



HOMELAND TOWERS

## Site Search Summary

In general, a "site search area" is developed to initiate a site selection process in an area where a coverage need has been identified. The site search area is a general location where the installation of a wireless facility would address an identified coverage need problem while still allowing for orderly integration of the site into a network such as Verizon's, based on the engineering criteria hand-off, frequency reuse and interference. In any site search area, the Applicants seek to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of a needed facility, while at the same time ensuring the quality of service provided by the site to users of its network.

The candidate identification process includes reviewing the applicable zoning ordinance to identify areas within which the proposed use is allowed. Viable candidates consist of existing structures of sufficient height from which an antenna installation can provide sufficient coverage, or lacking such a structure, parcels located within the narrowly defined search area upon which a tower may be constructed to a sufficient height. In order to be viable, a candidate must provide adequate coverage to the significant gap in Verizon's network. In addition, all viable candidates must have a willing landowner with whom commercially reasonable lease terms may be negotiated. Preference is given to locations that closely comply with local zoning ordinances, or in the event no viable candidates are determined to be located within such areas, to identify other potentially suitable locations. In the case of this particular site search area in Northford, no tall, non-tower structures were located within the identified area of need that were available for leasing. The area is a mix of farm land, water shed, forestry, residential and commercial properties with challenging topography.

As noted below, Homeland Towers, LLC and Verizon investigated a number of different parcels of land and structures within and near this area for construction of a new facility within the Town of North Branford. The Applicants found these sites to be adequate and available for the siting of a wireless facility or, for the reasons cited below, unavailable or inappropriate for the siting of a facility or technically inadequate to satisfy Verizon's coverage requirements in this area of need.

## Properties Investigated by Homeland Towers and Verizon Wireless

Homeland Towers and Verizon Wireless identified and investigated thirty-one (31) sites in and around the Northford site search area where the construction of a new tower might be feasible for radio frequency engineering purposes. Descriptions of Homeland's sites that were investigated are set forth below along with a map depicting the approximate location of these sites.

1. 222 Clintonville Road, Northford, CT

Parcel ID: 67 D6

Owner: Gail Monaco

Zoning District: R-40

Parcel Size: 7.86 acres

Lat/Long: 41°23'44.9168"N/72°47'35.0815"W

Ground Elevation: 277.7' +/- AMSL

This property is the Candidate Site where the tower is proposed.



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2. **5 Ardsley Avenue, Northford, CT**

Parcel ID: 62B 35

Owner: 5 Ardsley Avenue LLC

Zoning District: B-2 Central Business

Parcel Size: 1.5 acres

Lat/Long: 41°23'29.71"N/ 72°47'26.17"W

Ground Elevation: 143' +/- AMSL

Owner responded to Homeland with potential interest after receiving a proposal. Upon walking site with the owner, it was determined that there are extensive wetlands on the parcel. In addition, a wireless facility sited on this parcel would have a direct visual impact to the Historic District.

3. **855 Forest Road, Northford, CT**

Parcel ID: 62B 37

Owner: Northford Plaza Realty

Zoning District: B-2 Central Business

Parcel Size: 2.08 acres

Lat/Long: 41°23'28.10"N/72°47'27.67"W

Ground Elevation: 144' +/- AMSL

Owner responded to Homeland with potential interest after receiving a proposal. Upon walking site with the owner, it was determined that there are extensive wetlands on the parcel. In addition, a wireless facility sited on this parcel would have a direct visual impact to the Historic District.

4. **847 Forest Road, Northford, CT**

Parcel ID: 62A 38

Owner: Steroco Inc.

Zoning District: B-2 Central Business

Parcel Size: 2.26 acres

Lat/Long: 41°23'26.32"N/ 72°47'29.67"W

Ground Elevation: 141' +/- AMSL

The owner did not respond to proposals sent to them by certified mail from Homeland Towers.

5. **841 Forest Road, Northford, CT**

Parcel ID: 62C 39

Owner: Amy Clarke and Walter Spear

Zoning District: B-2 Central Business & R-40

Parcel Size: 25.97 acres

Lat/Long: 41°23'20.18"N/ 72°47'27.39"W

Ground Elevation: 116'+/- AMSL

The owner did not respond to proposals sent to them by certified mail from Homeland Towers.

6. **Mansfield Drive, Northford, CT**

Parcel ID: 62B 29A

Owner: Town of North Branford

Zoning District: R-40

Parcel Size: 4.3 acres

Lat/Long: 41°23'34.21"N/72°47'15.64"W

Ground Elevation: 110'+/- AMSL

After meetings and many discussions with North Branford town officials, the Town decided to not enter into a lease with Homeland Towers on any of the Town owned properties.



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**7. 26 Mansfield Drive, Northford CT**

Parcel ID: 62B 29C

Owner: Totoket Woods

Zoning District: B-3 Local Business

Parcel Size: 3.19 acres

Lat/Long: 41°23'35.72"N/72°47'11.94"W

Ground Elevation: 112' +/- AMSL

The owner did not respond to proposals sent to them by certified mail from Homeland Towers.

**8. 30 Mansfield Drive, Northford, CT**

Parcel ID: 62B 29

Owner: Totoket Woods Realty Co

Zoning District: R-40P Planned Residential

Parcel Size: 19.17 acres

Lat/Long: 41°23'34.41"N/ 72°47'1.56"W

Ground Elevation: 174' +/- AMSL

The owner did not respond to proposals sent to them by certified mail from Homeland Towers.

**9. 259 Clintonville Road, Northford, CT**

Parcel ID: 67D 2-4

Owner: Town of North Branford

Zoning District: R-80

Parcel Size: 3.4 acres

Lat/Long: 41°23'41.02"N/ 72°47'52.44"W

Ground Elevation: 214' +/- AMSL

After meetings and many discussions with North Branford town officials, the Town decided to not enter into a lease with Homeland Towers on any of the Town owned properties.

**10. 1332 Middletown Avenue, Northford, CT**

Parcel ID: 62A 19

Owner: Town of North Branford

Zoning District: R-80

Parcel Size: 21.86 acres

Lat/Long: 41°23'24.53"N/ 72°47'52.37"W

Ground Elevation: 205' +/- AMSL

After meetings and many discussions with North Branford town officials, the Town decided to not enter into a lease with Homeland Towers on any of the Town owned properties.

**11. 1388 Middletown Avenue, Northford, CT**

Parcel ID: 62A 22

Owner: Town of North Branford

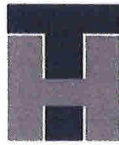
Zoning District: R-80

Parcel Size: 25.16 acres

Lat/Long: 41°23'32.29"N/ 72°47'56.61"W

Ground Elevation: 247' +/- AMSL

After meetings and many discussions with North Branford town officials, the Town decided to not enter into a lease with Homeland Towers on any of the Town owned properties.



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**12. 1351 Middletown Avenue, Northford, CT**

Parcel ID: 62A 9-1

Owner: Town of North Branford

Zoning District: R-40

Parcel Size: 1.03 acres

Lat/Long: 41°23'22.69"N/ 72°47'37.00"W

Ground Elevation: 160' +/- AMSL

After meetings and many discussions with North Branford town officials, the Town decided to not enter into a lease with Homeland Towers on any of the Town owned properties.

**13. 105 North Street, Northford, CT**

Parcel ID: 38 1

Owner: South Central Connecticut Regional Water Authority

Zoning District: Water Supply District and R-80

Parcel Size: 4,628 acres

Lat/Long: 41°23'34.15"N/72°46'42.03"W

Ground Elevation: 280' +/- AMSL

The owner did not respond to proposals sent to them by certified mail from Homeland Towers. Property is deemed Class 1 and Class II Water Shed property with restrictions and prohibits use, site was also rejected by Verizon Radio Frequency engineer.

**14. 1452 Middletown Avenue, Northford, CT**

Parcel ID: 67C 67-3

Owner: William and Kenneth Neubig

Zoning District: R-40

Parcel Size: 1.93 acres

Lat/Long: 41°23'48.74"N/ 72°47'16.86"W

Ground Elevation: 202' +/-

The owner responded to Homeland and expressed potential interest after receiving a proposal. This parcel was reviewed by the Verizon Radio Frequency Engineer and was rejected as the ground elevation is too low and it did not provide adequate coverage to the intended area. In addition, this site is located within the Historic District.

**15. 1447 Middletown Avenue, Northford, CT**

Parcel ID: 67C 83

Owner: Vivian Cuomo

Zoning District: B-2

Parcel Size: 2.39 acres

Lat/Long: 41°23'41.71"N/ 72°47'18.55"W

Ground Elevation: 154' +/- AMSL

The owner did not respond to proposals sent to them by certified mail from Homeland Towers.

**16. 261 Clintonville Road, Northford, CT**

Parcel ID: 67D 2

Owner: Rene and Arthur Hausman

Zoning District: R-80

Parcel Size: 5.93 acres

Lat/Long: 41°23'41.75"N/ 72°47'46.55"W

Ground Elevation: 216' +/- AMSL

The owner did not respond to proposals sent to them by certified mail from Homeland Towers.



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### **17. 140 Old Post Road, Northford, CT**

Parcel ID: 67A 24

Owner: The Gentile Domenico Family LLC

Zoning District: R-40

Parcel Size: 16.89 acres

Lat/Long: 41°24'7.00"N/72°47'36.67"W

Ground Elevation: 252' +/- AMSL

The owner responded to Homeland after receiving a proposal. This parcel is outside Verizon's search area. In addition, this parcel is approximately 800' away from 80 Old Post Road where in 2004 the Connecticut Siting Council had rejected a previously proposed 150' tower (Docket No. 269) due to visual impact to the surrounding homes.

### **18. Middletown Avenue Rear, Northford, CT**

Parcel ID: 62D 18-1

Owner: Peter B Maxson

Zoning District: R-40

Parcel Size: 3.38 acres

Lat/Long: 41°23'19.04"N/72°47'51.03"W

Ground Elevation: 153' +/- AMSL

The owner did not respond to proposals sent to them by certified mail from Homeland Towers.

### **19. 90 Foot Hill Road, Northford, CT**

Parcel ID: 62D 16

Owner: Catherine Smith and Peter B Maxson

Zoning District: R-40

Parcel Size: 4 acres

Lat/Long: 41°23'20.25"N/72°47'54.23"W

Ground Elevation: 233' +/- AMSL

The owner did not respond to proposals sent to them by certified mail from Homeland Towers.

### **20. 246 Clintonville Road, Northford, CT**

Parcel ID: 67D 7-1

Owner: Janet J Petry and Paul Bellacicco

Zoning District: R-40

Parcel Size: 1.62 acres

Lat/Long: 41°23'42.94"N/72°47'38.37"W

Ground Elevation: 245' +/- AMSL

The owner initially responded to Homeland with interest after receiving a proposal. After further consideration, the owner stated they were not interested.

### **21. 250 Clintonville Road, Northford, CT**

Parcel ID: 67D 7

Owner: Henry Petry

Zoning District: R-40

Parcel Size: 4.49 acres

Lat/Long: 41°23'42.01"N/ 72°47'33.92"W

Ground Elevation: 240' +/- AMSL

The owner responded to Homeland after receiving a proposal and stated they were not interested.



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**22. 26 Old Post Road, Northford, CT**

Parcel ID: 67D 9

Owner: Area Cooperative Educational

Zoning District: B-3 Local Business

Parcel Size: 5.12 acres

Lat/Long: 41°23'46.95"N/ 72°47'31.32"W

Ground Elevation: 230' +/- AMSL

The owner did not respond to proposals sent to them by certified and regular mail from Homeland Towers. This site is also located within the Historic District.

**23. Woodhouse Avenue, Northford, CT**

Parcel ID: 64C 17

Owner: Town of North Branford

Zoning District: R-80

Parcel Size: 9.52 acres

Lat/Long: 41°23'53.79"N/72°47'57.82"W

Ground Elevation: 183' +/- AMSL

After meetings and many discussions with North Branford town officials, the Town decided to not enter into a lease with Homeland Towers on any of the Town owned properties.

**24. 1370 Middletown Avenue, Northford, CT**

Parcel ID: 62A 20

Owner: Northford Volunteer Fire Department

Zoning District: R-80

Parcel Size: 1.88 acres

Lat/Long: 41°23'29.13"N/ 72°47'36.80"W

Ground Elevation: 154' +/- AMSL

This parcel was reviewed by the Verizon Radio Frequency Engineer and was rejected as the ground elevation is too low and it did not provide adequate coverage to the intended area.

**25. 153 Old Post Road, Northford, CT**

Parcel ID: 67B 51-1

Owner: Nelson Thomas Cecarelli ET al

Zoning District: R-40

Parcel Size: 24.34 acres

Lat/Long: 41°24'6.70"N/ 72°47'14.37"W

Ground Elevation: 295' +/- AMSL

This parcel is outside Verizon's search area. In addition, this site has deed restrictions preventing any development on the parcel.

**26. 1453 Middletown Ave, Northford, CT**

Parcel ID: 67C 82

Owner: South Central Connecticut Regional Water Authority

Zoning District: B-2

Parcel Size: 34.14 acres

Lat/Long: 41°23'43.63"N/ 72°47'5.60"W

Ground Elevation: 143' +/- AMSL

The owner did not respond to proposals sent to them by certified mail from Homeland Towers. The parcel has extensive wetlands and is deemed Class 1 and Class II Water Shed property with restrictions and prohibits use. This parcel is also outside of Verizon's Search Area.



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**27. 60 Foot Hill Road, Northford, CT**

Parcel ID: 61A 33  
Owner: Muhammad Chater  
Zoning District: R-40  
Parcel Size: 4 acres  
Lat/Long: 41°23'24.96"N/ 72°47'59.51"W  
Ground Elevation: 266' +/- AMSL

The owner initially responded to Homeland after receiving a proposal. The owner did not respond with interest from follow up certified letters and calls.

**28. 1409 Middletown Ave, Northford, CT**

Parcel ID: 62B 31  
Owner: Reeds Gap Rental Company LLC  
Zoning District: B-2  
Parcel Size: 1.16 acres  
Lat/Long: 41°23'35.54"N/ 72°47'25.02"W  
Ground Elevation: 147' +/- AMSL

This site is in the heart of the Northford Village Historic District. Site was proposed by another tower developer and not pursued by Verizon due to visual impact to the Historic District and SHPO not approving this site.

**29. 1382 Middletown Avenue, Northford, CT**

Parcel ID: 62A 21  
Owner: Saint Andrews Episcopal Church  
Zoning District: R-80  
Parcel Size: 1.61 acres  
Lat/Long: 41°23'31.66"N/72°47'34.09"W  
Ground Elevation: 161' +/- AMSL

Verizon Radio Frequency Engineer rejected a stealth steeple installation.

**30. 62 Youngs Apple Orchard Road, Wallingford, CT**

Parcel ID: 81 22 A  
Owner: Town of Wallingford  
Zoning District: R-40  
Parcel Size: 2.2 acres  
Lat/Long: 41°25'16.21"N/ 72°44'58.09"W  
Ground Elevation: 470' +/- AMSL

Existing 125' tall lattice tower, rejected by Verizon Radio Frequency Engineer as this site is located too far outside the search area.

**31. 88 Parsonage Hill, Northford, CT**

Parcel ID: 51A 7  
Owner: Jean Szwabowski 1/3  
Zoning District: R-40  
Parcel Size: 9.31 acres  
Lat/Long: 41°22'8.82"N/72°48'37.80"W  
Ground Elevation: 290' +/- AMSL

Existing 195' lattice tower. Verizon currently installed at 165'. Even with a 50' extension added to this tower it will not provide coverage to the intended area. This site was rejected by Verizon Radio Frequency Engineer.



# HOMELAND TOWERS

Zoomed in Aerial of raw land candidates that were reviewed.







HOMELAND TOWERS

Zoomed out aerial of raw land and existing towers that were reviewed

