

# **Preliminary Visibility Analysis Package**

# Proposed Wireless Telecommunications Facility:

CT0114 Glastonbury Sequin Street Glastonbury, CT 06033



- Proposed new 115 ft AGL antenna structure
- Viewshed map completed 12/18/2020

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.





# Introduction

At the request of Arx Wireless, LLC, Virtual Site Simulations, LLC (VSS) was contracted to provide a Preliminary Viewshed Analysis Report for a proposed monopole type telecommunications facility located at Lot N-4 Sequin Drive, Glastonbury CT 06033. Hereafter referred to as "the Site". The proposed tower facility would contain a 115 foot above ground level ("AGL") monopole type antenna structure. Associated unmanned equipment will be contained within an approximately 50 ft x 50 ft fenced compound area immediately surrounding the base of the proposed tower.

## **Site Description and Setting**

The proposed Monopole type telecommunications facility is located on a +/- 11.233 Acre property designated by the tax assessor as lot number F5-6200-N0004, owned by New Land of Glastonbury, LLC-. The Site is approximately .5 miles east of Ct. Route 2 at the Ct Route 64 Hebron Avenue overpass. The site is located within a Commercial/Industrial area and the subject property is currently used as a materials storage yard.

The Links Transition School/Links Academy, 628 Hebron Avenue, building 4, Glastonbury CT 06033 is located .46 miles to the west and is the closest school to the proposed facility. The YMCA Child Care Program/Preschool 95 Oakwood Drive, Glastonbury CT 06033 is located .27 miles to the southwest of the site and is the closest licensed daycare facility. 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

## **Determination of Study Area**

In order to complete this analysis a study area must first be determined. For this site, a one-mile study area (2010.6 acre) was selected based on years of experience in modeling the visibility of telecommunication structures. Typical views from beyond this distance, in this type of Topography, are distant and partially obscured and are therefore omitted from the analysis. This is done to focus on areas within the defined study area that will have a larger visual impact.

The Preliminary Viewshed Analysis was conducted within the predefined study area using three-dimensional computer modeling software described below.

## Computer Modeling - Data Processing

Once the study area is selected, a combination of Ortho Image based, and Lidar based datasets are assembled.

Ortho Imagery is remotely sensed imagery that has been geometrically corrected. This geometric correction, or orthorectification, is required to adjust for lens distortion, camera tilt, and topographical relief. An orthorectified image is an extremely accurate view of the surface of the Earth. This allows for the measurement of true distance, precise digitization, and the exact placement of geographic symbols and analysis results.

LiDAR, or light detection ranging is a remote sensing method that maps structure including vegetation height, density and other characteristics across a region. Think of it as radar using laser light instead of radio waves. LiDAR directly measures the height and density of vegetation on the ground as well as the bare-earth topology.

The datasets are clipped to the study area and processed to create the 3d models necessary to perform this analysis. For Leaf On/Leaf off analysis three different models need to be created:

- 1. A Digital Elevation Model ("DEM")- a 3d model of existing bare earth topography (i.e. no surface features, like trees and buildings)
- 2. A Leaf-On Digital Surface Model ("DSM")- a 3d model of existing topography that includes all surface features measured (i.e. building and trees)
- 3. A Leaf-Off Digital Surface Model- a 3d model of existing topography that includes all surface features measured with specific analysis done to remove datapoints from deciduous trees/bushes (see Leaf Off considerations section below).

It is important to note that by using lidar data to create these models, building heights, existing tree canopy heights and other land cover is not averaged or assumed but measured from lidar dataset. Several different software packages are used in this processing, most notably, ESRI ArcGIS platform is used to interpret Lidar data, perform image analysis and create a Digital Surface Model ("DSM") and a corresponding Digital Elevation Model ("DEM"). These datasets are then used to perform a viewshed analysis.

### Image Analysis Leaf Off considerations

In this case where Leaf Off analysis is necessary, an extra step is required to adjust DSM to remove leaves. There are many different methods that can be used to perform this analysis. Image analysis of Ortho Imagery taken at the same time as lidar measurement data was chosen as the best approximation for the purposes of this analysis. It has been proven to yield a reasonable approximation of what views would be likely in the leaf off condition. This analysis is used to differentiate between deciduous and non-deciduous (coniferous) trees and ground cover.

Once completed the calculated deciduous areas are removed from the DSM. This Leaf Off DSM is then used to perform the Leaf Off viewshed analysis.

# Viewshed Analysis- IVSview®

The primary software used for the viewshed analysis is IVSview® VVS, LLC's proprietary Interactive Viewshed Analysis Tool. This software allows the user to perform viewshed analysis on imported maps and datasets on multiple levels at the same time. These calculations determine not only if the tower will be seen, but also how much of the

tower will be visible from those locations. The IVSview® results have been field verified at thousands of locations with all topography types (i.e. urban, rural, mixed etc..) throughout New England. And, when compared to other viewshed analysis software packages, it has proven to provide a more realistic comprehensive representation of potential views.

The 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(s). The tools also consider any layers that have been imported that may affect viewing location (i.e. topography, tree canopy, ground cover, buildings, roads etc.) IVSview® is then applied, and visibility models are created. The results of this computer model are then graphically layered on topographic and aerial maps.

These maps can be found in Attachment A.

# **Preliminary Visibility Analysis Results**

The preliminary results of the of viewshed analysis for the proposed telecommunications facility are provided on the visibility analysis maps attached at the end of this report within Attachment A. The maps are provided in two ways, one set of maps comparing leaf-on, leaf-off conditions (single color for each) and a second set of maps showing proposed total visibility by height (IVSview® multi -level viewshed) as an overview.

### Year-Round Visibility:

Predicted estimate of year-round views (Summer, leaf-on condition) of the proposed tower facility are from approximately 22.6 acres or approximately 1.13 % of the 1-mile radius, 2010.6 Acre study area. The majority of those specific views (10.3 Acres) are of the upper most portion of the proposed tower. (see Attachment A - IVSview® for multi-level viewshed leaf-on prediction)

### Seasonal Visibility:

Predicted estimate seasonal views (Winter, leaf-off condition) of the proposed facility are from an additional 4.2 acres (.2 %). Total predicted seasonal views 26.8 Acres (1.33%). The majority of the additional leaf-off views are along the edges of predicted leaf-on visibility. (see - IVSview® leaf-off prediction)

# **Documentation**

Sources used for Visibility Analysis located at:

CT0114 Glastonbury Lot N-4 Sequin Drive, Glastonbury CT 06033

Maps and datasets /consulting documents:

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

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

**CRCOG Ortho-imagery – (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 - Preliminary Viewshed Mapping Package**

# **Proposed Wireless Telecommunications Facility:**

CT0114 Glastonbury Sequin Street Glastonbury, CT 06033

- Proposed new 115 ft AGL antenna structure
- Viewshed map completed 12/18/2020

# Package prepared by:

Virtual Site Simulations, LLC 24 Salt Pond Road Suite C3 South Kingstown, Rhode Island 02879

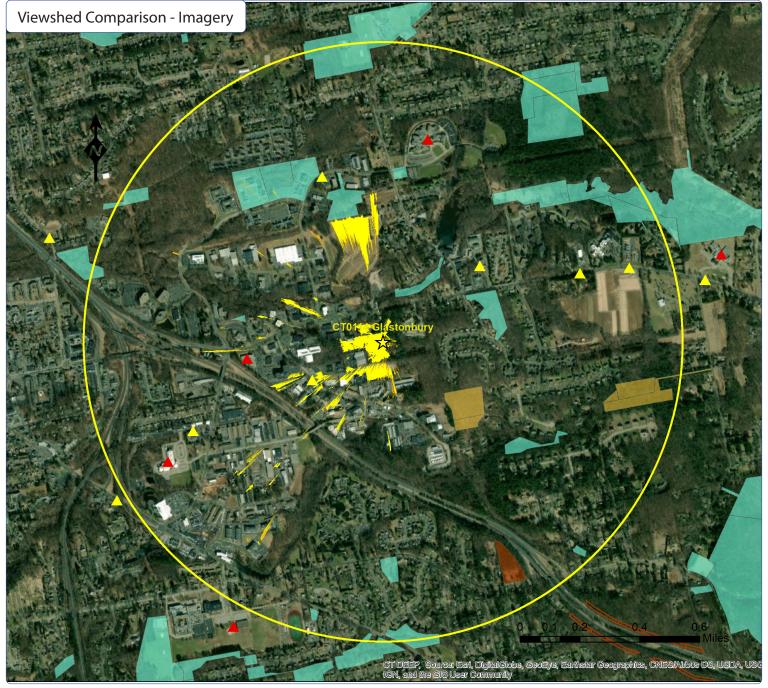
www.VirtualSiteSimulations.com www.ThinkVSSFirst.com

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.









Proposed Facility:

CT0114 Glastonbury Sequin Street Glastonbury, CT 06033



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)= 115 RECEIVER\_HEIGHT (Ft-AGL)= 5 Ft PERCENT\_VISIBLE (%) Year Round (Leaf On)= 1.13%

- map compiled by VSS, LLC on: 12/18/2020

PERCENT\_VISIBLE (%) Seasonal (Leaf Off)= 1.33%

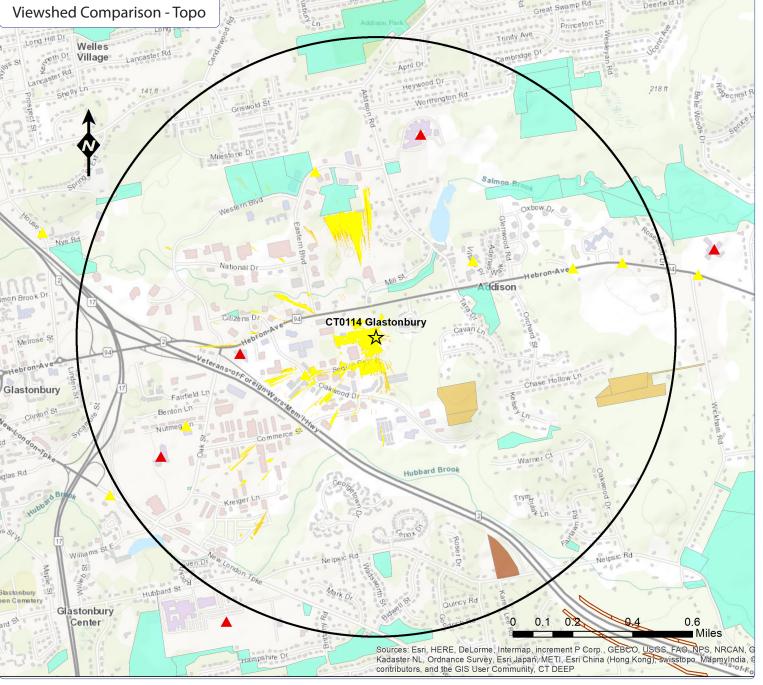
- Tower location(lat/long NAD 83): 41.714652 -72.580755
- Data Sources noted on documentation page attached



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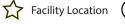






Proposed Facility:

CT0114 Glastonbury Sequin Street Glastonbury, CT 06033





CT Open Space (Conservation Land) CT Open Space (Municipal Land)

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Predicted Visibility-Year Round(Leaf On)

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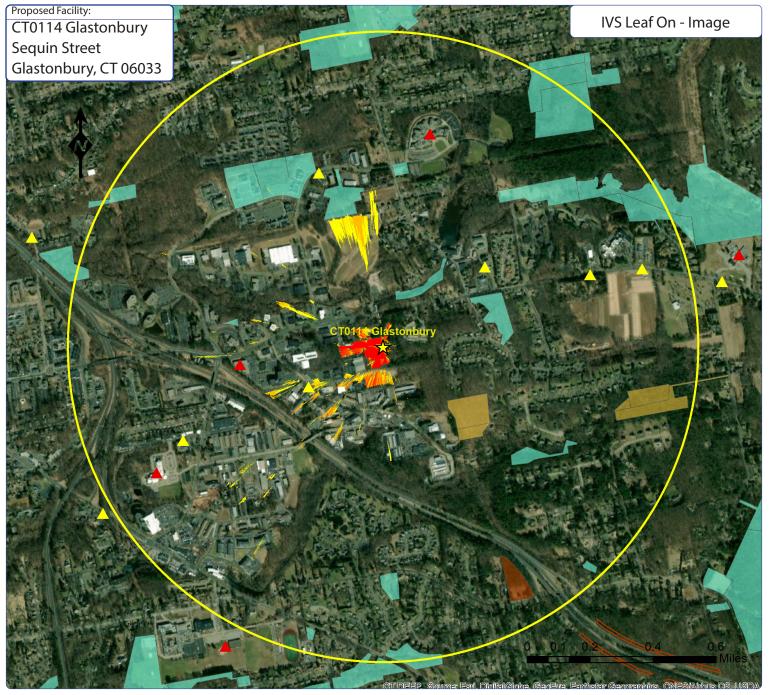
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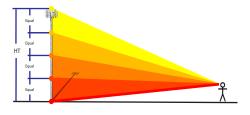


VSS-IVS- Interactive Viewshed Analysis output maps contained herein depict where proposed facility may potentially be visible based on the best and newest data publicly available at the time the data was collected. VSS does not claim to depict all locations from where the facility may potentially be visible and calulated output should be confirmed via site testing as needed.

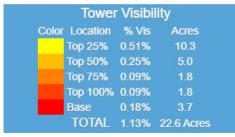




### IVSview® Color Legend





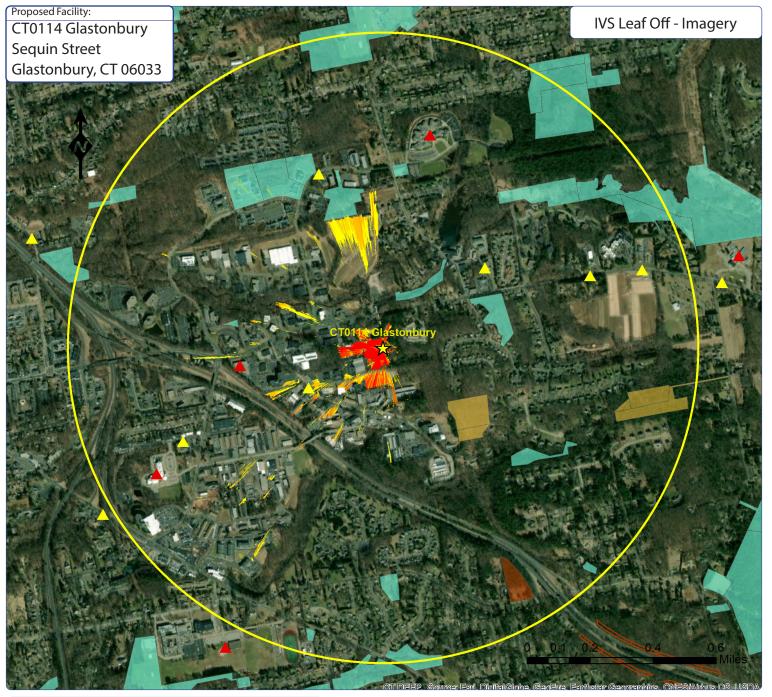


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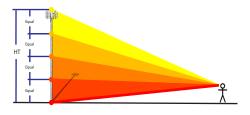


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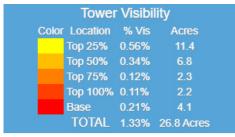




### IVSview® Color Legend





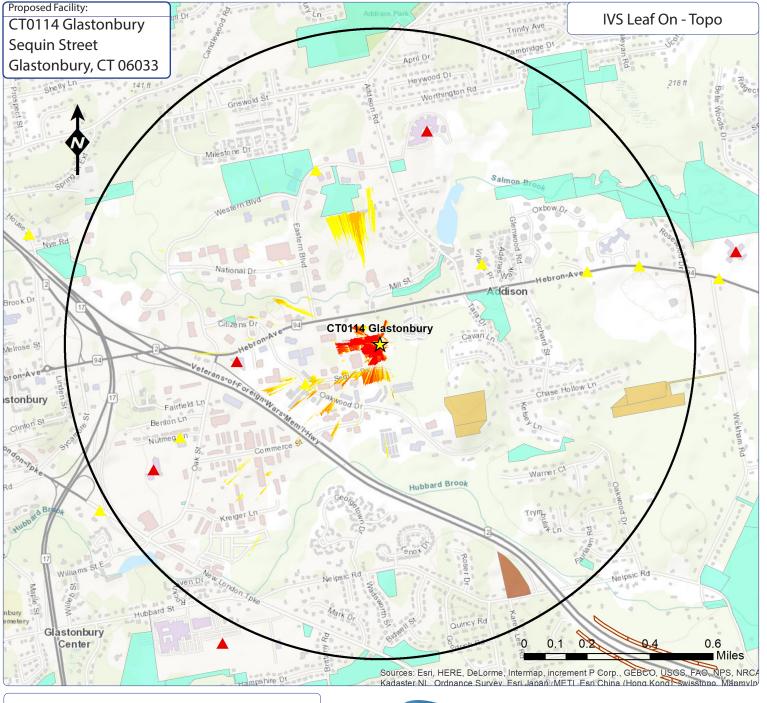


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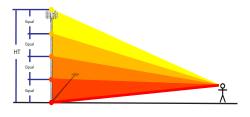


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### IVSview<sup>®</sup> Color Legend







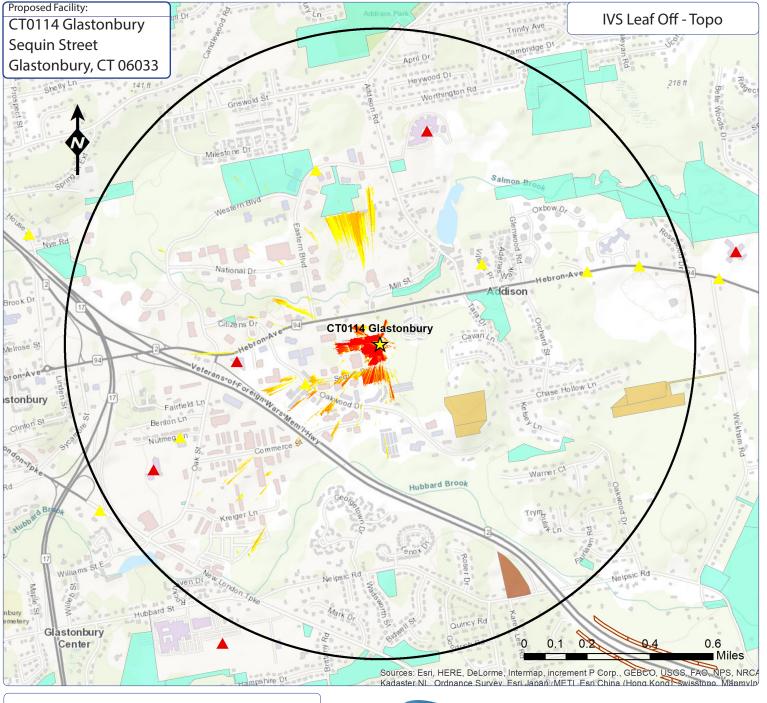
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#### Notes

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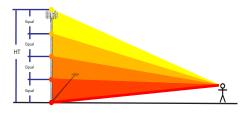


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# **Photographic Simulation Package**

# **Proposed Wireless Telecommunications Facility:**

CT0114 Glastonbury Sequin Street Glastonbury, CT 06033

- Balloon Test Conducted 2/11/21



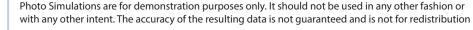
Virtual Site Simulations, LLC 24 Salt Pond Road Suite C3 South Kingstown, Rhode Island 02879

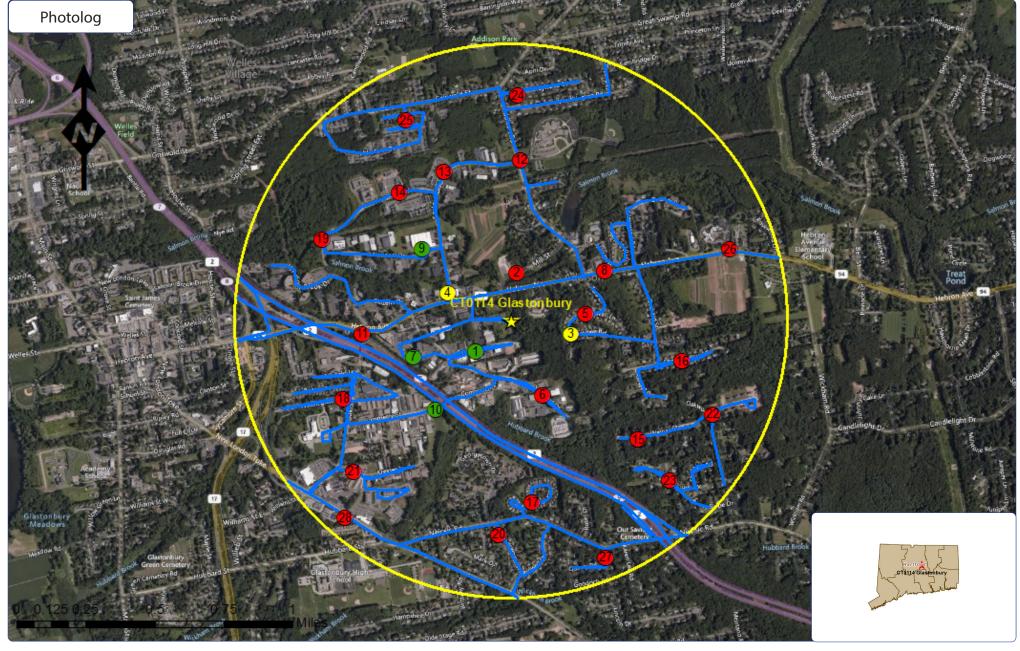
www.VirtualSiteSimulations.com www.ThinkVSSFirst.com





CT0114 Glastonbury





Wireless Telecommunications Facility:

CT0114 Glastonbury Sequin Street Glastonbury, CT 06033

### Legend:



Photo location -Balloon visible
- Year Round Visibility
Photo location -Balloon visible
- Obscured Visibility
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







1 Sequin Dr 41.71305 -72.58317 0.17 Miles South-West 48







1 Sequin Dr 41.71305 -72.58317 0.17 Miles South-West 48 Year Round













Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility3Cavan Ln41.71396-72.576530.22 MilesEast282Obscured







Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility3Cavan Ln41.71396-72.576530.22 MilesEast282Obscured







Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility4Blvd and Hebron Ave41.71613-72.58510.25 MilesNorth-West114Obscured







Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility4Blvd and Hebron Ave41.71613-72.58510.25 MilesNorth-West114Obscured













VSS Your Visual Data Partner





Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility7Hebron Ave41.71278-72.587510.37 MilesWest70Year Round







Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility7Hebron Ave41.71278-72.587510.37 MilesWest70Year Round







Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility8Hebron Ave41.71725-72.574190.38 MilesNorth-East242Not Visible







Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
9	Dr and Eastern Blvd	41.71845	-72.58691	0.41 Miles	North-West	130	Year Round







Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility9Dr and Eastern Blvd41.71845-72.586910.41 MilesNorth-West130Year Round







VSS Your Visual Data Partner





VSS Your Visual Data Partner





Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
11	Hebron Ave	41.714	-72.59113	0.54 Miles	West	85	Not Visible





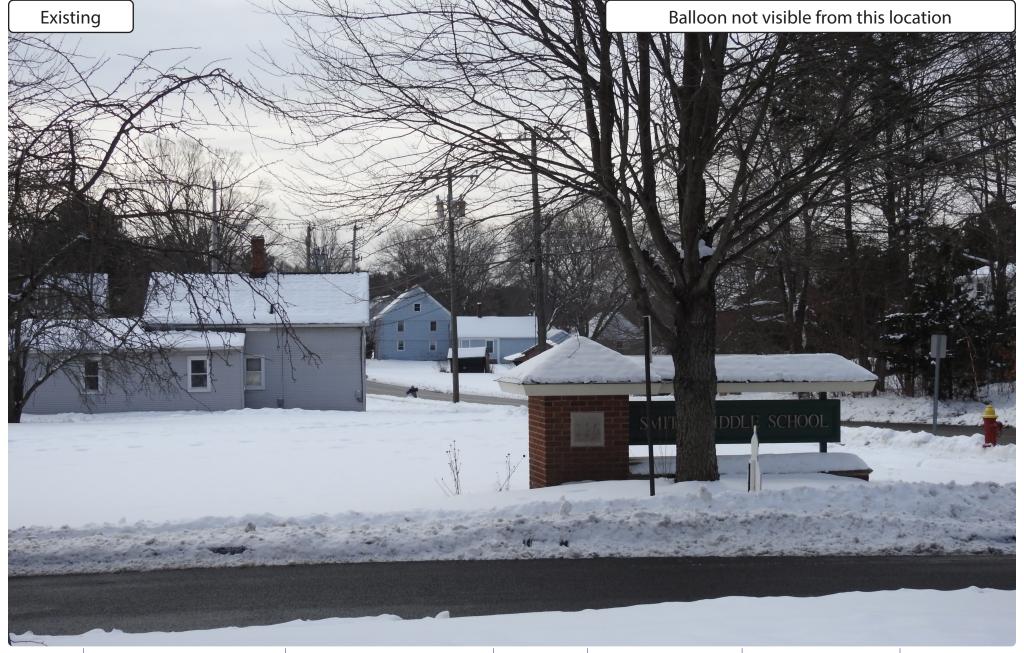


Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
12	Addison Rd	41.72308	-72.58002	0.58 Miles	North	184	Not Visible

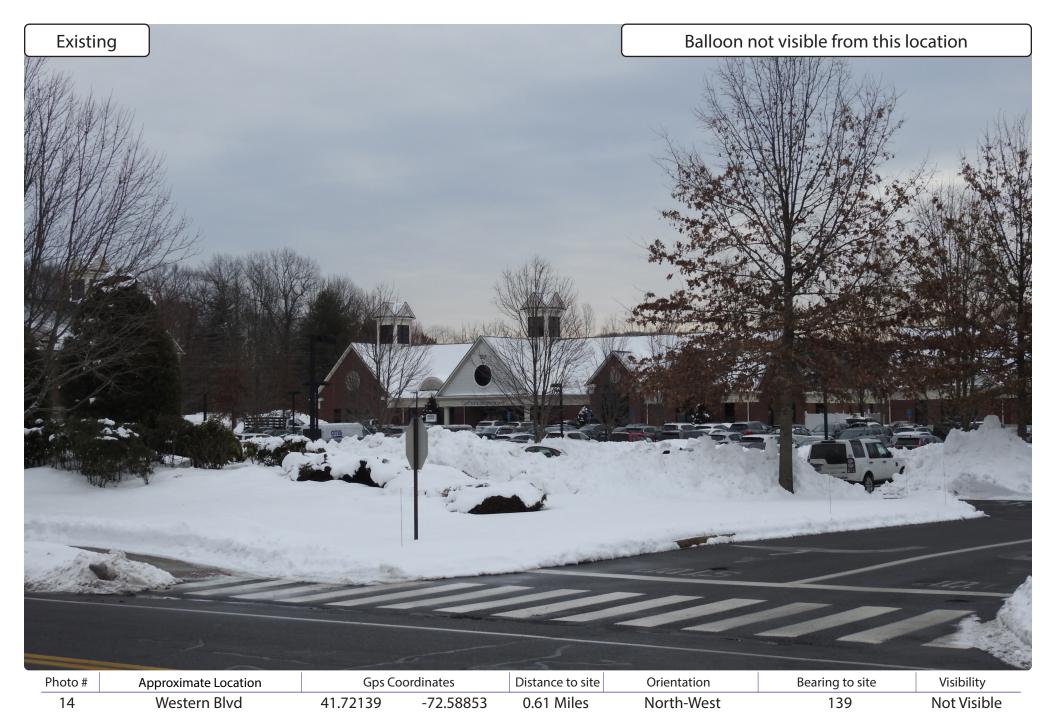












VSS











Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility16Chase Hollow Ln41.71252-72.568780.64 MilesEast283Not Visible



















Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility19National Dr41.71895-72.59390.74 MilesNorth-West114Not Visible







VSS Voir Vieral Data Partner







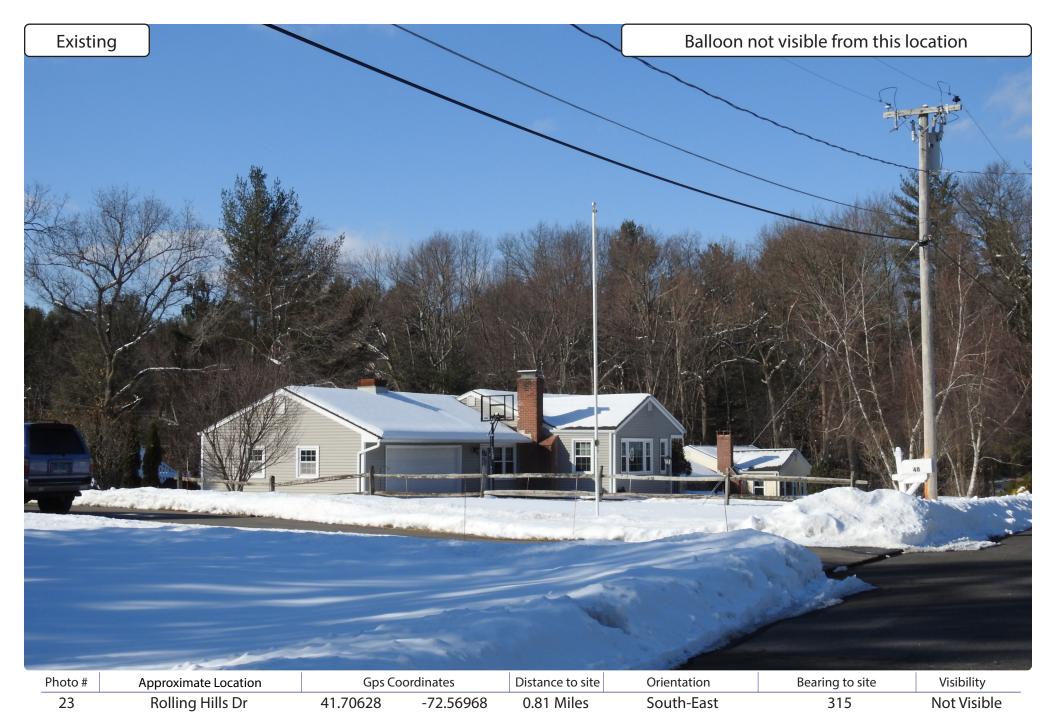




Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility22Oakwood Dr41.70974-72.566630.8 MilesSouth-East295Not Visible

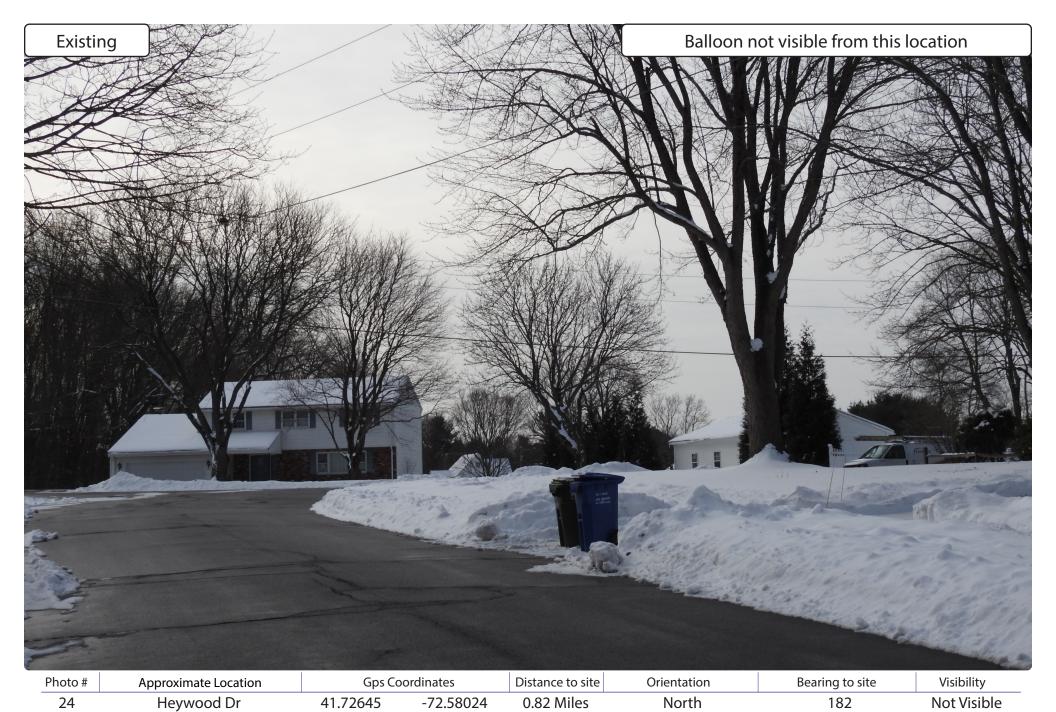






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VSS





Photo # Approximate Location Gps Coordinates Distance to site Orientation Bearing to site Visibility

25 Firethorn Dr 41.72516 -72.58804 0.82 Miles North-West 153 Not Visible







VSS





Photo #Approximate LocationGps CoordinatesDistance to siteOrientationBearing to siteVisibility27Neipsic Rd41.70225-72.574170.92 MilesSouth338Not Visible











## **Balloon Test- Process & Documentation**

A balloon test is conducted to be used as the visual reference for site observations from random locations throughout the study area. The balloon test consisted of flying a 3 Ft. diameter helium filled balloon to the top elevation of the proposed tower(s). A red balloon is typically used to provide the best contrast between it and surrounding sky or vegetation. And, when necessary yellow balloons are used to provide differentiation to other towers or locations. The balloon(s) are then tethered to the location(s) of the proposed tower(s), and elevation(s) are set by measuring the length of the tether.

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

Photo documentation of this test is accomplished using a Nikon P900 16Mp digital camera set to use a 50mm focal length<sup>1</sup> <sup>2</sup>. 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 is then incorporated into a computer model prediction. The on-site observations are used to adjust model assumptions made in the 3d model as necessary.

<sup>&</sup>lt;sup>1</sup> "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)

<sup>&</sup>lt;sup>2</sup> 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

A number of photographs are 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 are used to generate virtual camera positions within a 3d model. The balloon in the documentation photos is used as a spatial reference to verify the proportions and height of the proposed tower. Site plan information, field observations and 3D models are then used in these simulations to portray relative scale and location of the proposed structure. The photo simulations are 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.

## **Limitations:**

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