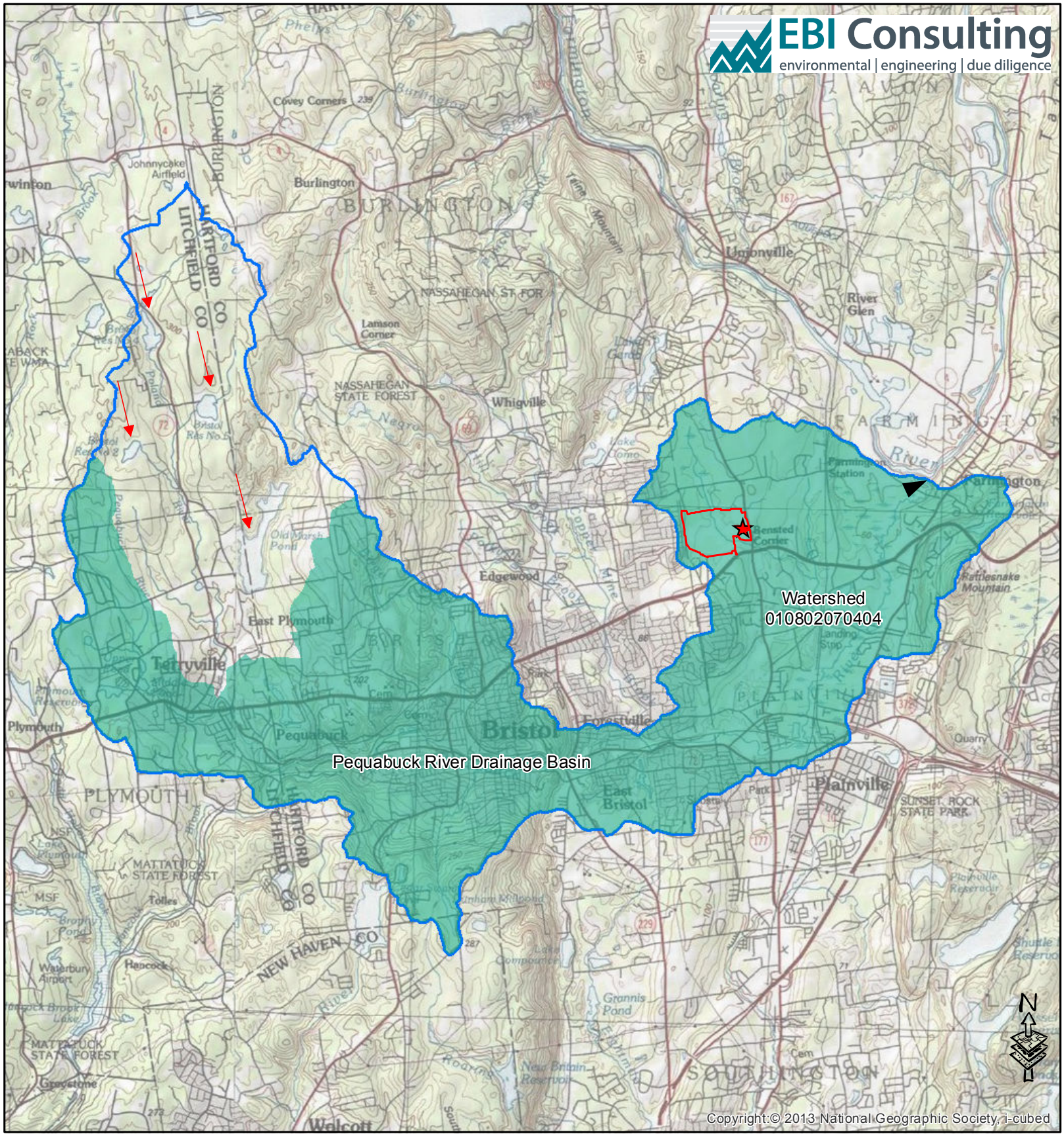


Figure 2 - Watershed and Drainage Basin

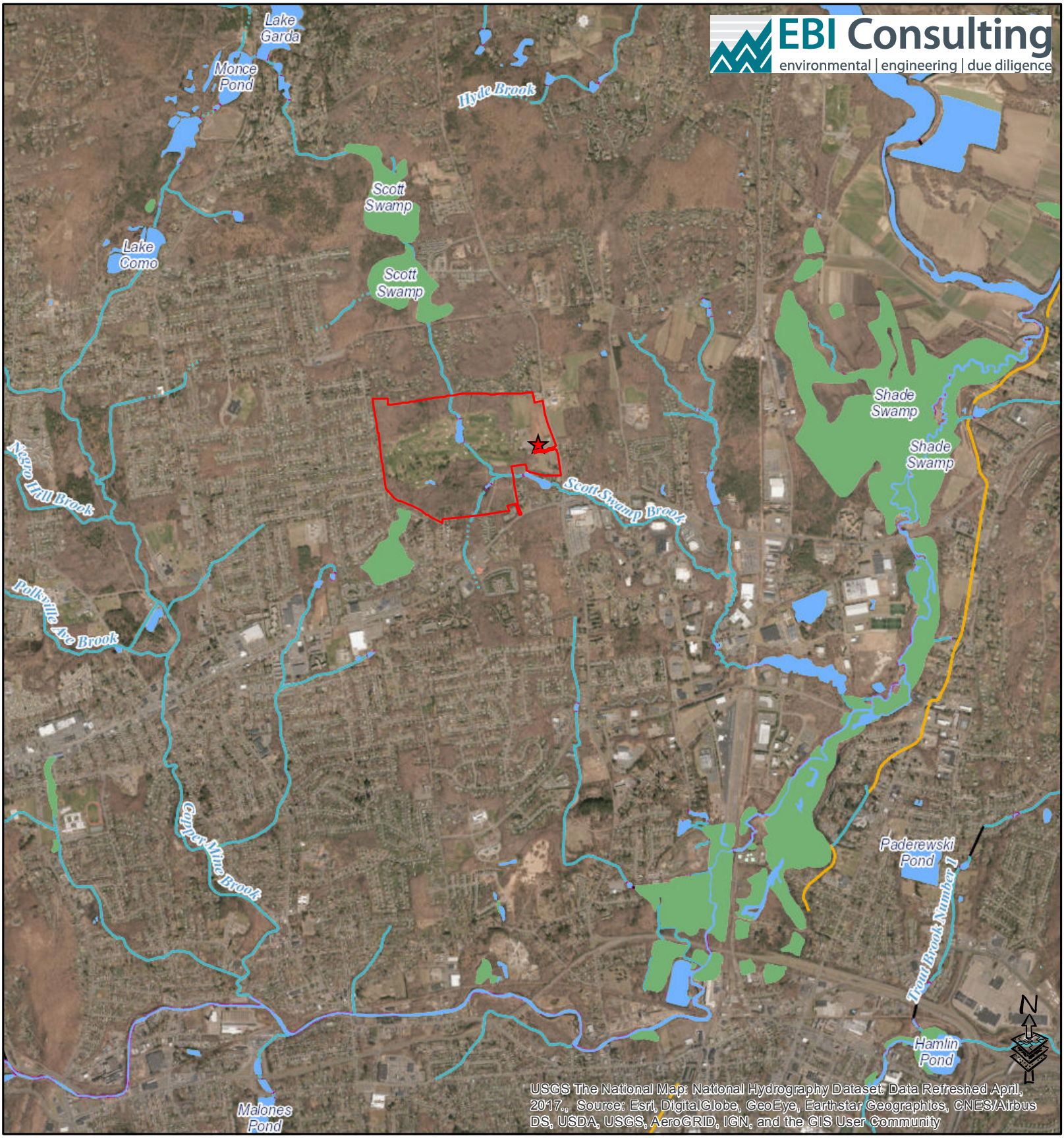
CT-119 / CTHA112A FARMINGTON
SOUTHWEST FIRE DEPARTMENT
HARTFORD COUNTY
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

PN: 6117004748

Legend

- Subject Parcel
- Project Location
- Sub Regional Basin
- Watershed
- Basin Outlet Direction
- Reservoirs

0 0.5 1 2 3 4 Miles



EBI Consulting
environmental | engineering | due diligence

Figure 3 - National Hydrography Dataset

CT-119 / CTHA112A FARMINGTON SOUTHWEST FIRE DEPARTMENT
HARTFORD COUNTY
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

PN: 6117004748

Legend

- Subject Parcel
- Project Location
- Area to be Submerged
- StreamRiver
- Submerged Stream
- LakePond
- Reservoir
- SwampMarsh
- Perennial
- Intermittent
- Artificial Path
- Canal Ditch

0 0.25 0.5 1 1.5 2 Miles

PROJECT DRAWINGS

PROJECT SUMMARY

SCOPE OF WORK:	SectorSite, LLC. IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS: 130' FLAGPOLE 48'x48' FENCED COMPOUND POWER. AND TELCO UTILITIES T-MOBILE EQUIPMENT CABINET ON (2) 5'x10' CONCRETE PADS (6) T-MOBILE ANTENNAS, WITH ASSOCIATED CABLING AND APPURTENANCES INSIDE THE FLAGPOLE.
SITE ADDRESS:	2 WESTWOODS DRIVE FARMINGTON, CT 06032
LATITUDE: LONGITUDE:	41° 42' 37.40" N 41.710389 N 72° 52' 54.90" W 72.881917 W
PROPERTY OWNER:	TOWN OF FARMINGTON 1 MONTEITH DRIVE FARMINGTON, CT 06032
TAX MAP#:	125-5
POWER COMPANY: TELEPHONE COMPANY:	EVERSOURCE FRONTIER COMMUNICATIONS
TOWER OWNER/APPLICANT:	SectorSite, LLC P.O. BOX 118 CONVENT STATION, NJ 07961
CO APPLICANT:	T-MOBILE 35 GRIFFIN ROAD SOUTH BLOOMFIELD, CT 06002
PROJECT ENGINEERING:	DOUG ROBERTS, AIA. HUDSON DESIGN GROUP, LLC. 45 BEECHWOOD DRIVE NORTH ANDOVER, CT 01845

GENERAL NOTES:

1. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF SectorSite, LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.
2. THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.

DRAWING INDEX

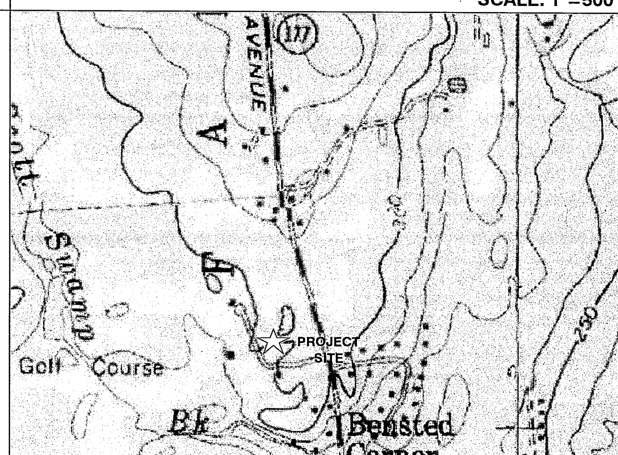
	DRAWING INDEX	REV
T-1	TITLE SHEET	1
C-1	ABUTTERS PLAN	0
C-2	ABUTTERS LIST	0
C-3	EXISTING CONDITIONS PLAN	0
C-4	SITE PLAN	1
A-1	COMPOUND PLAN AND ELEVATION	1
A-2	EQUIPMENT DETAILS	1
A-3	SITE DETAILS	1
A-4	EROSION CONTROL AND DETAILS	1
A-5	CONCRETE PAD DETAILS	1

SECTORSITE
Communications Site Development

SITE NUMBER: CT-119
SITE NAME: FARMINGTON SOUTHWEST FIRE DEPT.

T-MOBILE SITE ID: CTHA112A

VICINITY MAP SCALE: 1"=500'



AERIAL MAP SCALE: 1"=200'

SECTORSITE
Communications Site Development

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HUDSON Design Group LLC
45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

CHECKED BY: DJR

APPROVED BY: DJC

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
1	10/25/17	REVISED PER COMMENTS	SLY
0	10/03/17	ISSUED FOR REVIEW	SLY

SITE NAME:
FARMINGTON SOUTHWEST FIRE DEPT.
SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- CONTOUR MINOR
- CONTOUR MAJOR

SITE SPECIFIC NOTES:

1. FIELD SURVEY DATE: 9/14/2017
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER: TOWN OF FARMINGTON 1 MONTEITH DRIVE FARMINGTON, CT 06032
5. SITE NAME: CT-119
6. SITE ADDRESS 2 WESTWOODS DRIVE FARMINGTON, CT 06032
7. APPLICANT: SECTORSITE, LLC
8. JURISDICTION: TOWN OF FARMINGTON
9. TAX ID: 125-5
10. DEED REFERENCE: BOOK 274 PAGE 1075
11. PLAN REFERENCE: PLAN 3098-C-50
12. ZONING DISTRICT: R40
13. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
14. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
15. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. COMMUNITY PANEL NO. 09003C 0459 F EFFECTIVE DATE: 9/26/2008
16. FIELD SURVEY BY EDM TOTAL STATION.
17. **THIS IS NOT A BOUNDARY SURVEY.**
18. ALL PROPERTY LINES SHOWN ARE FROM DEEDS, PLANS OF RECORD, AND CONNECTICUT PARCEL GIS AND ARE APPROXIMATE ONLY.
19. ABUTTING PROPERTY LINES, ABUTTING STREET LINES AND ABUTTING BUILDING LOCATIONS ARE AS TAKEN FROM DEEDS, REFERENCE PLANS, THE TOWN OF FARMINGTON ASSESSORS' MAPS & GIS AND ARE APPROXIMATE ONLY.
20. NO WETLAND DELINEATION WAS FOUND DURING THE SURVEY.

THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1997.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

BOUNDARY SURVEY CATEGORY: DEPENDENT RESURVEY

CLASS OF ACCURACY: HORIZONTAL CLASS D
TOPOGRAPGIC CLASS T-2

PURPOSE OF SURVEY: PROPOSED CELLULAR ANTENNA

PROPERTY LINES SHOWN HERON ARE FROM RECORD DEEDS, PLANS, AND GIS AS OVERLAID ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY LINE SURVEY WAS NOT PERFORMED BY NORTHEAST SURVEY CONSULTANTS, PC, OR ITS AFFILIATES, AND AS A RESULT THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT PRESENT A PROPERTY/ BOUNDARY OPINION.

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES G. GIDMAN, P.L.S. #70103

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HUDSON Design Group LLC
45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

NORTHEAST SURVEY CONSULTANTS
116 Pleasant St. Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

CHECKED BY: BCF

APPROVED BY: CGG

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	10/04/17	ISSUED FOR REVIEW	BCF

SITE NAME:
FARMINGTON
SOUTHWEST FIRE DEPT.

SITE NUMBER:
CT-119

T-MOBILE SITE ID: CTHA112A

SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
ABUTTERS PLAN

SHEET NUMBER
C-1

BRISTOL ABUTTER PARCELS

49-9
2 OLD TURNPIKE RD
PAWELCZYK, GEORGE T & JUDITH L
2 OLD TURNPIKE RD
BRISTOL, CT 06010

49-10
6 OLD TURNPIKE RD
CARLSON, GARY R & MARIANNE E
6 OLD TURNPIKE RD
BRISTOL, CT 06010

49-11
16 OLD TURNPIKE RD
KANDYBOWICZ, KRYSTYNA & TADEUSZ
16 OLD TURNPIKE RD
BRISTOL, CT 06010

49-12
26 OLD TURNPIKE RD
FOX, LAURENCE J & JANICE M
26 OLD TURNPIKE RD
BRISTOL, CT 06010

49-13
36 OLD TURNPIKE RD
RONDEAU, KENNTH A II & CAROL E
36 OLD TURNPIKE RD
BRISTOL, CT 06010

49-14
46 OLD TURNPIKE RD
DIMATTIA, ULDERICO & ROSINA I
46 OLD TURNPIKE RD
BRISTOL, CT 06010

49-15
58 OLD TURNPIKE RD
DOBRYNSKI, JOAN L ESTATE OF
174 RED OAK HILL RD
FARMINGTON, CT 06032

49-16
68 OLD TURNPIKE RD
ADORNO, SEBASTIAN & JENNIFER A
68 OLD TURNPIKE RD
BRISTOL, CT 06010

49-17
78 OLD TURNPIKE RD
BURKE, SEAN & JESSICA V
78 OLD TURNPIKE RD
BRISTOL, CT 06010

49-18
88 OLD TURNPIKE RD
LEVINS, JAMES R & ROCHELLE O
88 OLD TURNPIKE RD
BRISTOL, CT 06010

49-19
98 OLD TURNPIKE RD
DEMAREST, JEFFREY S & JESSICA M
98 OLD TURNPIKE RD
BRISTOL, CT 06010

49-20
108 OLD TURNPIKE RD
BRUNI, THOMAS J
108 OLD TURNPIKE RD
BRISTOL, CT 06010

49-20
327 IVY DR
LOWREY, JAMES J & LESLIE R
327 IVY DR
BRISTOL, CT 06010

49-20-1
IVY DR
BRISTOL, CITY OF
111 NORTH MAIN ST
BRISTOL, CT 0601

49-21
118 OLD TURNPIKE RD
WASHBURN, CORDON W & TEXIE, ANN L U
118 OLD TURNPIKE RD
BRISTOL, CT 06010

49-22
128 OLD TURNPIKE RD
GENEST, MARC
128 OLD TURNPIKE RD
BRISTOL, CT 06010

50-24
138 OLD TURNPIKE RD
GRADY, LAURIE H & PETER M
138 OLD TURNPIKE RD
BRISTOL, CT 06010

50-25
148 OLD TURNPIKE RD
GRASSO, GERARD F & JAYNE
148 OLD TURNPIKE RD
BRISTOL, CT 06010

50-26
158 OLD TURNPIKE RD
COTE, PAUL F & SANDRA J
158 OLD TURNPIKE RD
BRISTOL, CT 06010

50-27
168 OLD TURNPIKE RD
CLEMENT, JOYCE
168 OLD TURNPIKE RD
BRISTOL, CT 06010

50-28
178 OLD TURNPIKE RD
GOULET, ALLAN & AMY
178 OLD TURNPIKE RD
BRISTOL, CT 06010

50-29
188 OLD TURNPIKE RD
LLOYD, ROYCE W & CLAUDETTE A
188 OLD TURNPIKE RD
BRISTOL, CT 06010

FARMINGTON ABUTTER PARCELS

111-58A
8138 COPE FARMS RD
FARMINGTON TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

111-59
49 COPE FARMS RD
WALLACE, JUDY R.
49 COPE FARMS RD
FARMINGTON, CT 06032

111-118
56 TALL TIMBERS DR
DOYON FAMILY LIVING TRUST
56 TALL TIMBERS DR
FARMINGTON, CT 06032

111-119
52 TALL TIMBERS DR
HAYHURST, WILLIAREM
52 TALL TIMBERS DR
FARMINGTON, CT 06032

111-120
48 TALL TIMBERS DR
TOMLINSON, DOUGLAS W & PATRICIA A
48 TALL TIMBERS DR
FARMINGTON, CT 06032

111-121
44 TALL TIMBERS DR
DADDARIO, SUSAN T
44 TALL TIMBERS DR
FARMINGTON, CT 06032

111-122
40 TALL TIMBERS DR
GILL, CAROL A
40 TALL TIMBERS DR
FARMINGTON, CT 06032

111-123
36-TALL TIMBERS DR
BLUM, MICHAEL C
36-TALL TIMBERS DR
FARMINGTON, CT 06032

111-124
32 TALL TIMBERS DR
ARLAUSKAS, JOHN A &
694 LNKE SCENE DR
VENICE, FL 34293

112-5AB
740 PLAINVILLE AVE
SCB HOLDINGS LLC
70 SANFORD AVE
UNIONVILLE, CT 06085

112-7-2
9364 PLAINVILLE AVE
FARMINGTON TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

112-7/8A
741 PLAINVILLE AVE
KRELL, PATRICIA A
397 MEADOW RD
FARMINGTON, CT 06032

112-60
47 COPE FARMS RD
PRICE, DAVID K
47 COPE FARMS RD
FARMINGTON, CT 06032

112-61
45 COPE FARMS RD
SILVA, ARMENIO & JOAQUINA
45 COPE FARMS RD
FARMINGTON, CT 06032

112-62
43 COPE FARMS RD
STIERER, JACK G &
43 COPE FARMS RD
FARMINGTON, CT 06032

112-63
41 COPE FARMS RD
KU, WENDY
41 COPE FARMS RD
FARMINGTON, CT 06032

112-64
39 COPE FARMS RD
SIMONEAU, PAUL J & JOANNE M
1250 MORSE BLVD
SINGER ISLNND FL 33404

112-65
37 COPE FARMS RD
BYER, JANET I
37 COPE FARMS DR
FARMINGTON, CT 06032

112-66
35 COPE FARMS RD
FEEHAN, KEVIN T
35 COPE FARMS RD
FARMINGTON, CT 06032

112-67
33 COPE FARMS RD
DALY, GERALD E &
33 COPE FARMS RD
FARMINGTON, CT 06032

112-67A
8139 COPE FARMS RD
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

112-68
31 COPE FARMS RD
TIWARI DHIRENDRA, KUMAR & ANUJA
31 COPE FARMS RD
FARMINGTON, CT 06032

112-69
29 COPE FARMS RD
BERLINSKI, EDWARD J
29 COPE FARMS RD
FARMINGTON, CT 06032

112-70
27 COPE FARMS RD
KIEVIT, WILLIAM F & KRISTEN P
27 COPE FARMS RD
FARMINGTON, CT 06032

112-73
4 CUTLER LN
GRAVES, LARRY R
4 CUTLER LN
FARMINGTON, CT 06032

112-74
6 CUTLER LN
FERN, BRIAN K & AUDREY M
6 CUTLER LN
FARMINGTON, CT 06032

112-75
8 CUTLER LN
KOZAK, TODD A &
8 CUTLER LN
FARMINGTON, CT 06032

112-76
10 CUTLER LN
CRUZ, ANGEL N & HELEN L
10 CUTLER LN
FARMINGTON, CT 06032

112-77
12 CUTLER LN
GALVIN, JOHN J JR & DONNA M
12 CUTLER LN
FARMINGTON, CT 06032

124-54
339 IVY DR
SUTTER, WILLIAM F III & ROSMARIE
339 IVY DR
BRISTOL, CT 06010

124-55
349 IVY DR
MCCABE, KELLY W & LEA L
349 IVY DR
BRISTOL, CT 06010

125-1
2 PINE HOLLOW RD
JOHNSON, KENNETH E & KIMBERLY A
2 PINE HOLLOW RD
FARMINGTON, CT 06032

125-1
7 BROOKSHIRE LN
FLANDERS, JESSICA M
7 BROOKSHIRE LN
FARMINGTON, CT 06032

125-002
15 BROOKSHIRE LN
LUTKOWSKI, ANDRZEJ M & BARBARA
15 BROOKSHIRE LN
FARMINGTON, CT 06032

125-003
17 BROOKSHIRE LN
PENNITO, JAMES W & LORI A
17 BROOKSHIRE LN
FARMINGTON, CT 06032

125-004
23 BRODKSHIRE LN
MOLONY, RANDALL C & SHEILA L
23 BROOKSHIRE LN
FARMINGTON, CT 06032

125-005
25 BROOKSHIRE LN
HOPKINSON, DAVID A
25 BROOKSHIRE LN
FARMINGTON, CT 06032

125-5A
8072 BROOKSHIRE LN
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

125-6
798 PLAINVILLE AVE
WETSTONE, SCOTT L & SHUSDOCK, GLORIA A
798 PLAINVILLE AVE
FARMINGTON, CT 06032

125-68
796 PLAINVILLE AVE
BERRY, JOAN R & JOHN
796 PLAINVILLE AVE
FARMINGTON, CT 06032

125-12
1 GREENCREST DR
ORNSBY, DIANE M
1 GREENCREST DR
FARMINGTON, CT 06032

125-13
3 GREENCREST DR
HELM, WALTER
3 GREENCREST DR
FARMINGTON, CT 06032

125-14
5 GREENCREST DR
ZIEBKA, MICHAEL A & CHERYL H
5 GREENCREST DR
FARMINGTON, CT 06032

125-18
1 PINE HOLLOW RD
CHEN, FEI & LI HUI, LNU
1 PINE HOLLOW RD
FARMINGTON, CT 06032

135-1A
66 PEGGY LN
SLNTER, WILLIAM T
66 PEGGY LN
FARMINGTON, CT 06032

135-1B
70 PEGGY LN
SILVER, JOHN F & SHANNON L
70 PEGGY LN
FARMINGTON, CT 06032

135-1C
74 PEGGY LN
PELTIER, MICHAEL A & KELLY
74 PEGGY LN
FARMINGTON, CT 06032

135-1D
76 PEGGY LN
MNYUKH, YURI
76 PEGGY LN
FARMINGTON, CT 06032

135-13/14
46 CASE ST
FETERA, THOMAS & KRISTIN
46 CASE ST
FARMINGTON, CT 06032

135-15
61 PEGGY LN
KOLODZIEJ, HIRONIM
61 PEGGY LN
FARMINGTON, CT 06032

135-28
81 HAROLD RD
RICHARD, ROBIN M
81 HAROLD RD
FARMINGTON, CT 06032

135-29
83 HAROLD RD
HOGERTY, JACQUELINE
83 HAROLD RD
FARMINGTON, CT 06032

135-30
85 HAROLD RD
MILLER, COLLEEN A & JAMES E
85 HAROLD RD
FARMINGTON, CT 06032

135-31
87 HAROLD RD
DREZEK, TADEUSZ & TERESE
87 HAROLD RD
FARMINGTON, CT 06032

135-31A
8329 HAROLD RD
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

135-32
93 HAROLD RD
WILCZAK, RAFAL S & JUSTYNA
93 HAROLD RD
FARMINGTON, CT 06032

135-33
99 HAROLD RD
MULNWKA, JERZY J & ELZBIETA T
99 HAROLD RD
FARMINGTON, CT 06032

135-34
103 HAROLD RD
NGUYEN, DAVID T & DIANE H LE
103 HAROLD RD
FARMINGTON, CT 06032

135-35
105 HAROLD RD
CERASOLI, GENNARO
105 HAROLD RD
FARMINGTON, CT 06032

136-7
20 INWOOD LN
MACHADO, JORGE A & TATIANA
20 INWOOD LN
FARMINGTON, CT 06032

136-8
8770 SCOTT SWAMP RD
ROUTE 6 WESTWOODS ASSOCIATES
6 EXECUTIVE DR
FARMINGTON, CT 06032

136-8
22 INWOOD LN
WANG, TAO & YAN QIAOMEI
22 INWOOD LN
FARMINGTON, CT 06032

136-8A
8391 INWOOD LN
FARMINGTON, TOWN OF
1 MONTEITH DR
FARMINGTON, CT 06032

136-9/9A1
312 SCOTT SWAMP RD
ROUTE 6 WESTWOODS ASSOC LTD
6 EXECUTIVE DR
FARMINGTON, CT 06032

136-9A
326 SCOTT SWAMP RD
KOAPA LLC
326 SCOTT SWAMP RD
FARMINGTON, CT 06032

136-10
8612 PEGGY LN
NIMAN, JEFFERY
21 COBBS RD
WEST HARTFORD, CT 06107

136-47A
8772 SCOTT SWAMP RD
STAFFORDSHIRE ASSOCIATES
365 BREWSTER R
BRISTOL, CT 06010

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HUDSON Design Group LLC
45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

NORTHEAST SURVEY CONSULTANTS
116 Pleasant St. Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

CHECKED BY: BCF

APPROVED BY: CGG

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	10/04/17	ISSUED FOR REVIEW	BCF

SITE NAME:
FARMINGTON SOUTHWEST FIRE DEPT.

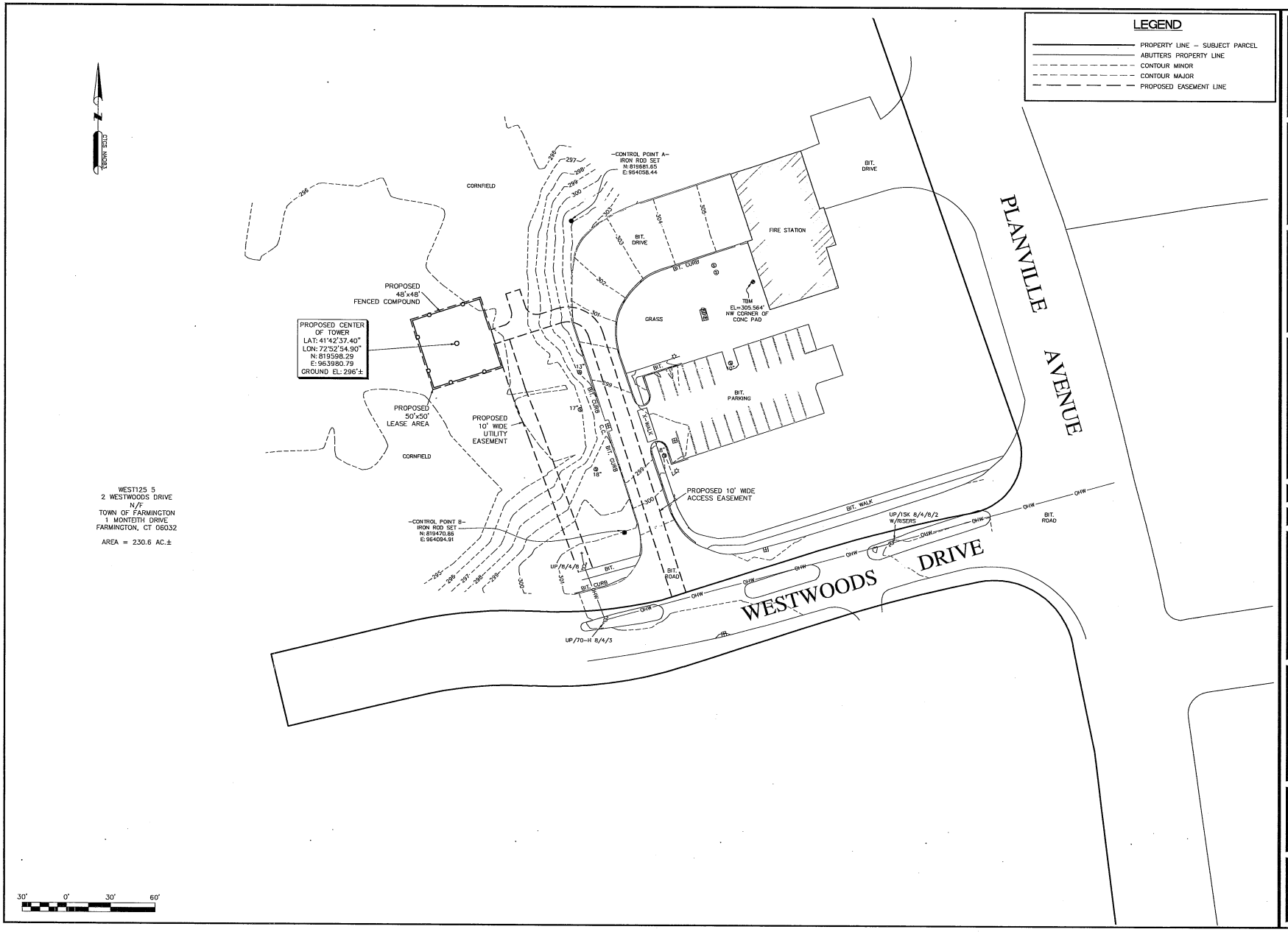
SITE NUMBER:
CT-119

T-MOBILE SITE ID: CTHA112A

SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
ABUTTERS LIST

SHEET NUMBER
C-2



SECTORSITE
Communications Site Development
SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HDG
HUDSON
Design Group LLC
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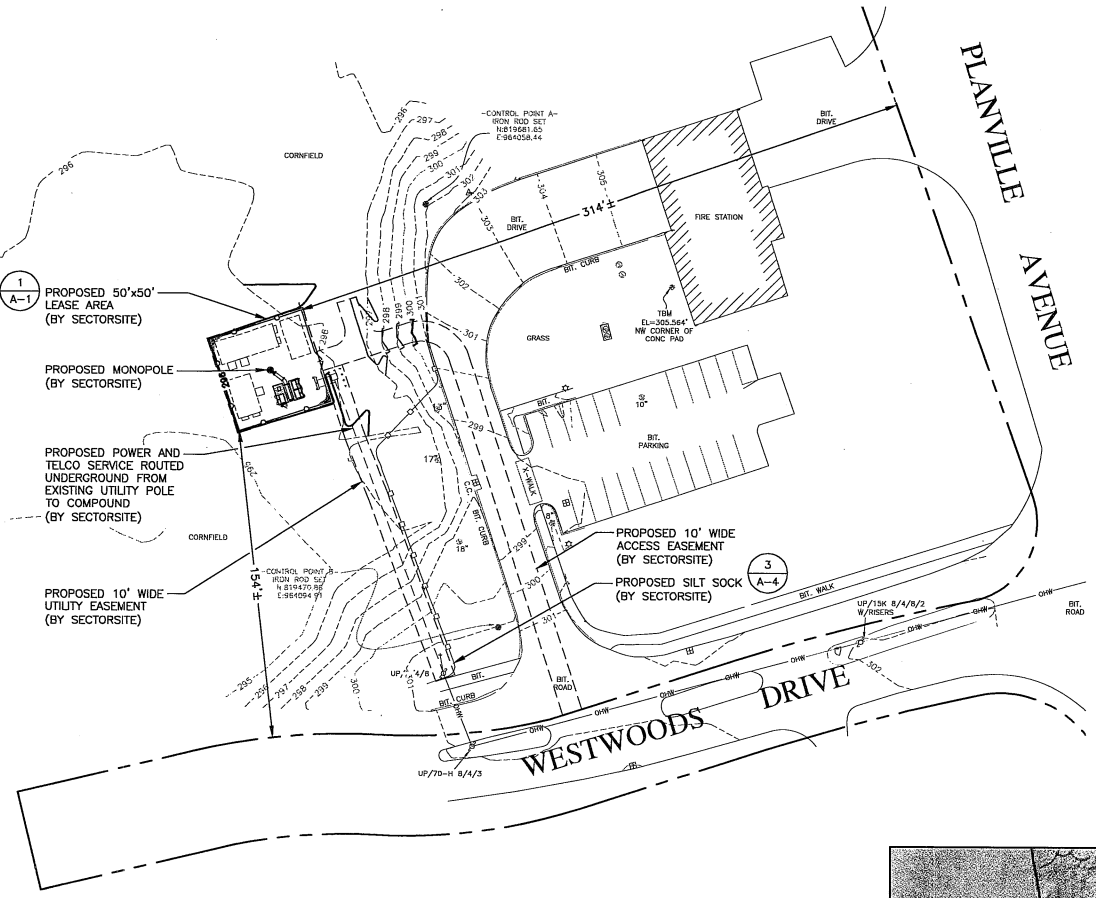
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C-3

125 5
2 WESTWOODS DRIVE
N/F
TOWN OF FARMINGTON
1 MONTEITH DRIVE
FARMINGTON, CT 06032

AREA = 230.6 AC.±



LEGEND

- PROPERTY LINE – SUBJECT PARCEL
- ABUTTERS PROPERTY LINE
- EXISTING CONTOUR LINE
- TREE LINE
- BARBED WIRE FENCE REMAINS
- OHW — OVERHEAD WIRE
- EXISTING CHAIN LINK FENCE
- EXISTING BUILDING
- CB — CATCH BASIN
- CONIFEROUS TREE
- DECIDUOUS TREE
- STONEWALL
- WELL
- UTILITY POLE
- 1086 — PROPOSED CONTOUR LINE

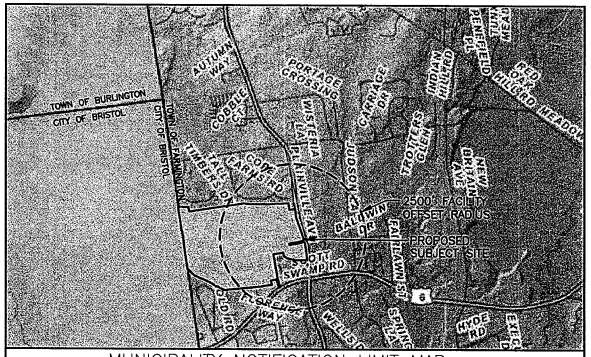
MISCELLANEOUS INFORMATION

DISTANCE TO NEAREST OFF SITE RESIDENCE	314'±
LENGTH OF NEW ACCESS DRIVEWAY	55'±
NUMBER OF RESIDENCES WITHIN 1000 FEET OF TOWER	17
NUMBER OF TREES TO BE REMOVED	0
DISTANCE TO NEAREST PROPERTY LINE	154'±
DISTANCE TO THE NEAREST DAYCARE CENTER (LITTLE ANGELS DAYCARE CENTER)	3,338'±
DISTANCE TO THE NEAREST SCHOOL (WEST WOODS UPPER ELEMENTARY SCHOOL)	2,591'±
DISTANCE TO NEAREST WETLANDS (OFF SITE)	THERE ARE NO WETLANDS NEAR BY

13°40'
MAGNETIC NORTH
TRUE NORTH

GRAPHIC SCALE
0 15 30 60 90 FEET

SITE PLAN (1 / C-4)
22x34 SCALE: 1"=30'-0"
11x17 SCALE: 1"=60'-0"



MUNICIPALITY NOTIFICATION LIMIT MAP

SectorSite, LLC.
53 SOUTH JEFFERSON ROAD, SUITE M.
WHIPPANY, NJ 07981

HUDSON Design Group LLC
45 BEECHWOOD DRIVE
N. ANDOVER, MA 01845
TEL: (978) 557-5553
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APPROVED BY: DJC

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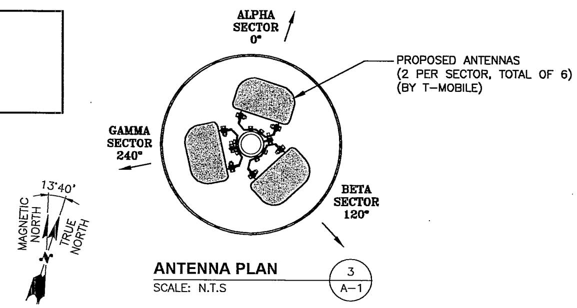
SOUTHWEST FIRE DEPT.
SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
PARTIAL SITE PLAN

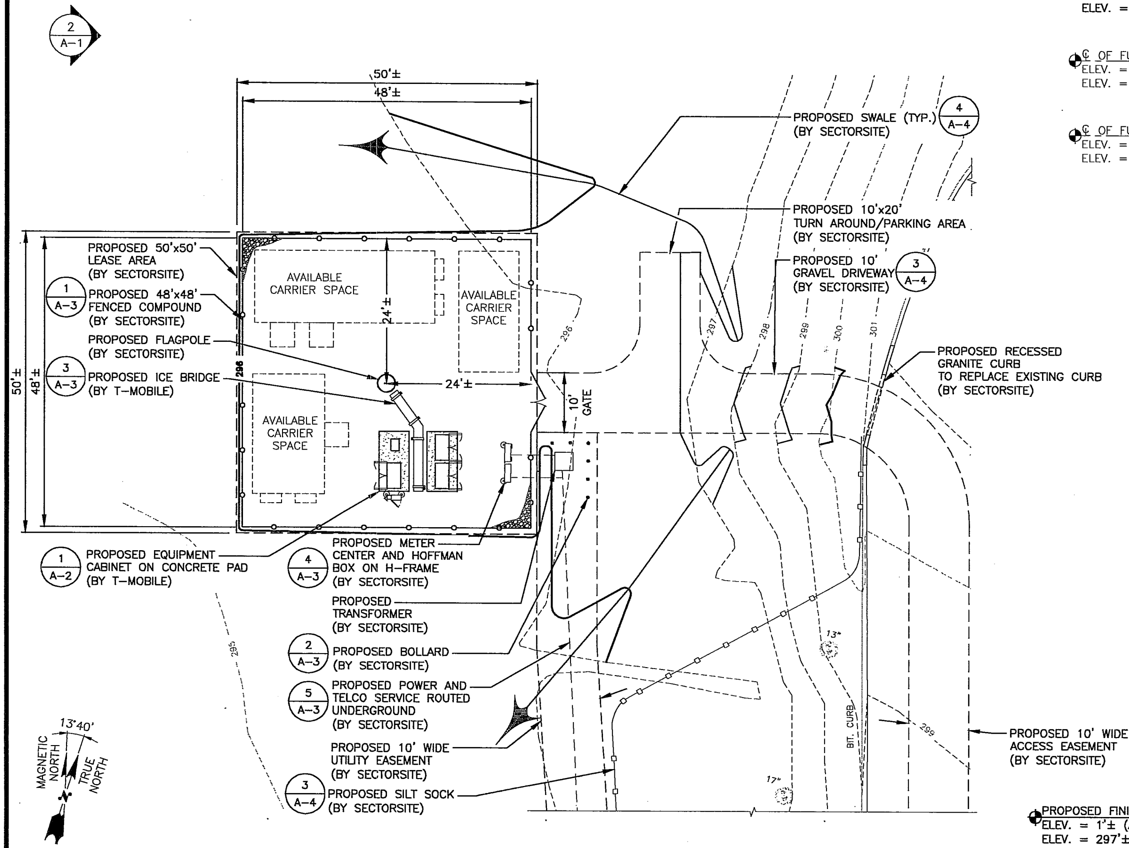
SHEET NUMBER
C-4

NOTE:

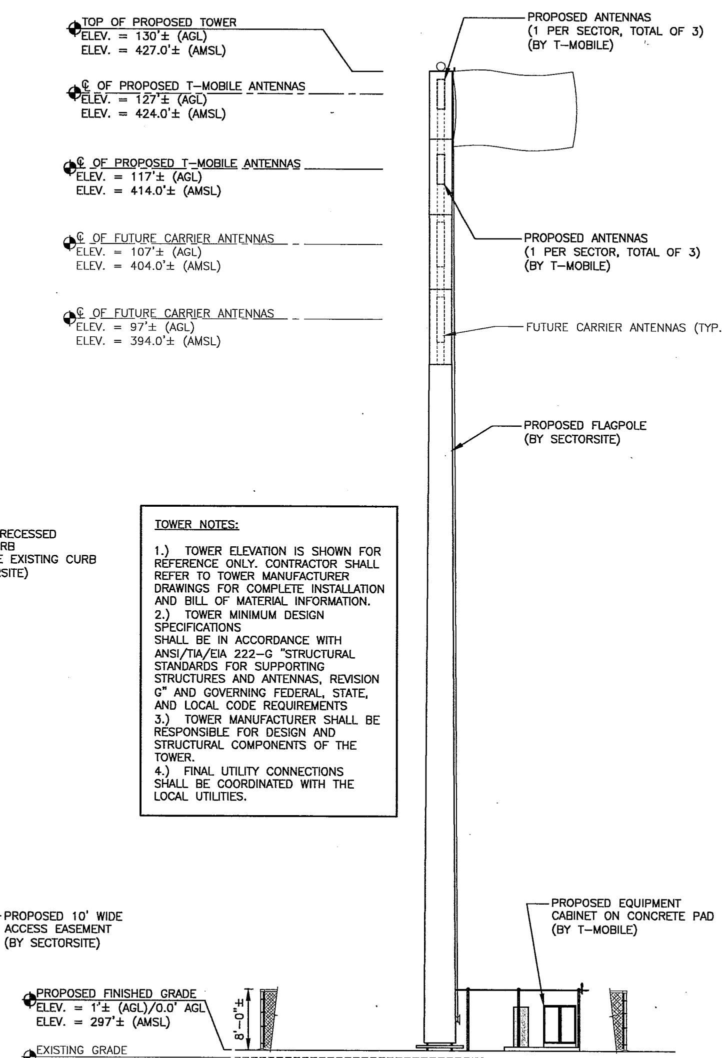
1. PROPOSED NEW TOWER AND FOUNDATION DESIGN BY OTHERS
2. VERIFY AZIMUTHS W/ RF ENGINEER.



ANTENNA PLAN (3/A-1)
SCALE: N.T.S



COMPOUND PLAN (1/A-1)
22x34 SCALE: 1"=10'-0"
11x17 SCALE: 1"=20'-0"



TOWER NOTES:

1.) TOWER ELEVATION IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO TOWER MANUFACTURER DRAWINGS FOR COMPLETE INSTALLATION AND BILL OF MATERIAL INFORMATION.
2.) TOWER MINIMUM DESIGN SPECIFICATIONS SHALL BE IN ACCORDANCE WITH ANSI/TIA/EIA 222-G "STRUCTURAL STANDARDS FOR SUPPORTING STRUCTURES AND ANTENNAS, REVISION G" AND GOVERNING FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS
3.) TOWER MANUFACTURER SHALL BE RESPONSIBLE FOR DESIGN AND STRUCTURAL COMPONENTS OF THE TOWER.
4.) FINAL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE LOCAL UTILITIES.

WEST ELEVATION (2/A-1)
22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

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APPROVED BY: DJC

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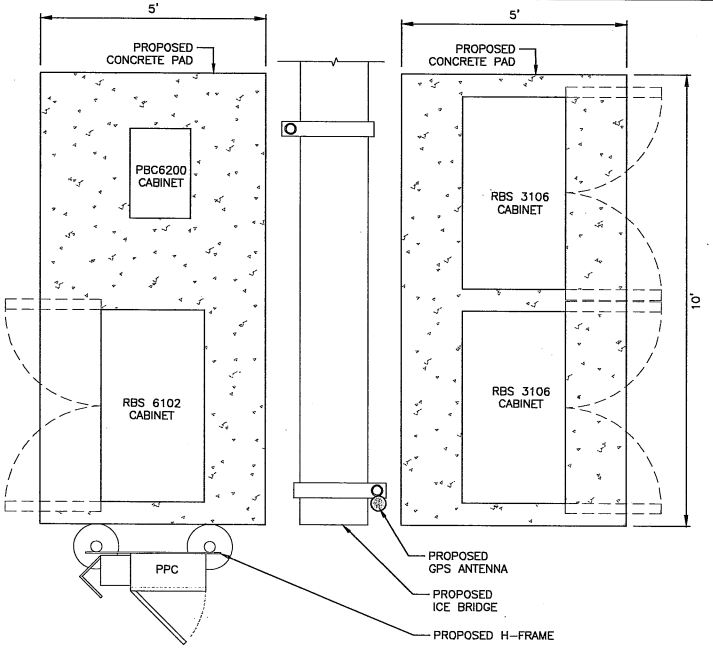
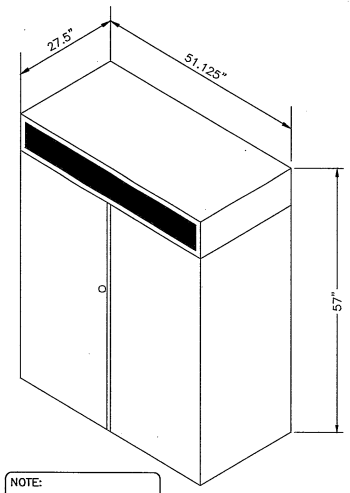
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
COMPOUND PLAN AND ELEVATION

SHEET NUMBER
A-1

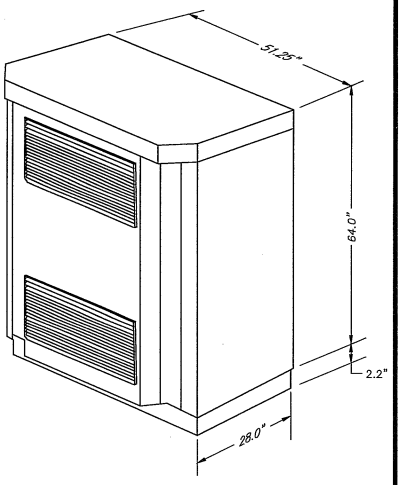


EQUIPMENT PLAN (1 / A-2)
SCALE: N.T.S



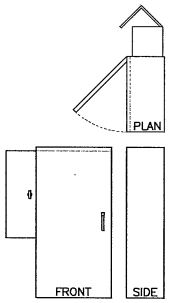
NOTE:
ANCHOR THE BASE PER MANUFACTURES SPECIFICATIONS & INSTALLATION GUIDELINES

PROPOSED RBS 6102 CABINET (2 / A-2)
SCALE: N.T.S



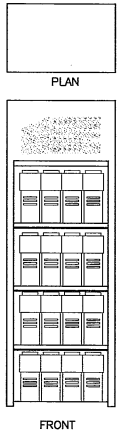
PROPOSED RBS 3106 CABINET (3 / A-2)
SCALE: N.T.S

PPC DIMENSIONS	
MODEL #	3799340400
MANUF.	DELTA
WIDTH	20"
DEPTH	10"
HEIGHT	40"
WEIGHT	75 LBS
NOTE: INSTALL CABINET ANCHORS PER MANUFACTURER'S INSTALLATION GUIDELINES	



POWER PROTECTION CABINET (PPC) (4 / A-2)
SCALE: N.T.S

PBC DIMENSIONS	
MODEL #	PBC-6200
MANUF.	ERICSSON
WIDTH	23.6"
DEPTH	16.14"
HEIGHT	72.44"
WEIGHT W/ BATTERIES	1030 LBS
NOTE: 1. INSTALL CABINET ANCHORS AND FLOOR MOUNT KIT ANCHORS PER MANUFACTURER'S INSTALLATION GUIDELINES	



POWER AND BATTERY CABINET (PBC) (5 / A-2)
SCALE: N.T.S

SECTORSITE
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WHIPPANY, NJ 07981

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TEL: (978) 557-5553
FAX: (978) 336-5586

CHECKED BY: DJR

APPROVED BY: DJC

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SITE NUMBER:
CT-119
T-MOBILE SITE ID: CTHA112A
SITE ADDRESS:
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

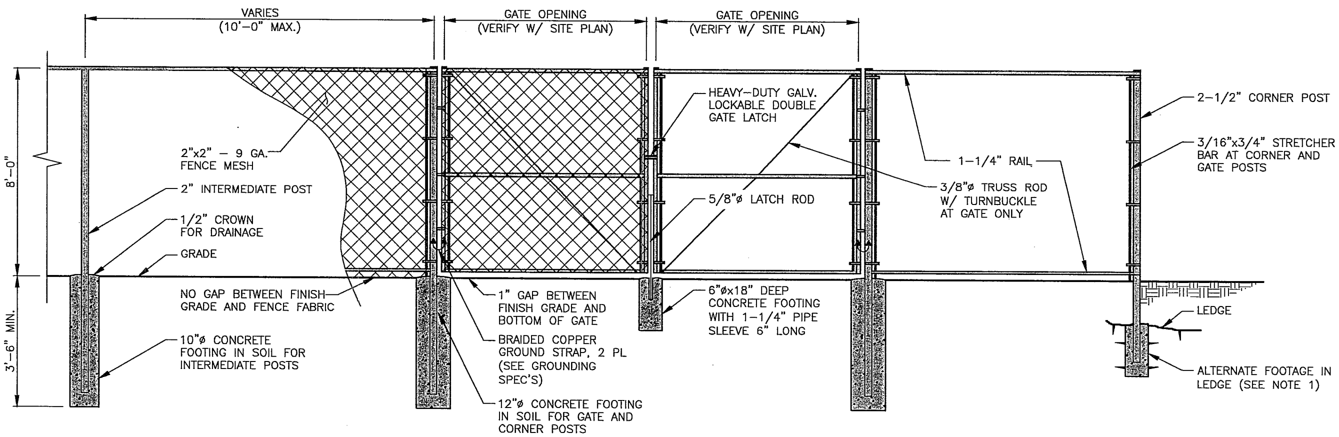
SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-2

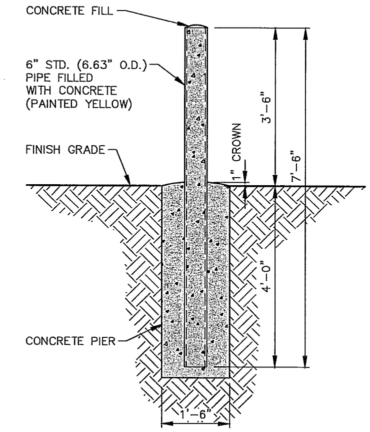
FENCE NOTES

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.

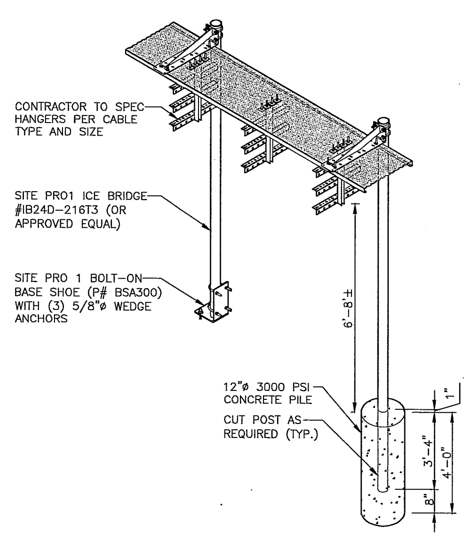
2. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.



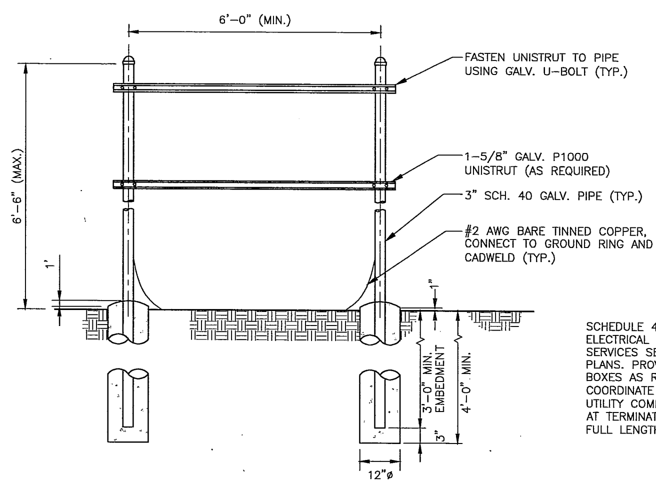
CHAINLINK FENCE DETAIL (1 / A-3)
SCALE: N.T.S



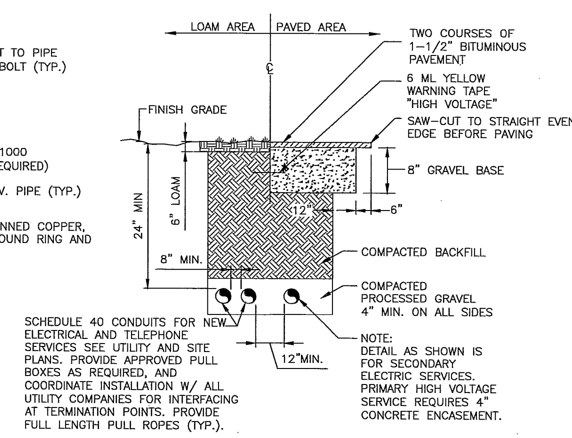
BOLLARD DETAILS (2 / A-3)
22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"



CABLE BRIDGE DETAIL (3 / A-3)
22x34 SCALE: N.T.S



TYPICAL H-FRAME DETAIL (4 / A-3)
SCALE: N.T.S



BURIED CONDUIT DETAIL (5 / A-3)
SCALE: N.T.S

SECTORSITE Communications Site Development
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53 SOUTH JEFFERSON ROAD, SUITE M.
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STATE OF CONNECTICUT — DEREK J. CREASER — LICENSED PROFESSIONAL ENGINEER

CHECKED BY:	DJR
APPROVED BY:	DJC

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T-MOBILE SITE ID: CTHA112A
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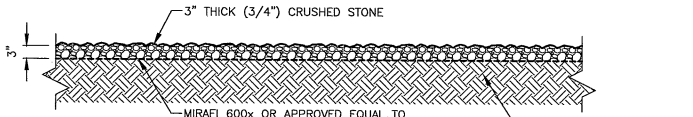
2 WESTWOODS DRIVE
FARMINGTON, CT 06032

SHEET TITLE
SITE DETAILS

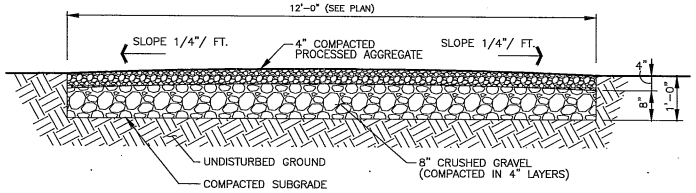
SHEET NUMBER
A-3



COMPOUND COVERING DETAIL (1 / A-4)
SCALE: N.T.S

CRUSHED GRAVEL	
SIEVE	% PASSING BY WEIGHT
5"	100
3 1/2"	90–100
1 1/2"	55–95
1/4"	25–60
#10	15–45
#40	5–25
#100	0–10
#200	0–5

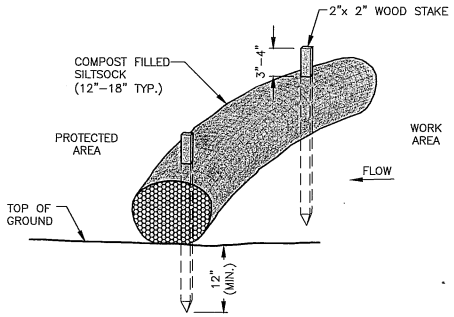
PROCESSED AGGREGATE	
SIEVE	% PASSING BY WEIGHT
2 1/4"	100
2"	95–100
3/4"	50–75
1/4"	25–45
#40	5–20
#100	2–12



GRAVEL ACCESS DRIVE (2 / A-4)
SCALE: N.T.S

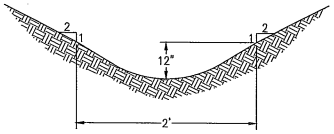
NOTES:

1. COMPOST ROLLS MUST BE PLACED ALONG SLOPE CONTOURS.
2. STAKES SHOULD BE DRIVEN IN THE MIDDLE OF THE COMPOST LEAVING 2–3 INCHES OF THE STAKE PROTRUDING ABOVE THE COMPOST.
3. STAKES SHOULD BE SPACED AT 3'–4' ℄ INTERVALS.
4. FIT COMPOST AROUND STORM DRAINS OR INLETS, THE COMPOST SHOULD BE BACK 1–1 1/12 FEET AND SHOULD DIRECT WATER FLOW TOWARD THE ANGLE OF DRAINAGE. IF ALL DRAINAGE ANGLES INTO THE INLET, SNAKE THE COMPOST ALL THE WAY AROUND THE INLET.
5. WHEN COMPOST ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING COMPOST ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.
6. USE 18" LONG STAKES FOR HARD, ROCKY SOIL. FOR SOFT, LOAMY SOIL, USE 24" STAKE FOR GREATER SECURITY.



NOTES:
1. SILTSOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL.
2. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. SEE SPECIFICATIONS FOR SOCK SIZE, AND COMPOST FILL, REQUIREMENTS.

SILT SOCK DETAIL (3 / A-4)
SCALE: N.T.S



SWALE DETAIL (4 / A-4)
SCALE: N.T.S

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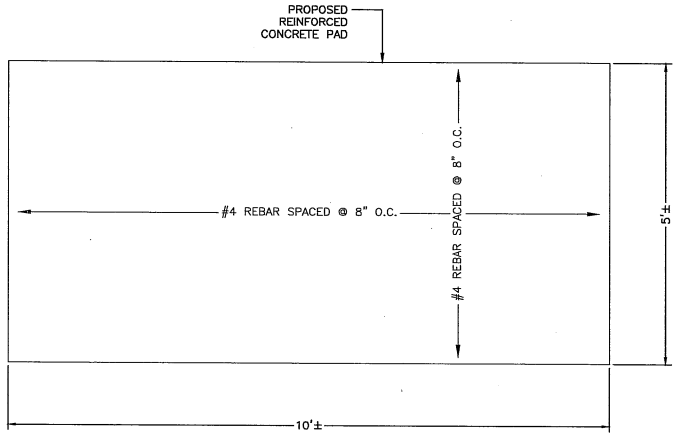
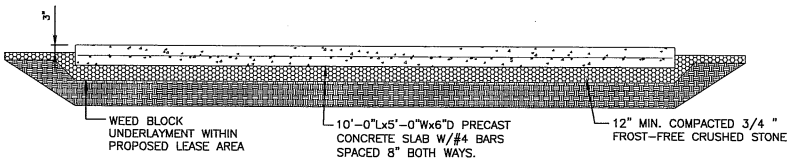
SHEET TITLE
EROSION CONTROL AND DETAILS

SHEET NUMBER
A-4



EQUIPMENT CONCRETE PAD PLAN (1 / A-5)

SCALE: N.T.S



SECTION X-X

EQUIPMENT CONCRETE PAD SECTION (2 / A-5)

SCALE: N.T.S

FOUNDATION NOTES & CONCRETE SPECIFICATIONS

1. FOUNDATION AREA SHALL BE EXCAVATED TO THE DEPTH AND DIMENSIONS SHOWN ON THE PLANS. EXISTING LEDGE AND ALL OTHER EXISTING UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE. THE SUBGRADE SHALL BE ROLLED WITH A 1-TON, VIBRATORY, WALK-BEHIND ROLLER AT A SPEED OF LESS THAN 2 FPS, 6 PASSES MINIMUM, TO PROVIDE UNYIELDING SURFACE.
2. UNDERCUT SOFT OR "WEAVING" AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF STRUCTURAL FILL.
3. CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH ($f'c$)=4000 psi. CONCRETE TO BE AIR ENTRAINED, DESIRED AIR CONTENT TO BE 6% (PLUS OR MINUS 2%)
4. REINFORCING BAR TO BE ASTM A615 GRADE 60.
5. WELDED WIRE FABRIC TO CONFORM TO THE REQUIREMENTS OF ASTM A185. WIRES FOR FABRIC TO CONFORM TO THE REQUIREMENTS OF ASTM A82.
6. COORDINATE WITH MANUFACTURER OF PREFABRICATED SHELTER FOR LOCATION OF ATTACHMENTS TO BASE SLAB.
7. ALL REINFORCING TO HAVE MINIMUM CONCRETE COVER PER ACI SPECIFICATIONS.
8. ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO LATEST EDITION OF ACI 318 AND APPLICABLE STATE BUILDING CODE.

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STATE OF CONNECTICUT
DEREK J. CREASEY
LICENSED PROFESSIONAL ENGINEER

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SHEET TITLE
CONCRETE PAD
DETAILS

SHEET NUMBER
A-5

ATTACHMENT 6

NORTHEAST LAND & WATER, LLC

131 WEST MAIN STREET, SUITE 327, ORANGE, MA 01364 (413) 374-8876 MACLEODALEC@GMAIL.COM

September 27, 2017

Douglas Roberts
Hudson Design Group, LLC
110 Washington Avenue, Fourth Floor
North Haven, Connecticut 06473

RE: *Site Investigation for Wetlands: 2 Westwoods Drive, Farmington, CT*
HDG Project # CT-119

Dear Mr. Roberts:

On September 13, 2017, I visited a potential project site located at 2 Westwoods Drive in Farmington, CT to determine whether areas subject to protection under Chapter 440, Sections 22a-28 through 22a-45d of Connecticut's General Statutes, the requirements of the Connecticut Siting Council and other relevant environmental laws are present within and around the parcel. I have also reviewed additional sources of information to support and enhance my findings regarding the regulatory context within which projects might be pursued on this land.

The study site is located near a fire station located just off Plainville Avenue. Figure 1 presents a topographic map of the site and Figure 2 shows the aerial photograph.

The potential project site is now occupied by a cornfield surrounding a fire station. I was also provided with an old plan showing a delineated wetland, one point of which approached the proposed cell tower location. However, careful examination of the soils throughout the study area, including in the location flagged as wetland in 2006, showed that the soils did not have any hydric indicator characteristics at all. Such hydric characteristics could include low chroma color, iron concretions (mottling), standing water or flow patterns, etcetera. None of these indicators were observed in any of the test pits dug throughout the area.

The soils in all sampled locations showed the following characteristics with no significant variation:

Ap: 0 – 10 inches. 7.5YR 4/4. No mottling
B1: 10 – 14 inches. 10 YR 4/6. No mottling
B2: 14+ inches. 10YR 5/6. No mottling. Very stony.

The corn crop was excellent, and upland weeds were observed between the rows.

According to the online Soil Survey of the State of Connecticut (included), the soil beneath the potential project area is identified as Raypol loam (Unit 12). This series is described as "very deep, poorly drained soils formed in loamy over sandy and gravelly outwash," and as such is a hydric soil. The adjacent soils are mapped as Manchester gravelly sandy loam, 3 – 15% slopes

(Unit 37C). The Manchester series is described as "very deep, excessively drained soils formed in sandy and gravelly glacial outwash and stratified drift." This is not a hydric soil.

The Raypol description is as follows:

Ap--0 to 8 inches; very dark brown (10YR 2/2) silt loam, pale brown (10YR 6/3) dry; weak medium granular structure; friable; common very fine, fine and medium roots; strongly acid; clear smooth boundary (6 to 10 inches thick)

Bg1--8 to 12 inches; grayish brown (10YR 5/2) very fine sandy loam; weak medium subangular blocky structure; friable; common very fine, fine and medium roots; common medium prominent yellowish brown (10YR 5/8) masses of iron accumulation; strongly acid; clear wavy boundary.

Bg2--12 to 20 inches; grayish brown (10YR 5/2) silt loam; weak medium subangular blocky structure; friable; common fine and medium roots; common medium prominent yellowish brown (10YR 5/8) masses of iron accumulation; strongly acid; clear wavy boundary.

This is very different from the soil characteristics as actually observed in the field and documented above.

The Farmington Wetlands Map (Figure 4) shows the site as occurring within a yellow polygon labeled "Fire Station" in the key. A wetland area is shown outside that polygon, presumably associated with the NRCS mapping of the Raypol loam, which is hidden by the yellow polygon. However, field inspection confirmed that there are no wetlands within the proposed facility area.

The Flood Insurance Rate Map (Figure 5) shows that the potential project site is not within the 100-year floodplain.

Review of the Connecticut Natural Heritage maps (Figure 3) shows that the site is not within mapped habitat of listed species. However, the CT Department of Energy and Environmental Protection (DEEP) advises that the site supports the habitat of 2 state special concern species; specifically, the eastern box turtle and the spotted turtle. The applicant plans to incorporate a protection plan addressing protection of these animals as specified by the DEEP.

Field analysis of soil characteristics indicate that no wetlands will be impacted by the project as currently described..

I hope this information is useful to you. Please call if you have any further questions.

Sincerely,

Alec MacLeod, Principal
Northeast Land & Water, LLC

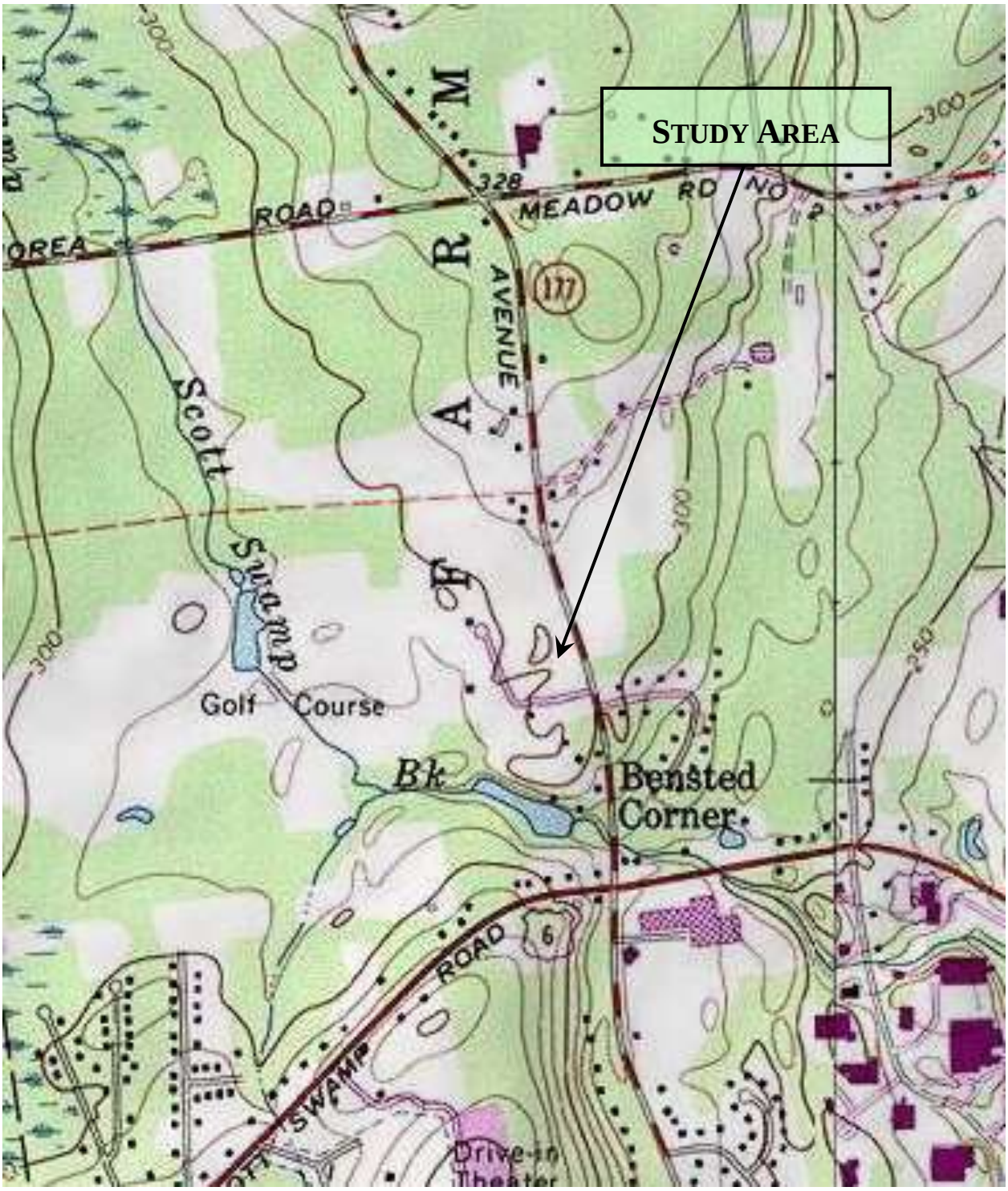


Figure 1. Locus. USGS Topographic Map

Figure 2. Aerial view of the study area (GoogleEarth)

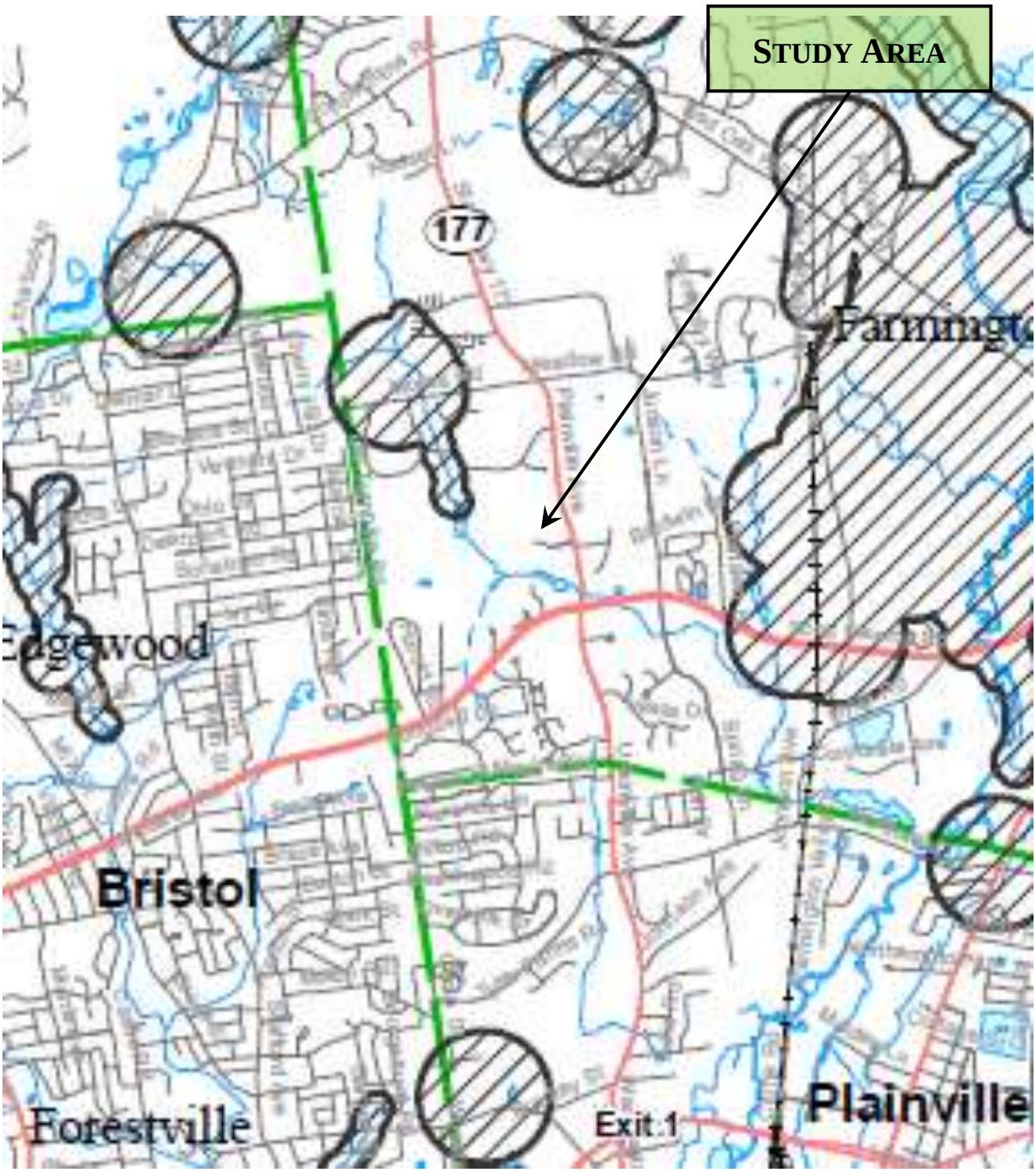


Figure 3. Connecticut Natural Heritage Map – online edition.

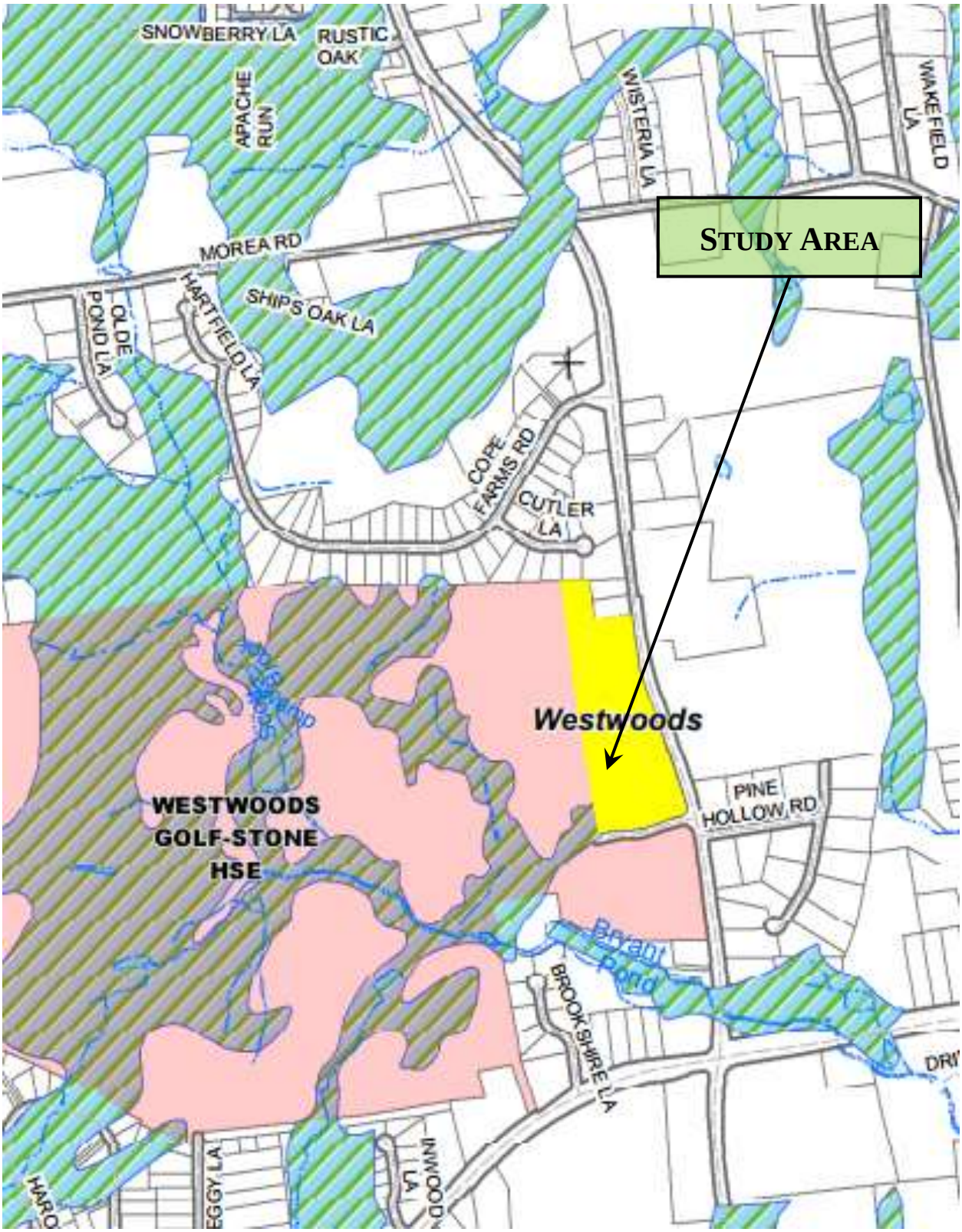


Figure 4. Town of Farmington Wetlands Map.

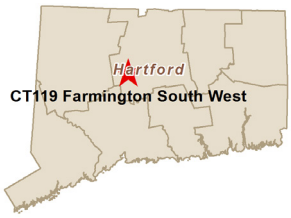
Figure 5. FEMA Flood Insurance Rate Map.

ATTACHMENT 7

Viewshed Analysis Report

Proposed Wireless Telecommunications Facility:

CT119 Farmington South West
2 Westwoods Drive
Farmington, CT 06032



- Proposed new 130.0 ft AGL Stealth Flagpole Antenna Structure
- Viewshed map completed 11/17/17
- Balloon test and viewshed verification completed 7/13/17

Viewshed analysis maps and representations contained herein depict where proposed facility may potentially be visible based on the best data available and site conditions at the time data was collected. This study does not claim to depict all locations from where the facility may be potentially visible.

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Introduction

At the request of SectorSite, LLC, Virtual Site Simulations, LLC (VSS) was contracted to provide a Viewshed Analysis Report for a proposed telecommunications Facility located at 2 Westwoods Drive, Farmington, CT 06032. Hereafter referred to as "the Site". The proposed tower facility would consist of an approximate 130 Ft. above ground level ("AGL") Stealth Flagpole type antenna structure with space available for 3 future carriers. Associated unmanned equipment for future carriers will be contained within a 50' x 50' fenced gravel equipment compound surrounding the base of the proposed tower.

Site Description and Setting

The proposed Stealth Flagpole type telecommunications facility is located on the 230 Acre property designated by the tax assessor as parcel 125-5 and owned by the Town of Farmington. The Site is approximately ¼ mile north of the Farmington Ave (RT 6) and Plainville Avenue interchange. The site is located within a rural/farmland area and the 230 Arce parcel has an existing golf course to the west (Westwoods Golf Course) and a Fire Station to the east (Southwest Fire Station). The Proposed site is within an existing cornfield immediately behind the Southwest Fire Station. Development surrounding this area is mostly single family residential properties to the North and West with farmland/ treed areas to the East. The Tunxis Community College is approximately .31 miles to the south. The West Woods Upper Elementary School is .47 miles to the east. The Farmington Canal Trail travels from north to south approximately .98 miles to the east at its closest point. There are no CT Blue Blazed Trails within the study area. There are no schools or licensed daycare facilities within 250 ft of the proposed facility.

Methodology

A one-mile radius surrounding the site is defined as the study area for this Viewshed Analysis. The Viewshed Analysis was conducted within the predefined study area using two different methods: computer modeling and on-site observation. Each method was used to verify the results of the other, providing the best possible prediction of locations that will have views of proposed telecommunications facility.

Note: Balloon Test was conducted during leaf-on conditions therefore leaf-off viewshed results could not be verified.

Computer Modeling – Viewshed Analysis

A combination of Image based, Lidar[1] based and Digital Elevation Model ("DEM") based data was used to perform this analysis. The primary software used was Environmental Systems Research Institute Inc. (ERSI) ArcGIS Spatial Analysis. This software allows the user to perform spatial analysis on imported maps and datasets. The maps and datasets used are documented in the "documentation" page at the end of this report. The maps and datasets are imported as layers within the software mapping program. Once imported, spatial analysis tools are used to evaluate each position within those layers from which the proposed facility may be visible. These tools allow for the input of: viewing reference height (assumed to be 5 Ft AGL) and tower height (in this case 130 ft. AGL). The tools also take into account any layers that have been imported that may affect viewing location (i.e. topography, tree canopy, ground cover, buildings, roads etc.). Lidar data was used to create a Digital Surface Model (DSM) of the existing topography. Existing tree canopy height and Building heights were not averaged or assumed but calculated from lidar data within the DSM. Image analysis was used to classify the existing tree cover for both leaf on and leaf off conditions. The Image analysis results were then used to create two different DSM's. Visibility analysis tools were then applied, and visibility models were created. The results of this computer model were then graphically layered on topographic and aerial maps.

These maps can be found in Attachment A.

1. Lidar (acronym of Light Detection And Ranging)- Lidar (also called LIDAR, LiDAR, and LADAR) is a surveying method that measures distance to a target by illuminating that target with a pulsed laser light, and measuring the reflected pulses with a sensor. Differences in laser return times and wavelengths can then be used to make digital 3D-representations of the target. (Wikipedia 2017)

On-site Observation & Documentation

A balloon test was conducted on July 13th, 2017 and used as the visual reference for site observations from random locations throughout the study area. Note: The balloon test was conducted at 120 Ft AGL and results were adjusted to reflect proposed tower height of 130 AGL. A balloon tests consisted of flying a 3 Ft. diameter helium filled balloon to the top elevation of the proposed tower (see Note). Balloon diameter was measured using a custom set of calipers. A red balloon was used to provide the best contrast between it and surrounding sky or vegetation. The balloon was tethered to the location of the proposed tower, and its elevation was set by measuring the length of the tether. The elevation was verified using the Lieca DISTO D2 Laser distometer.

Balloon test accuracy is very wind dependent. The balloon test was therefore scheduled on a day with wind conditions below the acceptable threshold of 10mph. A preliminary viewshed analysis was done using the method outlined above to determine what areas were predicted to have views of the proposed site and to verify the computer model. Drive-by visual reconnaissance of the Study Area was then conducted using the preliminary viewshed analysis as a guide. Locations where the Balloon was visible and not visible were photo documented and a GPS track of reconnaissance areas was made. Reconnaissance areas were limited to public areas/roads, no private property was used in the on-site observations of this test.

Photo documentation of this test was accomplished using a Nikon P900 16Mp digital camera set to use a 50mm focal length[2] [3]. The Nikon P900 was chosen because it has built- in XMP metadata files that embed the GPS location, light conditions and bearing to target within the image source data file. These photos document the necessary location and bearing data to ensure the accuracy of simulation location. This documentation was then incorporated into a computer model prediction. The on-site observations were used to adjust model assumptions made in 3d model as necessary.

[2] "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 an 24 x 35mm image, the normal focal length is about 50mm" Warren Bruce Photography, West Publishing Company, Egan, MN c 1993 (page 70)

[3] 50 mm focal length is based on 35mm film photography. Since Digital photographic sensors are not the same size as 35mm film ALL digital photography focal lengths must be corrected

Photographic Documentation

A number of photographs were chosen from the on-site documentations photos and used to prepare photorealistic simulations of the proposed telecommunications facility. GPS coordinates and bearing information recorded within the XMP metadata file of the documentation photos was used to generate virtual camera positions within a 3d model. The balloon in the documentation photos was used as a spatial reference to verify the proportions and height of the proposed tower. Site plan information, field observations and 3D models were then used in these simulations to portray relative scale and location of the proposed structure. The photo simulations were then created using a combination of the 3d model and photo rendering software. These simulations and the existing site photographs provided for reference are attached.

Seventeen photographs were used for simulations and documentation. These Simulations and documentation photos are plotted on the viewshed analysis map attached and shown in the Photo Simulation Package (attached) .

Visibility Analysis Results

The results of the of viewshed analysis for the proposed tower are provided on the visibility analysis maps attached at the end of this report within Attachment A.

Predicted estimate of year-round views (Summer, leaf on condition) of the proposed tower facility are from approximately 47.6 acres or approximately 2.8 % of the 1-mile radius study area. The majority of these views occur within .3 miles of the proposed site and, approximately 75.33% (+/- 35.86 Acres) of those views occur from within the 230 Arce subject property. An additional 9.35 Acres (19.6%) are from within the 98 Arce farmland/field parcel directly to west across Plainfield Ave. The majority of the remaining 2.4 Acres of predicted year-round views occur along Plainfield Avenue immediately to the west beginning approximately 300 Ft to south of Pine Hollow Road and extending northward .43 miles. This specific area is mostly farmland with 2 residential lots to the north and 4 residential lots to the south affected. The predicted views from these residential lots are expected to be partially obscured by existing tree cover as documented in images #1 thru #8. A partially obscured view is also predicted from an approximately 1200 Sq. Ft. area near the corner of Cope Farms Road and Cutler Lane (See Images # 11 & # 10). Land use in this area is residential and view is partially obscured by tree cover.

Predicted seasonal views (Winter, leaf off condition) of the proposed facility are from an additional 49.95 acres. Total predicted seasonal views 96.95 Acres, 4.8% of study area. Approximately 28 %(14.03 Acres) of these additional seasonal views are predicted to be from within the 230 Arce subject property. And, 7.42 acres of these views are contained within the farmland property directly to the west, across Plainfield Avenue. An additional 11.74 acres (+/-15%)of seasonal views are contained within a single farmland parcel .7 miles to the northeast along Meadow Avenue. The remaining additional acreage (16.67 Acres) is scattered in small (+/- 500 Sq. Ft.) viewing areas along Copes Farm Road, Old Turnpike Road, Judson Road and Route 6. The views from these areas are predicted to by partially obscure by existing tree cover with only the upper most portions of the proposed tower being visible.

Documentation

Sources used for Visibility Analysis located at:

Proposed Wireless Telecommunications Facility
CT119 Farmington South West
2 Westwoods Drive
Farmington, CT 06031

Maps and datasets /consulting documents:

United States Geological Survey - USGS Topographical quadrangles (2011-2012)

National Resource Conservation Service -NAIP aerial photography (2010, 2012)

CRCOG Orthoimagery – (2017)

UCONN- Center for Land Use Education and Research

- **LiDAR data (2016)**

DEEP- Connecticut Department of Energy and Environmental Protection

- **Open Space (2010)**
- **DEEP Property (2017)**
- **Historic Places (2008)**

United States Census (2010) – Landmark Polygon Features

Connecticut Forest & Park Association (CFPA) – Blue Blazed Trails (2016)

Connecticut.Gov eLicensing Website – Child Daycare & Group Daycare Homes Roster (2017)

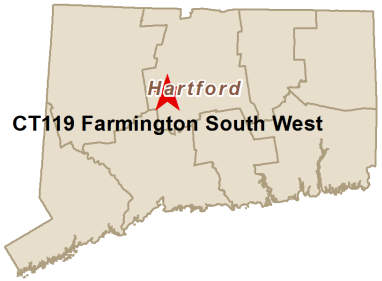
Environmental Systems Research Institute Inc (ERSI) – CT state boundaries/counties (2010)

Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo

Limitations:

This report and the analysis herein does not claim to depict all locations, or the only locations from which the proposed facility will be visible; it is intended to provide a representation of those areas where proposed facility is likely to be visible.

Attachment A - Viewshed Mapping Package



Proposed Wireless Telecommunications Facility:

CT119 Farmington South West
2 Westwoods Drive
Farmington, CT 06032

- Proposed new 130.0 ft AGL Stealth Flagpole Antenna Structure
- Viewshed map completed 11/17/17
- Balloon test and viewshed verification completed 7/13/17

Package prepared by:

Virtual Site Simulations, LLC
28 Caswell Street
Suite 100
Narragansett, Rhode Island 02882

www.VirtualSiteSimulations.com
www.ThinkVSSFirst.com

Viewshed analysis maps and representations contained herein depict where proposed facility may potentially be visible based on the best data available and site conditions at the time data was collected. This study does not claim to depict all locations from where the facility may be potentially visible.

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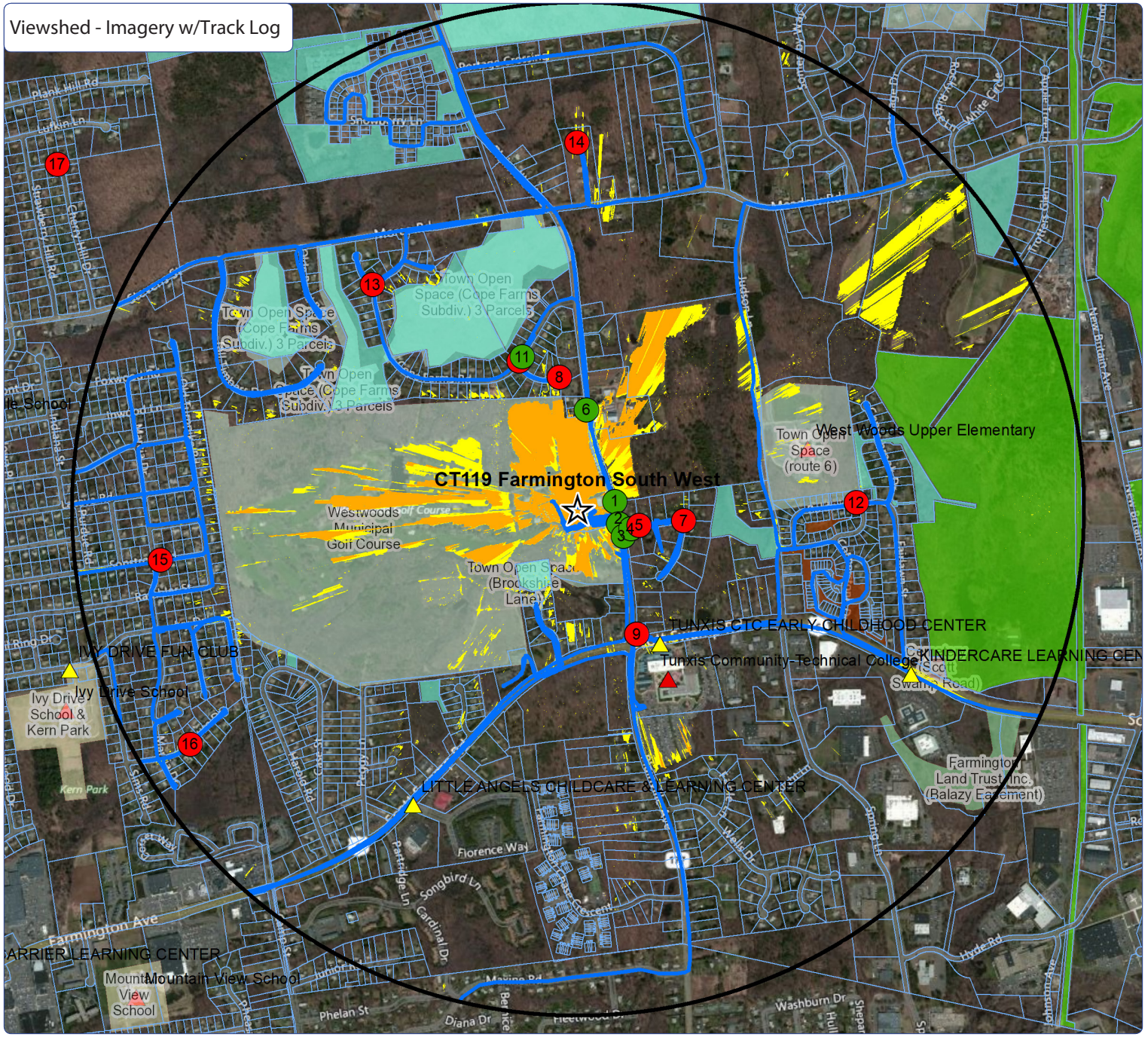
Viewshed - Imagery w/Track Log



Proposed Wireless Telecommunications Facility:

CT-119 Farmington South

2 Westwoods Drive

Farmington, CT 06031

Legend:

- Facility Location
- 1 Mile Radius
- Track Log
- Plat Lot Lines
- Photo location -Balloon visible- Year Round
- Photo location -Balloon visible- Seasonal
- Photo location -Balloon NOT visible
- School Facilities
- Daycare Facilities
- CT Open Space (Conservation Land)
- CT Open Space (Municipal Land)
- CT Open Space (State Land)
- Predicted Visibility-Year Round(Leaf On)
- Predicted Visibility-Seasonal(Leaf Off)

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 130.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%) Year Round (Leaf On)= 2.8%
PERCENT_VISIBLE (%) Seasonal (Leaf Off)= 4.8%

Notes:
- map compiled by VSS, LLC on : 11/17/17
- Tower location(lat/long NAD 83): 41.7103 -72.8819
- Data Sources noted on documentation page attached

Viewshed analysis maps and representations contained herein depict where proposed facility may potentially be visible based on the best data available and site conditions at the time data was collected. This study does not claim to depict all locations from where the facility may be potentially visible.

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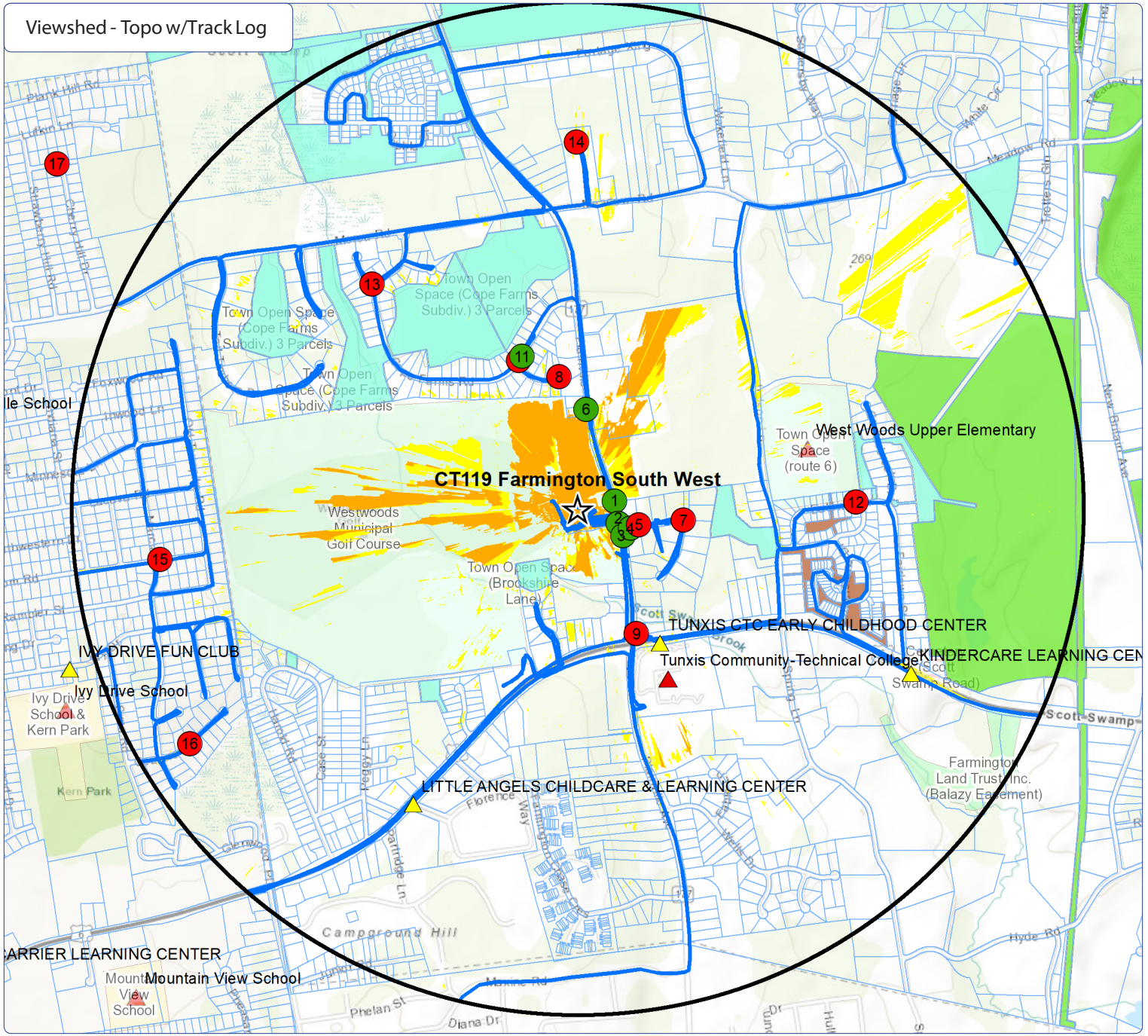
Viewshed - Topo w/Track Log



Proposed Wireless Telecommunications Facility:

CT-119 Farmington South

2 Westwoods Drive

Farmington, CT 06031

Legend:

- Facility Location
- 1 Mile Radius
- Track Log
- Plat Lot Lines
- Photo location -Balloon visible- Year Round
- Photo location -Balloon visible- Seasonal
- Photo location -Balloon NOT visible
- School Facilities
- Daycare Facilities
- CT Open Space (Conservation Land)
- CT Open Space (Municipal Land)
- CT Open Space (State Land)
- Predicted Visibility-Year Round(Leaf On)
- Predicted Visibility-Seasonal(Leaf Off)

Statistics:

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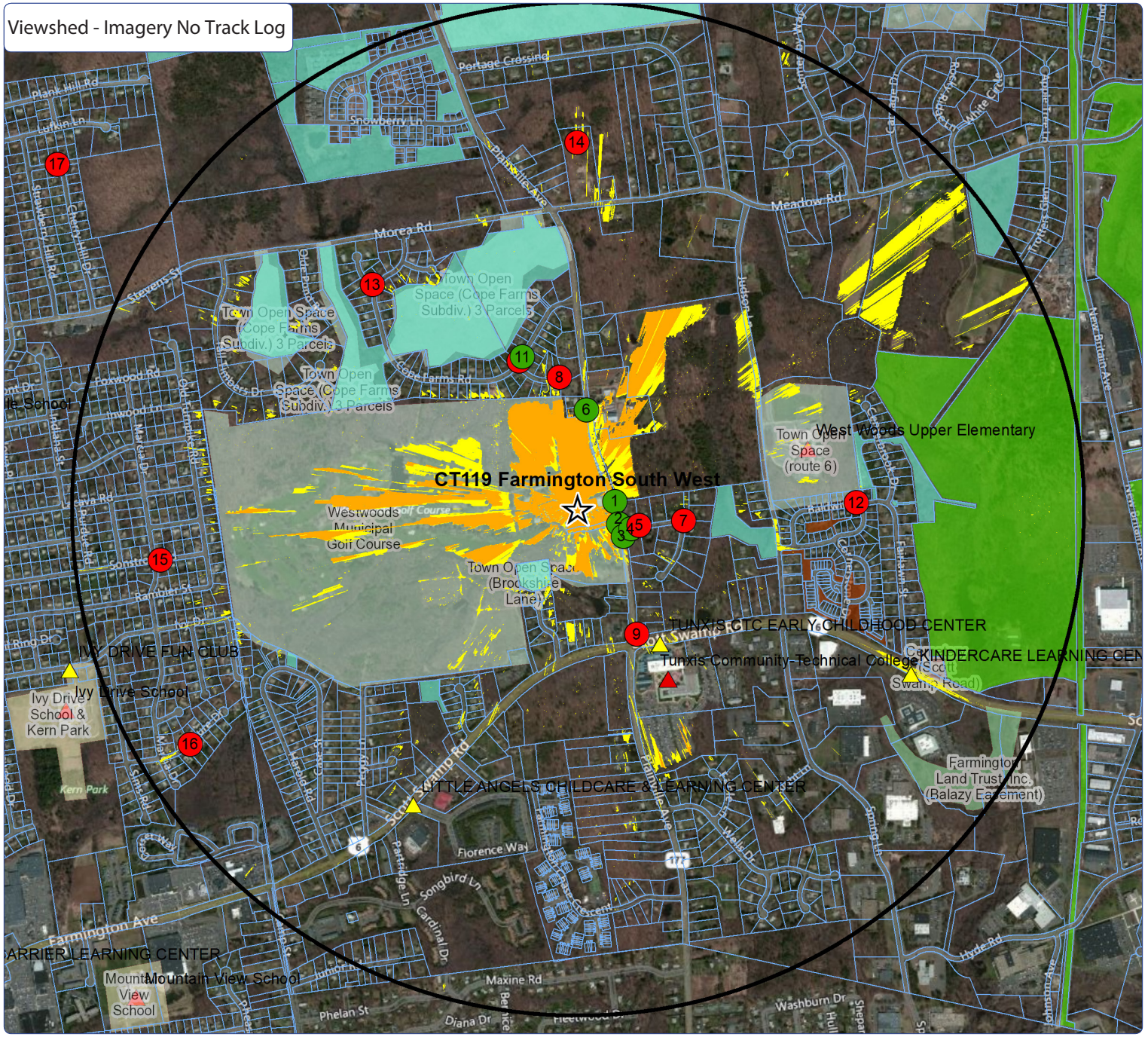

Proposed Wireless Telecommunications Facility:

CT-119 Farmington South

2 Westwoods Drive

Farmington, CT 06031

Legend:

- Facility Location
- 1 Mile Radius
- Plat Lot Lines
- Photo location -Balloon visible- Year Round
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- Tower location(lat/long NAD 83): 41.7103 -72.8819
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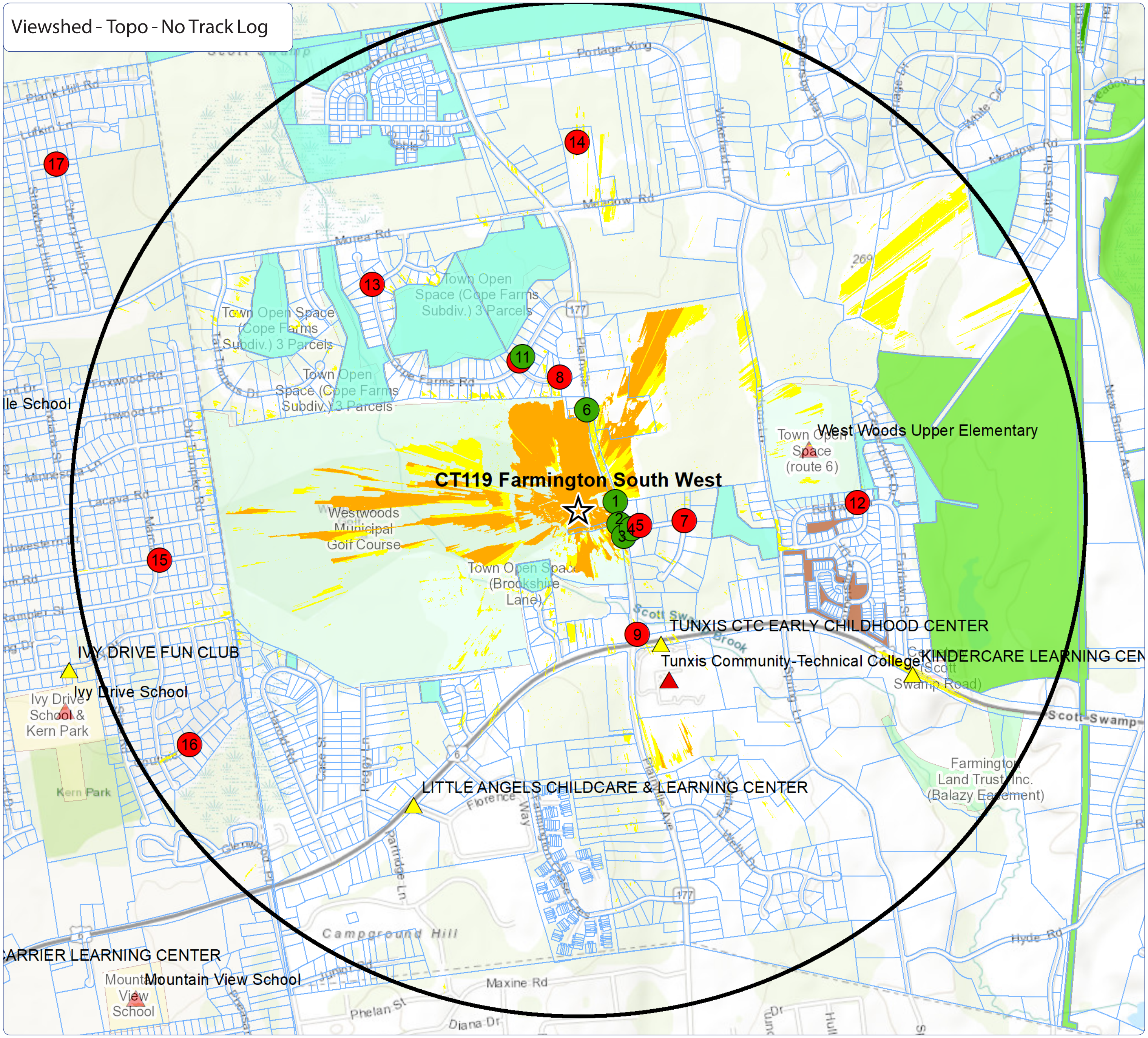

Proposed Wireless Telecommunications Facility:

CT-119 Farmington South

2 Westwoods Drive

Farmington, CT 06031

Legend:

- Facility Location
- 1 Mile Radius
- Plat Lot Lines
- Photo location -Balloon visible- Year Round
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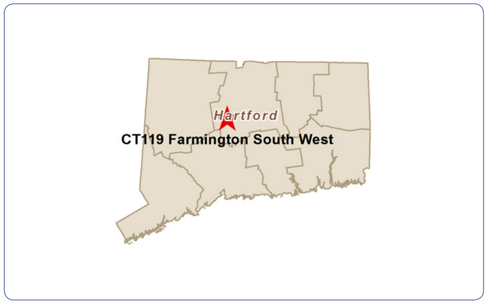

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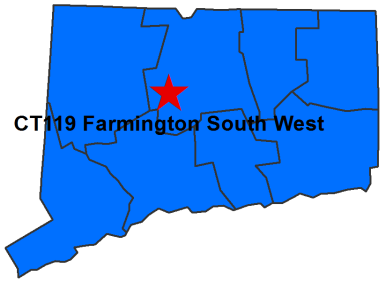
Photographic Simulation Package



Proposed Wireless Telecommunications Facility:

CT119 Farmington South West
2 Westwoods Drive
Farmington, CT 06031

- Balloon Test Conducted 7/13/17
- Proposed 130ft Stealth Flagpole Telecommunications Facility
- Photo Simulation With Flag

Package prepared by:

Virtual Site Simulations, LLC
28 Caswell Street
Suite 100
Narragansett, Rhode Island 02882

www.VirtualSiteSimulations.com
www.ThinkVSSFirst.com

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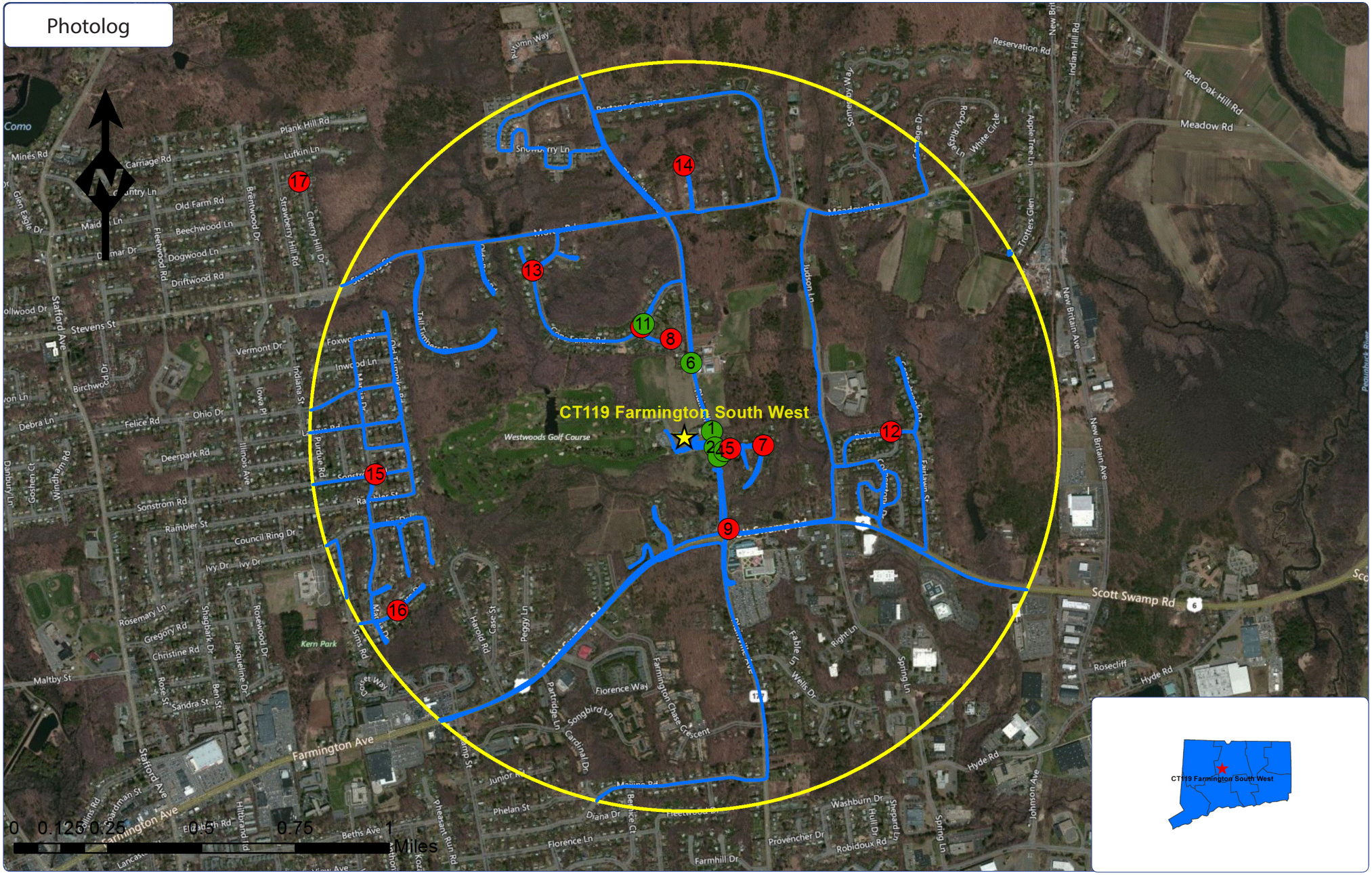
Photolog



Wireless Telecommunications Facility:

CT119 Farmington South West

2 Westwoods Drive

Farmington, CT 06031

Legend:

- Facility Location
- 1 Mile Radius
- Reconnaissance Track Log
- (X) Photo location -Balloon visible - Year Round Visibility
- (X) Photo location -Balloon visible - Obscured Visibility
- (X) Photo location -Balloon NOT visible

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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Existing

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	741-779 Plainville Ave	41.71061	-72.88054	391.56 Feet	East	258	Year Round

Site: CT119 Farmington South West

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Simulation

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	741-779 Plainville Ave	41.71061	-72.88054	391.56 Feet	East	258	Year Round

Site: CT119 Farmington South West

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Existing

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	796 Plainville Ave	41.70998	-72.8804	445.35 Feet	East	290	Year Round

Site: CT119 Farmington South West

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Simulation

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
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SECTORSITE
Communications Site Development

T-Mobile

Existing

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	796 Plainville Ave	41.70963	-72.8802	0.1 Miles	South-East	300	Year Round

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Simulation

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	796 Plainville Ave	41.70963	-72.8802	0.1 Miles	South-East	300	Year Round

Site: CT119 Farmington South West

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VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Existing

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	1-99 Pine Hollow Rd	41.70983	-72.87991	0.11 Miles	East	290	Year Round

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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Communications Site Development

T-Mobile

Simulation

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	1-99 Pine Hollow Rd	41.70983	-72.87991	0.11 Miles	East	290	Year Round

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
5	1-99 Pine Hollow Rd	41.70994	-72.87961	0.12 Miles	East	284	Not Visible

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Existing

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
6	746 Plainville Ave	41.71324	-72.88163	0.2 Miles	North	185	Year Round

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Simulation

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
6	746 Plainville Ave	41.71324	-72.88163	0.2 Miles	North	185	Year Round

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
7	1-99 Pine Hollow Rd	41.71007	-72.87791	0.21 Miles	East	276	Not Visible

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
8	11 Cutler Ln	41.71417	-72.88267	0.26 Miles	North	172	Not Visible

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
9	813-825 Plainville Ave	41.70683	-72.87969	0.27 Miles	South-East	335	Not Visible

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
10	18 Cope Farms Rd	41.71463	-72.88421	0.32 Miles	North	158	Not Visible

Site: CT119 Farmington South West

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VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Existing

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
11	18 Cope Farms Rd	41.71476	-72.88408	0.32 Miles	North	160	Year Round

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Simulation

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
11	18 Cope Farms Rd	41.71476	-72.88408	0.32 Miles	North	160	Year Round

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
12	43-69 Baldwin Dr	41.7106	-72.87131	0.55 Miles	East	268	Not Visible

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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SECTORSITE
Communications Site Development

T-Mobile

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
13	2-98 Hartfield Ln	41.71681	-72.88981	0.6 Miles	North-West	138	Not Visible

Site: CT119 Farmington South West

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SECTORSITE
Communications Site Development

T-Mobile

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
14	Wisteria Ln	41.72089	-72.88201	0.73 Miles	North	180	Not Visible

Site: CT119 Farmington South West

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

VSS
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SECTORSITE
Communications Site Development

T-Mobile

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
15	385 Sonstrom Rd	41.70893	-72.8979	0.83 Miles	West	83	Not Visible

Site: CT119 Farmington South West

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VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
16	65 Couture Dr	41.70366	-72.89675	0.89 Miles	South-West	59	Not Visible

Site: CT119 Farmington South West

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VSS
Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Existing

Balloon not visible from this location

Photo #	Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
17	25 Cranberry Ln	41.72024	-72.90186	1.23 Miles	North-West	124	Not Visible

Site: CT119 Farmington South West

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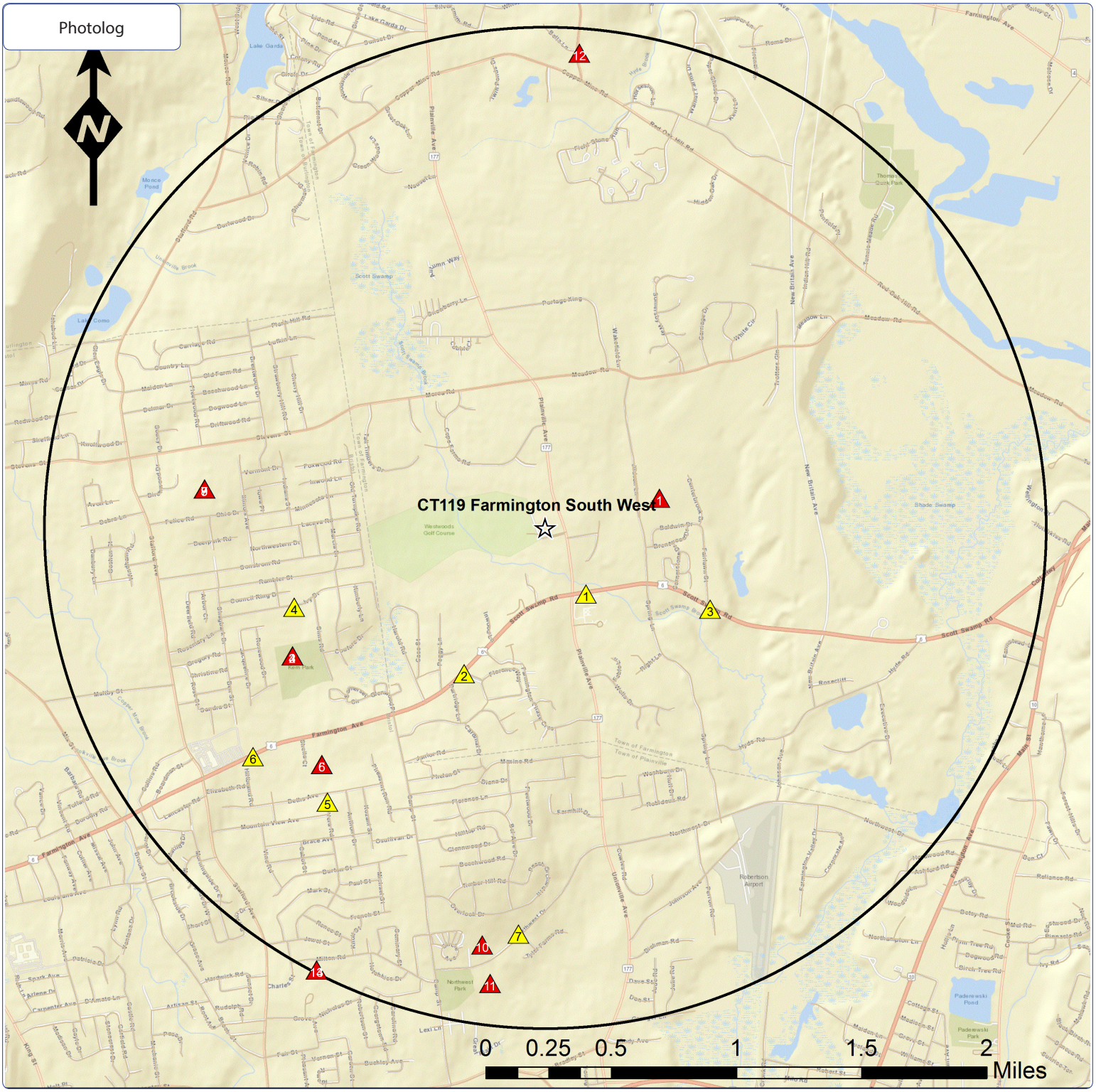
Communications Site Development

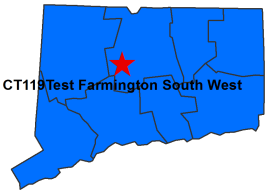
T-Mobile



Schools and Daycares Map:

CT119 Farmington South
2 Westwoods Drivet
Farmington, CT 06031

Site
2 mile Radius
School locations
Licensed Daycare Facilities



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Your Visual Data Partner

SECTORSITE
Communications Site Development

T-Mobile

Project Name:	CT119 Farmington South West
Proposed Tower Height (ft AGL):	130
GPS Location: Lat:	41.71038 Long: 72.88194

Schools and Daycare Listing - 2 Mile Radius

CT119 Farmington South
2 Westwoods Drivet
Farmington, CT 06031

Project Name: CT119 Farmington South

Proposed Tower Height (ft AGL): 130

GPS Location: Lat: 41.7103 Long: 72.8819

ID	School Name	Address	Latitude	Longitude	Dist(Mi)
1	West Woods Upper Elementary School	50 Judson Ln., Farmington, CT 06032	41.7121	-72.8731	0.47
2	Ivy Drive Medically Fragile	160 Ivy Drive, Bristol, CT 06010	41.7029	-72.9015	1.13
3	Ivy Drive GOAL	160 Ivy Drive, Bristol, CT 06010	41.7029	-72.9015	1.13
4	Ivy Drive School	160 Ivy Dr., Bristol, CT 06010	41.7029	-72.9015	1.13
5	Mt. View GOAL	71 Vera Road, Bristol, CT 06010	41.6966	-72.8992	1.30
6	Mountain View School	71 Vera Rd., Bristol, CT 06010	41.6966	-72.8992	1.30
7	Northeast MS/GOAL	530 Stevens Street, Bristol, CT 06010	41.7126	-72.9083	1.37
8	Northeast MS/Extended Resource	530 Stevens Street, Bristol, CT 06010	41.7126	-72.9083	1.37
9	Northeast Middle School	530 Stevens St., Bristol, CT 06010	41.7126	-72.9083	1.37
10	Louis Toffolon School	145 NorthWest Dr., Plainville, CT 06062	41.6862	-72.8868	1.69
11	Middle School of Plainville	150 Northwest Dr., Plainville, CT 06062	41.6840	-72.8862	1.83
12	West District School	114 West District Road, Unionville, CT 06085	41.7379	-72.8794	1.90
13	Bristol Early Childhood Center-BECC	240 Stafford Avenue, Bristol, CT 06010	41.6848	-72.8995	1.99
14	PreK Autism	240 Stafford Avenue, Bristol, CT 06010	41.6848	-72.8995	1.99

ID	Daycare Name	Address			Latitude	Longitude	Dist(Mi)
1	TUNXIS CTC EARLY CHILDHOOD CENTER	271 SCOTT SWAMP ROAD	FARMINGTON	6032	41.7065	-72.8788	0.31
2	LITTLE ANGELS CHILDCARE & LEARNING CTR	353 SCOTT SWAMP ROAD	FARMINGTON	6032	41.7019	-72.8882	0.67
3	KINDERCARE LEARNING CENTER #070279	197 SCOTT SWAMP ROAD	FARMINGTON	6032	41.7057	-72.8692	0.73
4	IVY DRIVE FUN CLUB	160 IVY DR	BRISTOL	6010	41.7058	-72.9013	1.05
5	MT VIEW FUN CLUB	71 VERA RD	BRISTOL	6010	41.6945	-72.8987	1.40
6	CARRIER LEARNING CENTER	1168 FARMINGTON AVE	BRISTOL	6010	41.6971	-72.9045	1.48
7	WHEELER YMCA TOFFOLON SCHOOL SACD	145 NORTHWEST DRIVE	PLAINVILLE	6062	41.6869	-72.8840	1.63

ATTACHMENT 8

RADIO FREQUENCY EMISSIONS ANALYSIS REPORT
EVALUATION OF HUMAN EXPOSURE POTENTIAL TO NON-IONIZING EMISSIONS

T-Mobile Existing Facility

Site ID: CTHA112A

SectorSite - Farmington Southwest Fire Dept
78 Westwoods Drive
Farmington, CT 6032

December 4, 2017

Centerline Project Number: 950003-006

Site Compliance Summary	
Compliance Status:	**COMPLIANT**
Site total MPE% of FCC general population allowable limit:	**1.90 %**

December 4, 2017

T-Mobile USA
Attn: Jason Overbey, RF Manager
35 Griffin Road South
Bloomfield, CT 06002

Emissions Analysis for Site: **CTHA112A – SectorSite - Farmington Southwest Fire Dept**

Centerline Communications, LLC ("Centerline") was directed to analyze the proposed T-Mobile facility located at **78 Westwoods Drive, Farmington, CT**, for the purpose of determining whether the emissions from the Proposed T-Mobile Antenna Installation located on this property are within specified federal limits.

All information used in this report was analyzed as a percentage of current Maximum Permissible Exposure (% MPE) as listed in the FCC OET Bulletin 65 Edition 97-01and ANSI/IEEE Std C95.1. The FCC regulates Maximum Permissible Exposure in units of microwatts per square centimeter (μW/cm2). The number of $\mu W/cm^2$ calculated at each sample point is called the power density. The exposure limit for power density varies depending upon the frequencies being utilized. Wireless Carriers and Paging Services use different frequency bands each with different exposure limits, therefore it is necessary to report results and limits in terms of percent MPE rather than power density.

All results were compared to the FCC (Federal Communications Commission) radio frequency exposure rules, 47 CFR 1.1307(b)(1) – (b)(3), to determine compliance with the Maximum Permissible Exposure (MPE) limits for General Population/Uncontrolled environments as defined below.

General population/uncontrolled exposure limits apply to situations in which the general population may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general population would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Public exposure to radio frequencies is regulated and enforced in units of microwatts per square centimeter ($\mu W/cm^2$). The general population exposure limit for the 600 MHz Band is approximately 400 $\mu W/cm^2$, the 700 MHz Band is approximately 467 $\mu W/cm^2$, and the general population exposure limit for the 1900 MHz (PCS) and 2100 MHz (AWS) bands is 1000 $\mu W/cm^2$. Because each carrier will be using different frequency bands, and each frequency band has different exposure limits, it is necessary to report percent of MPE rather than power density.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

Additional details can be found in FCC OET 65.

CALCULATIONS

Calculations were done for the proposed T-Mobile Wireless antenna facility located at **78 Westwoods Drive, Farmington, CT**, using the equipment information listed below. All calculations were performed per the specifications under FCC OET 65. Since T-Mobile is proposing highly focused directional panel antennas, which project most of the emitted energy out toward the horizon, all calculations were performed assuming a lobe representing the maximum gain of the antenna per the antenna manufactures supplied specifications, minus 10 dB, was focused at the base of the tower. For this report the sample point is the top of a 6-foot person standing at the base of the tower.

For all calculations, all equipment was calculated using the following assumptions:

1) 2 UMTS channels (AWS Band – 2100 MHz) were considered for each sector of the proposed installation. These Channels have a transmit power of 30 Watts per Channel.

2) 2 LTE channels (AWS Band – 2100 MHz) were considered for each sector of the proposed installation. These Channels have a transmit power of 60 Watts per Channel.

3) 1 LTE channel (600 MHz Band) was considered for each sector of the proposed installation. This channel has a transmit power of 30 Watts.

4) 1 LTE channel (700 MHz Band) was considered for each sector of the proposed installation. This channel has a transmit power of 30 Watts.

5) Since all radios are ground mounted there are additional cabling losses accounted for. For each ground mounted RF path, the following losses were calculated. 1.23 dB of additional cable loss for all ground mounted 600 MHz & 700 MHz Channels and 2.25 dB of additional cable loss for all ground mounted 2100 MHz channels were factored into the calculations used for this analysis. This is based on manufacturers Specifications for 130 feet of 7/8" coax cable on each path.

6) All radios at the proposed installation were considered to be running at full power and were uncombined in their RF transmissions paths per carrier prescribed configuration. Per FCC OET Bulletin No. 65 - Edition 97-01 recommendations to achieve the maximum anticipated value at each sample point, all power levels emitting from the proposed antenna installation 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.

7) For the following calculations, the sample point was the top of a 6-foot person standing at the base of the tower. The maximum gain of the antenna per the antenna manufactures supplied specifications minus 10 dB was used in this direction. This value is a very conservative estimate as gain reductions for these particular antennas are typically much higher in this direction.

8) The antennas used in this modeling are the **RFS APX16DWV-16DWVS-E-A20** for 2100 MHz (AWS) channels and the **Commscope FF-65C-R1** for 600 MHz &700 MHz channels. This is based on feedback from the carrier with regards to anticipated antenna selection. The **RFS APX16DWV-16DWVS-E-A20** has a maximum gain of **16.3 dBd** at its main lobe at 2100 MHz. The **Commscope FF-65C-R1** has a maximum gain of **13.65 dBd** at its main lobe at 600 MHz and a maximum gain of **14.15 dBd** at its main lobe at 700 MHz. The maximum gain of the antenna per the antenna manufactures supplied specifications, minus 10 dB, was used for all calculations. This value is a very conservative estimate as gain reductions for these particular antennas are typically much higher in this direction.

9) The antenna mounting height centerlines of the proposed antennas are **126 feet & 116 feet** above ground level (AGL).

10) Emissions values for additional carriers were taken from the Connecticut Siting Council active database. Values in this database are provided by the individual carriers themselves.

11) All calculations were done with respect to uncontrolled / general population threshold limits.

T-Mobile Site Inventory and Power Data

Sector:	A	Sector:	B	Sector:	C
Antenna #:	**1**	Antenna #:	**1**	Antenna #:	**1**
Make / Model:	RFS APX16DWV-16DWVS-E-A20	Make / Model:	RFS APX16DWV-16DWVS-E-A20	Make / Model:	RFS APX16DWV-16DWVS-E-A20
Gain:	16.3 dBd	Gain:	16.3 dBd	Gain:	16.3 dBd
Height (AGL):	126	Height (AGL):	126	Height (AGL):	126
Frequency Bands	2100 MHz (AWS)	Frequency Bands	2100 MHz (AWS)	Frequency Bands	2100 MHz (AWS)
Channel Count	4	Channel Count	4	Channel Count	4
Total TX Power(W):	180	Total TX Power(W):	180	Total TX Power(W):	180
ERP (W):	4,573.75	ERP (W):	4,573.75	ERP (W):	4,573.75
Antenna A1 MPE%	**1.14**	Antenna B1 MPE%	**1.14**	Antenna C1 MPE%	**1.14**
Antenna #:	**2**	Antenna #:	**2**	Antenna #:	**2**
Make / Model:	Commscope FF-65C-R1	Make / Model:	Commscope FF-65C-R1	Make / Model:	Commscope FF-65C-R1
Gain:	13.65 dBd / 14.15 dBd	Gain:	13.65 dBd / 14.15 dBd	Gain:	13.65 dBd / 14.15 dBd
Height (AGL):	116	Height (AGL):	116	Height (AGL):	116
Frequency Bands	600 MHz / 700 MHz	Frequency Bands	600 MHz / 700 MHz	Frequency Bands	600 MHz / 700 MHz
Channel Count	2	Channel Count	2	Channel Count	2
Total TX Power(W):	60	Total TX Power(W):	60	Total TX Power(W):	60
ERP (W):	1,111.40	ERP (W):	1,111.40	ERP (W):	1,111.40
Antenna A2 MPE%	**0.76**	Antenna B2 MPE%	**0.76**	Antenna C2 MPE%	**0.76**

Site Composite MPE%	
Carrier	**MPE%**
T-Mobile (Per Sector Max)	**1.90 %**
No Additional Carriers	NA
Site Total MPE %:	**1.90 %**

T-Mobile Sector A Total:	1.90 %
T-Mobile Sector B Total:	1.90 %
T-Mobile Sector C Total:	1.90 %
Site Total:	1.90 %

T-Mobile _Max Values per sector	**# Channels**	**Watts ERP (Per Channel)**	**Height (feet)**	**Total Power Density ($\mu W/cm^2$)**	**Frequency (MHz)**	**Allowable MPE ($\mu W/cm^2$)**	**Calculated % MPE**
T-Mobile AWS - 2100 MHz UMTS	2	762.29	126	3.81	AWS - 2100 MHz	1000	0.38%
T-Mobile AWS - 2100 MHz LTE	2	1,524.58	126	7.61	AWS - 2100 MHz	1000	0.76%
T-Mobile 600 MHz LTE	1	523.75	116	1.56	600 MHz	400	0.39%
T-Mobile 700 MHz LTE	1	587.65	116	1.75	700 MHz	467	0.37%
						Total:	**1.90%**

Summary

All calculations performed for this analysis yielded results that were **within** the allowable limits for general population exposure to RF Emissions.

The anticipated maximum composite contributions from the T-Mobile facility as well as the site composite emissions value with regards to compliance with FCC's allowable limits for general population exposure to RF Emissions are shown here:

T-Mobile Sector	Power Density Value (%)
Sector A:	1.90 %
Sector B:	1.90 %
Sector C:	1.90 %
T-Mobile Per Sector Maximum:	1.90 %
Site Total:	1.90 %
Site Compliance Status:	**COMPLIANT**

The anticipated composite MPE value for this site assuming all carriers present is **1.90%** of the allowable FCC established general population limit sampled at the ground level. This is based upon values listed in the Connecticut Siting Council database for existing carrier emissions.

FCC guidelines state that if a site is found to be out of compliance (over allowable thresholds), that carriers over a 5% contribution to the composite value will require measures to bring the site into compliance. For this facility, the composite values calculated were well within the allowable 100% threshold standard per the federal government.

Scott Heffernan
RF Engineering Director
Centerline Communications, LLC
95 Ryan Drive, Suite 1
Raynham, MA 02767

ATTACHMENT 9

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Lucia Chiocchio
lchiocchio@cuddyfeder.com

10/31/17

VIA OVERNIGHT MAIL
Kathleen A. Eagen
Town Manager
Town of Farmington
Town Manager's Office
1 Monteith Drive
Farmington, CT 06032

Re: Wireless Telecommunications Facility
2 Westwoods Drive, Farmington, CT
Town of Farmington Southwest Fire Station

Dear Ms. Eagen:

This letter and enclosures are being sent on behalf of our client, SectorSite, LLC ("SectorSite"), in connection with the above-referenced wireless telecommunications facility (the "Facility") at the Town-owned Premises located a 2 Westwoods Drive. As you may recall from our correspondence with the Town Planner earlier this year and T-Mobile's notice of lease assignment dated June 9, 2017, in accordance with its lease with the Town for the Facility, T-Mobile assigned its lease for the above-referenced Facility to SectorSite. SectorSite is a national, independently owned and operated developer of wireless communications facilities for licensed wireless communication carriers and government entities. SectorSite will build and maintain the Facility at the Southwest Fire Station for use by T-Mobile and other carriers to provide critical wireless services to the southwest portion of the Town.

SectorSite is currently in the process of preparing the materials required for a Connecticut Siting Council Certificate Application filing for the flagpole designed facility as depicted in the lease exhibits. Typically, Section 16-50*l*(e) of the Connecticut General Statutes ("C.G.S.") requires a Certificate Applicant to formally consult with a municipality for 90 days prior to such an application being filed with the Siting Council. The purpose of local consultation is to give the municipality in which a facility has been proposed the requisite technical information and an opportunity to provide the applicant with any recommendations it may have prior to the Application filing with the Siting Council. Given the detailed negotiation discussions conducted in the past by the Town for the Facility and the Town's adoption of the Facility lease at a regular

meeting and execution of the lease, we see no practical purpose for additional and formal "consultation" pursuant to C.G.S. Section 16-50*l*(e). Indeed, the Facility was reviewed not only by the Town Council but also the Planning & Zoning Commission as required by C.G.S. Section 8-24 for leasing of municipal property. Nevertheless, because such consultation is generally viewed as a jurisdictional prerequisite, we are writing to request your acknowledgement that the lease and lease negotiations for the Facility satisfy the purposes of municipal consultation as set forth in the enclosed acknowledgement.

At your earliest convenience, please execute and return the enclosed acknowledgement to my attention. Once the Certificate Application is finalized, please note that notices will be published and mailed with a full copy of the Certificate Application submitted to you and several other State and local agencies. It will take approximately two months for the Siting Council to schedule a public hearing, which must be held in the Town. As such, should you or other Town officials have any comments upon receiving and reviewing the Certificate Application, we would be more than happy to consult with you further at that time, well in advance of the public hearing.

Thank you for your consideration of the foregoing and please do not hesitate to contact me should you have any questions.

Very truly yours,

Lucia Chiocchio

Lucia Chiocchio

Enclosure

cc: SectorSite, LLC
William Warner, Town Planner

ACKNOWLEDGEMENT

The Town of Farmington does hereby acknowledge that it was provided various technical information as part of its review of a lease to construct a wireless tower facility designed as a flagpole on Town owned property located at 2 Westwoods Drive in the Town. The lease was executed on June 1, 2006 and an amendment to extend the lease was executed on October 29, 2013. The Town of Farmington hereby acknowledges that the 90 day consultation required by Section 16-50*l*(e) of the General Statutes prior to the filing of an application with the Connecticut Siting Council was satisfied by the lease process.

Kathleen A Eagen

Signature

on behalf of the Town of Farmington

Sworn to before me this

6 day of December, 2017.

Ann Savastano

NOTARY PUBLIC

ANNA SAVASTANO
NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 31, 2022

C&F 3481326 2

ATTACHMENT 10

December ____, 2017

VIA CERTIFIED MAIL/
RETURN RECEIPT
ADDRESSEE
ADDRESS

Re: SectorSite and T-Mobile
Wireless Telecommunications Tower Facility
2 Westwoods Drive, Farmington, Connecticut

Dear _____:

We are writing to you on behalf of our clients, SectorSite and T-Mobile, with respect to the above referenced matter and our clients' intent to file an application with the State of Connecticut Siting Council for approval a proposed wireless communications tower facility (the "Facility") within the Town of Farmington.

State law requires that record owners of property abutting a parcel on which a facility is proposed be sent notice of an applicant's intent to file an application with the Siting Council. The Facility candidate is located on Town-owned property at 2 Westwoods Drive in Farmington, Connecticut. Included with this letter please find a Notice of this application with details of the proposed Facility.

The location, height and other features of the Facility are subject to review and potential change by the Connecticut Siting Council under the provisions of Connecticut General Statutes §16-50g et seq.

If you have any questions concerning this application, please contact the Connecticut Siting Council or the undersigned after December 22, 2017, the date which the application is expected to be on file.

Very truly yours,

Lucia Chiocchio

Enclosure

NOTICE

Notice is hereby given, pursuant to Section 16-50*l*(b) of the Connecticut General Statutes and Section 16-50*l*-1(e) of the Regulations of Connecticut State Agencies of an Application to be filed with the Connecticut Siting Council ("Siting Council") on or after December 22, 2017 by SectorSite, LLC ("SectorSite") together with T-Mobile for a certificate of environmental compatibility and public need for the construction and maintenance of a wireless telecommunications facility in Farmington, Connecticut.

The proposed facility is located on a parcel of land owned by the Town of Farmington located at 2 Westwoods Drive in the Town of Farmington and identified on the Town of Farmington Assessor's Map as Map/Block/Lot 0125-5 (the "Property"). The proposed facility would be located on the eastern portion of the Property and will consist of a stealth flagpole antenna structure approximately 130 feet above grade ("AGL"). The Property is an approximately 230-acre parcel which currently has a golf course on the western portion and a fire station and cornfield on the eastern portion. The Facility is proposed to allow commercial wireless services in southwest Farmington in the area surrounding the intersection of Routes 6 and 177. Unmanned ground equipment will be contained a 2,500 square-foot fenced equipment compound area at the base of the flagpole. Vehicle and utility access to the facility would be from Westwoods Drive over the existing paved driveway, then along a proposed gravel access drive extension leading to the proposed tower compound.

The location, height and other features of the proposed Facility are subject to review and potential change under provisions of the Connecticut General Statutes Sections 16-50g et. seq.

The Application explains the need, purpose and benefits of the facility and also describes the environmental impacts of the proposed facility. The facility will be available for co-location by other wireless carriers.

A balloon, representative of the proposed height of the facility, will be flown at the proposed site on the first day of the Siting Council public hearing on the Application, which will take place in the Town of Farmington, or such other date specified by the Siting Council and a time to be determined by the Siting Council, but anticipated to be between the hours of 12pm and 5pm.

Interested parties and residents of Farmington, Connecticut are invited to review the Application during normal business hours after December 22, 2017 when the application is anticipated to be filed, at the following offices:

Connecticut Siting
Council
10 Franklin Square
New Britain, CT 06051

Paula B. Ray
Town Clerk
Town of Farmington
1 Monteith Drive
Farmington, CT 06032

or the offices of the undersigned. All inquiries should be addressed to the Connecticut Siting Council or to the undersigned.

Lucia Chiocchio, Esq.
Cuddy & Feder LLP
445 Hamilton Ave, 14th Floor
White Plains, New York 10601
(914) 761-1300
Attorneys for the Applicants

CERTIFICATION OF SERVICE

I hereby certify that on the 19 day of Dec 2017, a copy of the foregoing notice of the intent to file an Application with the Connecticut Siting Council was sent by certified mail, return receipt requested, to the list below:

Dated: 12/19/17

Lucia Chiocchio

Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
Attorneys for:
SectorSite and T-Mobile

Pawelczyk, George T & Judith L	2 Old Turnpike Rd	Bristol	CT	06010
Carlson, Gary R & Marianne E	6 Old Turnpike Rd	Bristol	CT	06010
Kandybowicz, Krystyna & Tadeusz	16 Old Turnpike Rd	Bristol	CT	06010
Fox, Laurence J & Janice M	26 Old Turnpike Rd	Bristol	CT	06010
Rondeau, Kenneth A II & Carol E	36 Old Turnpike Rd	Bristol	CT	06010
Dimattia, Ulderico & Rosina I	46 Old Turnpike Rd	Bristol	CT	06010
Dobrynski, Joan L Estate of	174 Red Oak Hill Rd	Farmington	CT	06032
Adorno, Sebastian & Jennifer A	68 Old Turnpike Rd	Bristol	CT	06010
Burke, Sean & Jessica V	78 Old Turnpike Rd	Bristol	CT	06010
Levins, James R & Rochelle O	88 Old Turnpike Rd	Bristol	CT	06010
Demarest, Jeffrey S & Jessica M	98 Old Turnpike Rd	Bristol	CT	06010
Bruni, Thomas J	108 Old Turnpike Rd	Bristol	CT	06010
Lowrey, James J & Leslie R	327 Ivy Dr	Bristol	CT	06010
Bristol, City of	111 North Main St	Bristol	CT	06010
Washburn, Gordon W & Texie, Ann				
L.U. Allaire S O TR O/T T A Washburn FM IRR	118 Old Turnpike Rd	Bristol	CT	06010
Genest, Marc	128 Old Turnpike Rd	Bristol	CT	06010
Grady, Laurie H & Peter M	138 Old Turnpike Rd	Bristol	CT	06010
Grasso, Gerard F & Jayne	148 Old Turnpike Rd	Bristol	CT	06010
Dobrynski, Craig	58 Old Turnpike Rd	Bristol	CT	06010
Cote, Paul F & Sandra J	158 Old Turnpike Rd	Bristol	CT	06010
Clement, Joyce	168 Old Turnpike Rd	Bristol	CT	06010
Goulet, Allan & Amy	178 Old Turnpike Rd	Bristol	CT	06010
Lloyd, Royce W & Claudette A	188 Old Turnpike Rd	Bristol	CT	06010

Farmington, Town of	1 Monteith Dr	Farmington	CT	06032
Wallace, Judy R.	49 Cope Farms Rd	Farmington	CT	06032
Doyon Family Living Trust	56 Tall Timbers Dr	Farmington	CT	06032
Hayhurst, William & Vanetta	52 Tall Timbers Dr	Farmington	CT	06032
Tomlinson, Douglas W & Patricia A	48 Tall Timbers Dr	Farmington	CT	06032
Daddario, Susan T	44 Tall Timbers Dr	Farmington	CT	06032
Gill, Carol A	40 Tall Timbers Dr	Farmington	CT	06032
Blum, Michael C & Prokop, Monica C	36 Tall Timbers Dr	Farmington	CT	06032
Arlauskas, John A & Mariann Trustees	694 Lake Scene Dr	Venice	FL	34293
SCB Holdings LLC	70 Sanford Ave	Unionville	CT	06085
Farmington Town of	1 Monteith Dr	Farmington	CT	06032
Krell, Patricia A	397 Meadow Rd	Farmington	CT	06032
Price, David K & Drega, Gail M.	47 Cope Farms Rd	Farmington	CT	06032
Silva, Armenio & Joaquina	45 Cope Farms Rd	Farmington	CT	06032
Stierer, Jack G & Kline Arleen C	43 Cope Farms Rd	Farmington	CT	06032
Ku, Wendy	41 Cope Farms Rd	Farmington	CT	06032
Simoneau, Paul J & Joanne M	1250 Morse Blvd	Singer Island	FL	33404
Byer, Janet I	37 Cope Farms Dr	Farmington	CT	06032
Feehan, Kevin T	35 Cope Farms Rd	Farmington	CT	06032
Daly, Gerald E & Donna H	33 Cope Farms Rd	Farmington	CT	06032
Farmington Town of	1 Monteith Dr	Farmington	CT	06032
Tiwari Dhirendra, Kumar & Anuja	31 Cope Farms Rd	Farmington	CT	06032
Berlinski, Edward J Dorothy F.	29 Cope Farms Rd	Farmington	CT	06032
Kievit, William F & Kristen P	27 Cope Farms Rd	Farmington	CT	06032
Graves, Larry R	4 Cutler Lane	Farmington	CT	06032
Fern, Brian K & Audrey M	6 Cutler Lane	Farmington	CT	06032
Kozak, Todd A & Megan M	8 Cutler Lane	Farmington	CT	06032
Cruz, Angel N & Helen L	10 Cutler Lane	Farmington	CT	06032
Galvin, John J Jr & Donna M	12 Cutler Lane	Farmington	CT	06032
Sutter, William F III & Rosemarie	339 Ivy Dr	Bristol	CT	06010
McCabe, Kelly W & Lea L	349 Ivy Dr	Bristol	CT	06010
Johnson, Kenneth E & Kimberly A	2 Pine Hollow Rd	Farmington	CT	06032
Flanders, Jessica M	7 Brookshire Ln	Farmington	CT	06032
Lutkowski, Andrzej M & Barbara	15 Brookshire Ln	Farmington	CT	06032
Pennito, James W & Lori A	17 Brookshire Ln	Farmington	CT	06032

Molony, Randall C & Sheila L	23 Brookshire Ln	Farmington	CT	06032
Hopkinson, David A & Debra C	25 Brookshire Ln	Farmington	CT	06032
Farmington Town of	1 Monteith Dr	Farmington	CT	06032
Wetstone, Scott L &Shusdock, Gloria A	798 Plainville Ave	Farmington	CT	06032
Berry, Joan R & John	796 Plainville Avenue	Farmington	CT	06032
Ormsby, Diane M	1 Greencrest Dr	Farmington	CT	06032
Helm, Walter & Susan D	3 Greencrest Dr	Farmington	CT	06032
Ziebka, Michael A & Cheryl H	5 Greencrest Dr	Farmington	CT	06032
Chen, Fei & Li Hui Lau	1 Pine Hollow Rd	Farmington	CT	06032
Slater, William T Margery L	66 Peggy Ln	Farmington	CT	06032
Silver, John F & Shannon L	70 Peggy Ln	Farmington	CT	06032
Peltier, Michael A & Kelley	74 Peggy Ln	Farmington	CT	06032
Mnyukh, Yuri	76 Peggy Ln	Farmington	CT	06032
Fetera, Thomas & Kristin	46 Case St	Farmington	CT	06032
Kolodziej, Hironim	61 Peggy Ln	Farmington	CT	06032
Richard, Robin M	81 Harold Rd	Farmington	CT	06032
Hogerty, Jacqueline	83 Harold Rd	Farmington	CT	06032
Miller, Colleen A & James E	85 Harold Rd	Farmington	CT	06032
Drezek, Tadeusz & Terese	87 Harold Rd	Farmington	CT	06032
Farmington Town of	1 Monteith Dr	Farmington	CT	06032
Wilczak, Rafal S & Justyna	93 Harold Rd	Farmington	CT	06032
Mulawka, Jerzy J & Elzbieta T	99 Harold Rd	Farmington	CT	06032
Nguyen, David T & Diane H LE	103 Harold Rd	Farmington	CT	06032
Cerasoli, Gennaro	105 Harold Rd	Farmington	CT	06032
Machado, Jorge A & Tatiana	20 Inwood Ln	Farmington	CT	06032
Route 6 Westwoods Associates PTR	6 Executive Dr	Farmington	CT	06032
Wang, Tao & Yan Qiaomei	22 Inwood Ln	Farmington	CT	06032
Farmington, Town of	1 Monteith Dr	Farmington	CT	06032
Route 6 Westwoods Assoc LTD PTR	6 Executive Dr	Farmington	CT	06032
Koapa LLC c/o Peter Ficalora	326 Scott Swamp Rd	Farmington	CT	06032
Staffordshire Associates/				
Delfino, William & Thomas	365 Brewster Rd	Bristol	CT	06010
Ferri, Alfred J	25 Cope Farms Rd	Farmington	CT	06032
Rock Builders LLC	PO Box 2956	Bristol	CT	06010
Rock Builders LLC	8612 Peggy Ln	Farmington	CT	06032

CERTIFICATION OF SERVICE

I hereby certify that on the ____ day of ___ 2017, a copy of the SectorSite and T-Mobile application to the Connecticut Siting Council for telecommunications facility in Farmington, Connecticut was sent by certified mail, return receipt requested, to the list below:

Dated:_____ _____

Cuddy & Feder LLP
45 Hamilton Avenue, 14th Floor
White Plains, New York 10601
Attorneys for:
The Applicants

State and Regional

The Honorable George Jepsen Attorney General Office of the Attorney General 55 Elm Street Hartford, CT 06106	Department of Economic and Community Development Catherine Smith, Commissioner 450 Columbus Boulevard Hartford, CT 06103
Department of Public Health Dr. Raul Pino, Commissioner 410 Capitol Avenue P.O. Box 340308 Hartford, CT 06134	Department of Energy and Environmental Protection Public Utilities Regulatory Authority Chair Katie Dykes Ten Franklin Square New Britain, CT 06051
Council on Environmental Quality Karl J. Wagener, Executive Director 79 Elm Street Hartford, CT 06106	Department of Transportation James P. Redeker, Commissioner 2800 Berlin Turnpike Newington, CT 06111
Department of Energy & Environmental Protection Rob Klee, Commissioner 79 Elm Street Hartford, CT 06106	Department of Agriculture Steven K. Reviczky, Commissioner 450 Columbus Boulevard, Suite 701 Hartford, CT 06103
Office of Policy and Management Benjamin Barnes, Secretary 450 Capitol Avenue Hartford, CT 06106	State House Representative 21st General Assembly District Mike Demicco Legislative Office Building 300 Capitol Avenue Room 3201 Hartford, CT 06106

Department of Emergency Services & Public Protection Division of Emergency Management and Homeland Security William J. Hackett, Deputy Commissioner 25 Sigourney Street, 6th Floor Hartford, CT 06106-5042	State Senator – 5th District Beth Bye Legislative Office Building 300 Capitol Avenue Room 3300 Hartford, CT 06106-1591
Department of Economic and Community Development-Offices of Culture and Tourism Todd Levine, State Historic Preservation Officer, Historian/Environmental Reviewer 450 Columbus Boulevard, Suite 5 Hartford, CT 06103	Capitol Region Council of Governments Lyle Wray, Executive Director 241 Main Street, 4th Floor Hartford, Connecticut 06106-5310

Federal

Federal Communications Commission 445 12th Street SW Washington, D.C. 20554	Federal Aviation Administration 800 Independence Avenue, SW Washington, DC 20591
U.S. Congresswoman Elizabeth Esty 1 Grove Street, Suite 600 New Britain, CT 06053	U.S. Senator Richard Blumenthal 90 State House Square, 10th Floor Hartford, CT 06103
U.S. Senator Christopher Murphy Colt Gateway 120 Huyshope Avenue Suite 401 Hartford, CT 06106	

Town of Farmington

Town Manager Kathleen A. Eagen Town of Farmington 1 Monteith Drive Farmington, CT 06032	Philip Dunn – Chairman Town of Farmington Plan & Zoning Commission 1 Monteith Drive Farmington, CT 06032
Nancy W. Nickerson – Town Council Chair Town of Farmington 1 Monteith Drive Farmington, CT 06032	John Hinze – Chairman Town of Farmington Conservation & Inland Wetlands Commission 1 Monteith Drive Farmington, CT 06032
Paula B. Ray, Town Clerk Town of Farmington 1 Monteith Drive Farmington, CT 06032	Russell M. Arnold Jr., Town Engineer Town of Farmington 1 Monteith Drive Farmington, CT 06032

Stephen L. Doyon, Deputy Building Official/ Development Inspector II Town of Farmington 1 Monteith Drive Farmington, CT 06032	William Warner, Town Planner Town of Farmington 1 Monteith Drive Farmington, CT 06032

ATTACHMENT 11

Application Guideline	Location in Application
(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 the location of the proposed site should accompany the description;	I.B: Executive Summary, page 1 Attachment 3: Description and Design of Proposed Facility
(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.B: Executive Summary, page 1 V: Facility Design: page 11
(C) A statement of the purpose for which the application is made;	I.A: Purpose and Authority, page 1
(D) A statement describing the statutory authority for such application;	I.A: Purpose and Authority, page 1
(E) The exact legal name of each person seeking the authorization or relief and the address or principle 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;	I.C: The Applicants, pages 2-3
(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;	I.C: The Applicants, pages 2-3
(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;	III.A: Statement of Need, page 5 Attachment 1: Statement of Need with Propagation Maps
(H) A statement of the benefits expected from the proposed facility with as much specific information as is practicable;	III.B: Statement of Benefits, page 9
(I) A description of the proposed facility at the proposed prime and alternative sites including: (**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; (**2**) Access roads and utility services; (**3**) Special design features; (**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	I.B. Executive Summary, pages 1 V: Facility Design, page 11 Attachment 3: Description and Design of Proposed Facility Attachment 4: Environmental Assessment VI.C: Power Density, page 14 Attachment 1: Statement of Need with Propagation Maps

Application Guideline	Location in Application
maximum power densities from the facility; (**5**) A map showing any fixed facilities with which the proposed facility would interact; (**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 (**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.	Attachment 1: Statement of Need with Propagation Maps
(J) A description of the named sites, including : (**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; (**2**) A map (scale not less than 1 inch = 200 feet) of the lot or tract on which the facility is proposed to be located 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; (**3**) A site plan (scale not less than 1 inch = 40 feet) showing the proposed facility, set back radius, existing and proposed contour elevations, 100 year flood zones, waterways, and all associated equipment and structures on the site; (**4**) Where relevant, a terrain profile showing the proposed facility and access road with existing and proposed grades; and (**5**) The most recent aerial photograph (scale not less than 1 inch = 1000 feet) showing the proposed site, access roads, and all abutting properties.	Attachment 3: Description and Design of Proposed Facility Attachments 7: Visual Analysis
(K) A statement explaining mitigation measures for the proposed facility including: (**1**) Construction techniques designed to specifically minimize adverse effects on natural areas and sensitive areas; (**2**)Special design features made specifically to avoid or minimize adverse effects on natural areas and sensitive areas, including but not limited to a yield point, if applicable; (**3**) Establishment of vegetation proposed near residential, recreation, and scenic areas; and (**4**) Methods for preservation of vegetation for wildlife habitat and screening; and	Attachment 3: Description and Design of Proposed Facility Attachment 4: Environmental Assessment VI: Environmental Compatibility, page 13 Attachment 7: Visual Analysis

Application Guideline	Location in Application
(**5**) Other environmental concerns identified by the applicant, the Council, or any public agency, including but not limit to, where applicable: Coastal Consistency Analysis, Connecticut Heritage Areas, Ridgeline Protection Zones, DOT Scenic Lands, State Parks and Forests, Agricultural Lands, Wild and Scenic Rivers, Protected Rivers, Endangered, Threatened or Special Concern Species	
(L) A description of the proposed site and any alternative sites, including the zoning classification, planned land uses and surrounding areas;	VII: Consistency with Land Use Regulations, page 15
(M) A description of the scenic, natural, historic, and recreational characteristics of the proposed sites and any alternative sites and surrounding areas including but not limited to officially designated nearby hiking trails, nature preserves and scenic roads;	VI: Environmental Effects, page 13 Attachment 7: Visual Analysis
(N) Visibility Analyses of the proposed site area and any alternative site areas including, but not limited to: (**1**) A viewshed analysis consisting of a two-mile radius from visually impacted areas such as residential developments, recreational areas, and historic sites; (**2**) Photographic documentation; (**3**) Balloon float photographs; (**4**) Photographic simulations in "leaf-on" and "leaf-off" conditions, where possible, and; (**5**) If proposed in close proximity to a shoreline, including lakes and rivers, photographic documentation from open waters, where possible. **(N-a)** An affidavit for each balloon float conducted at the proposed site and any alternative sites including the date, time and demonstrated height.	Attachment 7: Visual Analysis Report VI.A. Visual Assessment, page 13
(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;	Attachment 2: Existing Facilities List
(P) A description of efforts to share existing towers, including but not limited to installations on electric transmission poles, or to 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;	I.B: Executive Summary IV.A: Site Selection IV.B: Tower Sharing V: Facility Design, p. 11 Attachment 2: Site Search Summary

Application Guideline	Location in Application
(Q) A description of the technological alternatives and a statement containing justification for the proposed facility;	III.C: Technological Alternatives, page 10 Attachment 1: Statement of Need with Propagation Maps
(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;	IV.A: Site Selection, page 11 Attachment 2: Site Search Summary
(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 facilities, and signal loss due to geographical features compared to the proposed site(s);	IV.A: Site Selection, page 11 Attachment 2: Site Search Summary
(T) A statement describing hazards to human health, if any, with such supporting data including signal frequency, power density and references to regulatory standards;	VI: Environmental Effects, page 13, Attachment 8: Power Density
(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;	IX.A: Overall Estimated Cost, page 21
(V) A schedule showing the proposed program of site acquisition, construction, completion, operation and relocation or removal of existing facilities for the named sites;	IX.B: Overall Scheduling, page 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; An affidavit of the balloon float conducted on the day of the first hearing session including the date, time, demonstrated height and weather condition shall be filed with the Council as soon as is practicable; and	VI. A: Visual Assessment, page 13
(X) Such information as any department or agency of the state exercising environmental controls may, by regulation, require including:	VI: Environmental Effects, page 13

Application Guideline	Location in Application
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 which reviews were conducted concerning the facility, including a copy of any agency position or decision with respect to the facility; and 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.	VII: Consistency with Municipal Land Use Regulations, page 15 Bulk Filing
(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;	V: Facility Design, page 11 Attachment 3
(Z) Such information as the applicant may consider relevant.	