

**Cellco Partnership d/b/a Verizon Wireless
118 Newton Road
Woodbridge, Connecticut**

Woodbridge North 2 Facility

Site Search Summary

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

Site Search Process

To initiate its site selection process in an area where wireless service problems have been identified, Cellco first establishes a “site search ring” or “site search area”. In any search ring or search area, Cellco seeks to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of the cell site, while at the same time maximizing the quality of service provided from a facility. These objectives are achieved by initially locating existing towers and other sufficiently tall structures within and near the site search area. If any are found, they are evaluated to determine whether they can support Cellco’s telecommunications antennas and related equipment at a location and satisfies its technical requirements.

The list of available locations may be further reduced if, after preliminary negotiations, the property owners withdraw a site from further consideration. From among the remaining locations, the proposed sites are selected by eliminating those that have greater potential for adverse environmental effects and fewer benefits to the public (*i.e.*, those requiring taller towers; those with substantial adverse environmental impacts, or in densely populated residential areas; and those with limited ability to share space with other public or private telecommunications service providers). It should be noted that in any given site search, the weight afforded to factors considered in the selection process will vary depending upon the availability and nature of sites within the search area.

Need for the Woodbridge North 2 Facility

Within approximately four (4) miles of the proposed Woodbridge North 2 Facility, Cellco maintains nine (9) macro-cell and three (3) small cell telecommunications facilities. These facilities are identified as Cellco’s Ansonia East, Bethany, Hamden Relo, Westville, Westville West, Woodbridge East, Woodbridge North, Woodbridge South 2, Hamden, Hamden

SC9, Hamden SC10, Hamden SC12 cell sites.

Cellco's Ansonia East facility consists of antennas on a tower at 1 Deerfield Lane in Ansonia. Cellco's Bethany facility consists of antennas on a tower at 93 Old Amity Road in Bethany. Cellco's Hamden Relo facility consists of antennas on a tower at 796 Woodin Street in Hamden. Cellco's Westville facility consists of antennas on a rooftop at 1015 Whalley Avenue in New Haven. Cellco's Westville West facility consists of antennas on a tower at 50 Woodfield Road in Woodbridge. Cellco's Woodbridge East facility consists of antennas on a flagpole tower at 100 Pond Lily Avenue in New Haven. Cellco's Woodbridge North facility consists of antennas on a tower at 6 Progress Avenue in Seymour. Cellco's Woodbridge South 2 facility consists of antennas on a tower at 77 Pease Road in Woodbridge. Cellco's Hamden facility consists of antenna on an existing tower on West Rock Ridge. Cellco's Hamden SC9 facility consists of antennas on a utility pole near 465 Pine Rock Avenue in Hamden. Cellco's Hamden SC10 facility consists of antennas on a utility pole near 667 Pine Rock Avenue in Hamden. Cellco's Hamden SC12 facility consists of antennas on a utility pole near 546 Circular Avenue in Hamden.

These existing facilities currently provide little or no reliable wireless service in the area around the proposed Woodbridge North 2 Facility location. These gaps in reliable wireless service and signal level deficiencies persist along portions of Route 63 and 67 (the primary service objective), along with portions of Routes 69, 313 and 114 and more generally in the residential areas of north-central Woodbridge. Unfortunately, there are no other existing towers or other sufficiently tall structures available in this area that would help Cellco satisfy its need for service and reliability improvements. Construction of a new tower, therefore, is required to resolve Cellco's wireless service problems.

Identification of the Woodbridge North 2 Search Area

The purpose of the proposed Woodbridge North 2 Facility is to fill existing wireless service gaps and provide more reliable wireless service overall in Cellco's 700 MHz, 850 MHz, 1900 MHz and 2100 MHz frequency ranges in north-central Woodbridge. The Woodbridge North 2 site search was initiated in 2014. The project was put on hold in 2015 but the site search was re-initiated in 2016 following a shift in the search area location by Cellco's RF Engineers. (See attached Search Area Map).

Sites Investigated

Cellco investigated a total of twenty-five (25) sites throughout north-central Woodbridge, southerly portions of Bethany and eastern portions of Seymour. These alternative sites were those identified by Cellco's Real Estate representatives or offered by Town Officials and Woodbridge residents following the Public Information Meeting on October 22, 2020. A listing of the sites investigated is provided below.

1. **118 Newton Road, Woodbridge, CT (MBL# 1304/1240/118)**: Cellco entered into a lease agreement with Michael Soufrine Trustee of the Soufrine Family Trust, for the development of a new tower site on this 6.01-acre parcel in the Town's A Residence zone district.

2. **19 Soundview Drive, Woodbridge, CT (MBL# 1304/1740/19):** This is an 8.2-acre residential parcel owned by Jay Michael Soufrine located immediately west of the proposed tower site.
3. **16, 18, 20, 22 Soundview Drive, Woodbridge, CT (MBL# 1304/1740/18):** There are four recently subdivided residential parcel owned by Sanford and Betty Soufrine located immediately west of the proposed tower site. The owner was unwilling to lease space on any of these parcels for a tower site.
4. **South Central Connecticut Regional Water Authority (RWA) Property off Sperry Road, Litchfield Turnpike and Morris Road, Woodbridge, CT (MBL# 1002/1000/2060; 0904/1760/30; 0403/30/615):** The RWA owns three large tracts of land in the northeast corner of Woodbridge. Cellco identified and investigated **six (6)** alternative tower locations on the RWA parcels. Each of these six (6) alternatives maintains a ground elevation that is between 63 and 228 feet lower than the proposed tower site at 118 Newton Road and were rejected by RF design engineers.
5. **46 Burnt Swamp Road, Woodbridge, CT (MBL# 1403/260/46):** This is a 3.87-acre parcel owned by the Town of Woodbridge. The parcel contains significant wetland areas associated with the Wepawaug River in the southerly portion of this parcel. The ground elevation at this site is 94 feet lower than the parcel at 118 Newton Road and would not satisfy Cellco's RF objectives.
6. **Town's Public Works Garage Area Meeting House Lane, Woodbridge, CT (MBL# 1704/1115/7):** This is an 8.86-acre parcel adjacent to Town Hall owned by the Town of Woodbridge. The parcel is currently used for recreational purposes (ball fields and tennis courts) and the Town Department of Public Works maintenance and storage facility. The GE at this parcel is 169 feet lower than the proposed site at 118 Newton Road and was rejected by RF design engineers.
7. **Woodbridge Park Association Inc., 7 Meeting House Lane, Woodbridge, CT (MBL#1704/1115/7):** Cellco investigated three different areas on this 103-acres undeveloped, open space parcel. Cellco investigated **three (3)** alternative tower locations on the Park Association parcel, each between 128 and 166 feet lower than the proposed tower site at 118 Newton Road and were rejected by RF design engineers.
8. **44 Dillon Road, Woodbridge, CT (MBL# 1403/260/46):** This is a 7.73-acre parcel owned by the Adam Ferguson. Cellco investigated **three (3)** alternative locations on this parcel, each between 77 feet and 102 feet lower in ground elevation that the proposed tower site at 118 Newton Road. Each of these locations were rejected by Cellco's RF design engineers.
9. **Woodbridge Transfer Station Acorn Hill Road, Woodbridge CT (MBL# 0701/10/85):** This is a 60.53-acre parcel owned by the Town of Woodbridge and

is used as the Town's transfer station. The parcel is located approximately 1.8 miles northwest of the 118 Newton Road site and maintains a GE that is approximately 130 feet lower than 118 Newton Road. This site was rejected by Cellco's RF Engineers.

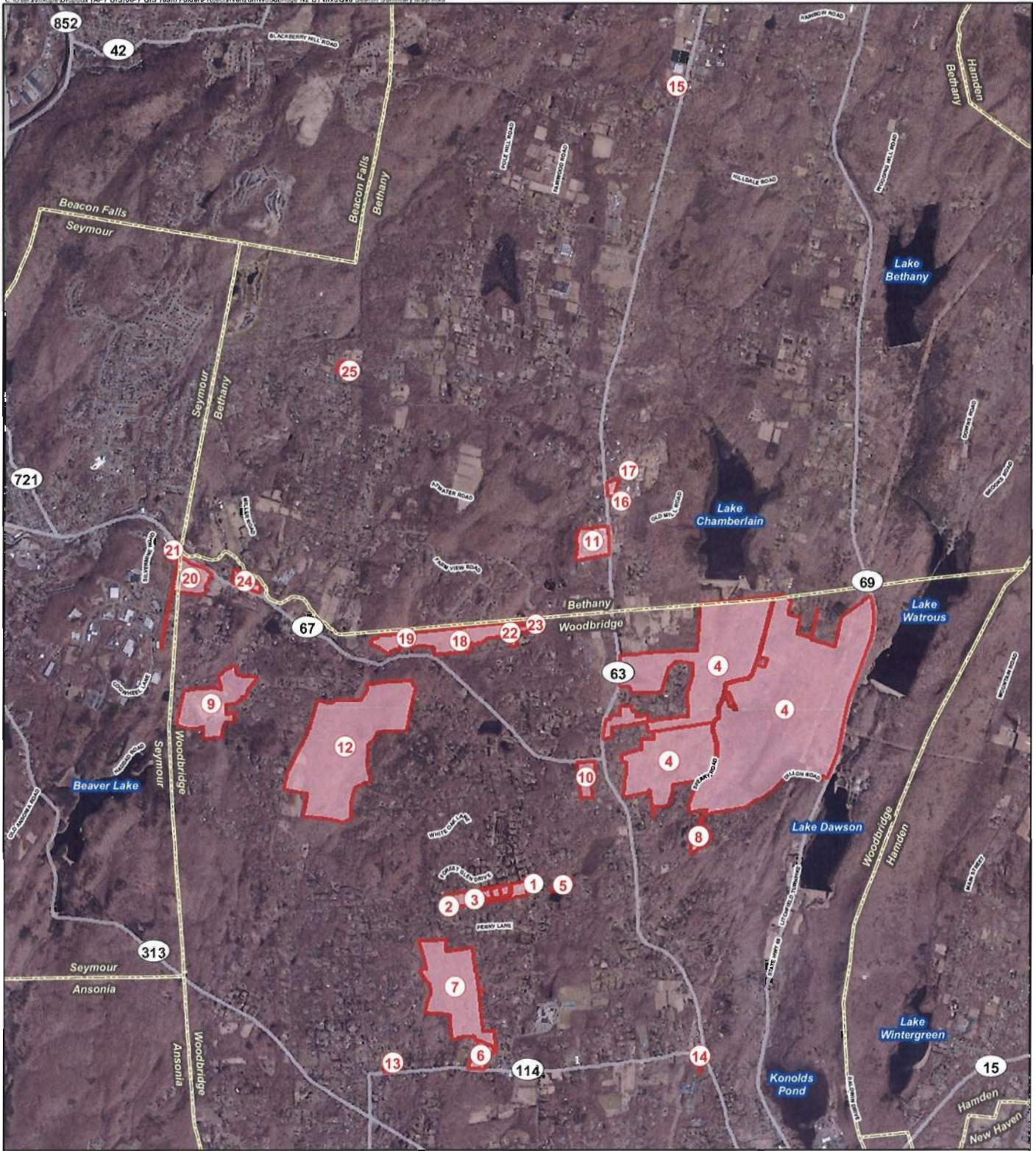
10. **14 Seymour Road, Woodbridge, CT (MBL# 0903/1690/14):** This is an 11.37-acre parcel owned by Michael D. and Stephine L. Sutch at the southwest corner of Amity Road and Seymour Road. Cellco attempted to reach the parcel owners, via certified mail, on two occasions regarding their interest in leasing a portion of the for a tower site. The owners did not respond to either letter.
11. **Laticrete International Inc. 91 Amity Road, Bethany, CT. (Bethany MBL# 113-70):** This is a 19-acre parcel located approximately four (4) miles north of the 118 Newton Road parcel and was suggested by a Woodbridge resident during the Public Information Meeting on October 22, 2020. This location is too far to the north to satisfy Cellco's wireless service objective in Woodbridge and was rejected by RF Engineers.
12. **Elderslie Preserve, 150 North Racebrook Road, Woodbridge CT (MBL# 1301/1210/150):** The Elderslie Preserve consists of two parcels totaling approximately 265-acre, owned by the Town of Woodbridge. The Elderslie Preserve also appears to include an additional, adjacent 12-acre parcel owned by the Woodbridge Land Trust. The Elderslie Preserve is located more than a mile northwest of the 118 Newton Road parcel and, according to local officials, is subject to conservation restrictions. This site was rejected by Cellco's RF Engineers.
13. **1 Center View Road, Woodbridge CT (MBL#1703/340/1):** This is a 2.11-acre parcel owned by Shelly Ressler and is used for single family residential purposes. The parcel is located approximately 1.3 miles southwest of the 118 Newton Road site and maintains a GE that is between 80 and 100 feet lower than 118 Newton Road. This site was rejected by Cellco's RF Engineers.
14. **378 Amity Road, Woodbridge CT (MBL# 1804/30/378):** This is a 1.4-acre parcel owned by Gregory M. Coyne and is used for commercial/retail purposes. This parcel is located approximately 1.4 miles south of and maintains a ground elevation approximately 210 feet lower than the 118 Newton Road site. This site was rejected by Cellco's RF Engineers.
15. **639 Amity Road, Bethany, CT (MBL# 117-2A):** This is a 1.5-acre parcel located approximately seven (7) miles north of the proposed tower site at 118 Newton Road and the Woodbridge N2 target area. This site is located too far to the north to satisfy Cellco's Woodbridge N2 service objectives.
16. **22 Old Amity Road, Bethany CT (MBL# 119-10):** This is a 1.23-acre parcel located approximately five (5) miles north of the proposed tower site at 118 Newton Road and the Woodbridge N2 target area. This site is located too far to

the north to satisfy Cellco's Woodbridge N2 service objectives.

17. **33 Old Amity Road, Bethany, CT (MBL# 119-5):** This is a 3.66-acre parcel located approximately five (5) miles north of the proposed tower site at 118 Newton Road and the Woodbridge N2 target area. This site is located too far to the north to satisfy Cellco's Woodbridge N2 service objectives.
18. **23 Sanford Road, Woodbridge, CT (MBL# 0304/1760/23):** This is a 3.05-acre undeveloped parcel owned by the Town of Woodbridge. This parcel is located nearly 4 miles north of the 118 Newton road parcel and would not satisfy Cellco's Woodbridge N2 service objectives.
19. **35 Sanford Road, Woodbridge, CT (MBL# 0304/1670/35):** This is a 44.15-acre undeveloped parcel owned by the Town of Woodbridge. This parcel is located nearly 4 miles north of the 118 Newton road parcel and would not satisfy Cellco's Woodbridge N2 service objectives.
20. **282 Seymour Road Woodbridge, CT (MBL#0201/1690/282):** This is a 20.33-acre undeveloped parcel owned by the Town of Woodbridge. This parcel is located approximately 4.5 miles northwest of the 118 Newtown Road parcel and is less than a mile from Cellco's existing Woodbridge North facility at 12 Progress Avenue in Seymour, Connecticut. A facility at this location would not satisfy Cellco's Woodbridge N2 service objectives and provide service that is redundant to that provided by Woodbridge North.
21. **136 New Haven Road Seymour, CT (MBL#1-05-19A-0):** This is a 1.36-acre undeveloped parcel owned by 589 Investments LLC. This parcel is located approximately 5 miles northwest of the 118 Newtown Road parcel and less than one-mile of Cellco's existing Woodbridge North facility at 12 Progress Avenue in Seymour, Connecticut. This location would not satisfy Cellco's Woodbridge N2 service objectives.
22. **268 Newton Road, Woodbridge, CT (MBL# 0304/1240/268):** This is a 3.57-acre undeveloped parcel owned by Deborah and Patrick Madden. This parcel is located approximately 3 miles north of the 118 Newtown Road parcel and abuts the Woodbridge – Bethany town line. This location would not satisfy Cellco's Woodbridge N2 service objectives.
23. **377 Newton Road, Woodbridge, CT (MBL# 0304/1240/377):** This is a 2.01-acre undeveloped parcel owned by Deborah and Patrick Madden. This parcel is located approximately 3 miles north of the 118 Newtown Road parcel. This location would not satisfy Cellco's Woodbridge N2 service objectives.
24. **259 Seymour Road Woodbridge, CT (MBL# 0202/1690/259):** This is a 6.18-acre residential parcel owned by the Town of Woodbridge. This parcel is located approximately 4 miles northwest of the 118 Newtown Road parcel and is less than

a mile from Cellco's existing Woodbridge North facility at 12 Progress Avenue in Seymour, Connecticut. A facility at this location would not satisfy Cellco's Woodbridge N2 service objectives and provide service that is redundant to that provided by Woodbridge North.

25. **300 Bear Hill Road, Bethany, CT (MBL# 107/1B):** This is a 3.75-acre parcel owned by the Town of Bethany (Bethany Volunteer Fire Department). This parcel is located approximately more than 5 miles northwest of the 118 Newtown Road parcel. A facility at this location would not satisfy Cellco's Woodbridge N2 wireless service objectives.

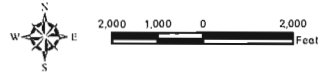


Legend
 Site Investigated
 Municipal Boundary

Sites Investigated:

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| <ul style="list-style-type: none"> 1 118 Newton Road, Woodbridge, CT 2 19 Soundview Drive, Woodbridge, CT 3 16, 18, 20, 22 Soundview Drive, Woodbridge, CT 4 South Central Connecticut Regional Water Authority (RWA) Property off Sperry Road, Litchfield Turnpike and Morris Road, Woodbridge, CT 5 46 Burnt Swamp Road, Woodbridge, CT 6 Town's Public Works Garage Area Meeting House Lane, Woodbridge, CT 7 Woodbridge Park Association Inc., 7 Meeting House Lane, Woodbridge, CT 8 44 Dillon Road, Woodbridge, CT | <ul style="list-style-type: none"> 9 Woodbridge Transfer Station Acorn Hill Road, Woodbridge CT 10 14 Seymour Road, Woodbridge, CT 11 Laticrete International Inc. 91 Amity Road, Bethany, CT 12 Elderslie Preserve, 150 North Racebrook Road, Woodbridge CT 13 1 Center View Road, Woodbridge CT 14 378 Amity Road, Woodbridge CT 15 639 Amity Road, Bethany, CT 16 22 Old Amity Road, Bethany CT 17 33 Old Amity Road, Bethany, CT | <ul style="list-style-type: none"> 18 23 Sanford Road, Woodbridge, CT 19 35 Sanford Road, Woodbridge, CT 20 282 Seymour Road Woodbridge, CT 21 136 New Haven Road Seymour, CT 22 268 Newton Road, Woodbridge, CT 23 377 Newton Road, Woodbridge, CT 24 259 Seymour Road Woodbridge, CT 25 300 Bear Hill Road, Bethany, CT |
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Map Notes:
 Base Map Source: 2019 Aerial Photograph (CT ECO)
 Map Scale: 1 inch = 4,000 feet
 Map Date: May 2021



Site Search Summary Map

Proposed Wireless Telecommunications Facility
 Woodbridge N2 CT
 118 Newton Road
 Woodbridge, Connecticut





Legend

 Search Areas

Search Area Map

Proposed Wireless
Telecommunications Facility
Woodbridge N2 CT
118 Newton Road
Woodbridge, Connecticut

