

**Cellco Partnership d/b/a Verizon Wireless
Mason Hill Road
Litchfield, Connecticut**

Litchfield SE 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 southeast Litchfield 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 Litchfield SE Facility

Within approximately four (4) miles of the proposed Litchfield SE Facility, Cellco maintains five (5) macro-cell tower sites. These existing facilities are identified as Cellco’s Harwinton West, Plymouth NW, Plymouth West Relo, Thomaston Center and Watertown NE.

Cellco's Harwinton West facility consists of antennas on a tower at 123 Campville Hill Road in Harwinton. Cellco's Plymouth NW facility consists of antennas on a tower at 295 (a/k/a 297) North Street in Plymouth. Cellco's Plymouth West Relo facility consists of antennas on a tower at 33 (a/k/a 55) Keegan Road in Plymouth. Cellco's Thomaston Center facility consists of antennas on a tower at 580 Chapel Street in Thomaston. Cellco's Watertown NE facility consists of antennas on a tower at 655 Bassett Road in Watertown.

These existing facilities currently provide little or no reliable wireless service in the area around the proposed Litchfield SE Facility location. The existing gaps in reliable wireless service and signal level deficiencies in this area persist along significant portions of Route 254 (the primary service objective) and more generally in the residential areas of southeast Litchfield and northern Thomaston. 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 Litchfield SE Search Area

The purpose of the proposed Litchfield SE Facility is to fill existing wireless service gaps and provide more reliable wireless service overall in Cellco's 700 MHz, 850 MHz, 1900 MHz, 2100 MHz, and 3700 MHz frequency ranges in southeast Litchfield. The Litchfield SE site search was initiated in October of 2021.

Sites Investigated

Cellco investigated a total of eleven (11) sites in southeast Litchfield and northern Thomaston. These alternative sites were those identified by Cellco's Real Estate representatives. A listing of the sites investigated is provided below.

1. **Mason Hill Road, Litchfield, CT (Parcel ID 258-10C-001)**: Cellco entered into a lease agreement with Joyce Williams, for the development of a new tower site on this 8.17-acre parcel.
2. **58 Old Northfield Road, Litchfield, CT (Parcel ID 256-033-006)**: This is a 5.5-acre residential parcel owned by Robert and Darlene Peterson III. The owners did not respond to Cellco's written request lease a portion of this parcel.
3. **12 Lattin Hill Road, Litchfield, CT (Parcel ID 256-033-001)**: This is a 21-acre residential parcel owned by Timothy Seebach. Cellco contacted the owner of this parcel by mail (Certified Letter), spoke to the owner on the telephone and exchanged emails regarding the potential lease of the Seebach property for a new tower site. After these initial connections, the owner did not respond to follow-up efforts to discuss a lease proposal. Upon further evaluation, Cellco's RF Engineers determined that this parcel could not satisfy Cellco's service objectives.
4. **Old Northfield Road, Litchfield, CT (Parcel ID 256-017-025)**: This is a 6.8-acre vacant residential parcel owned by the Estate of Richard Waterhouse c/o Janet Waterhouse. Cellco contacted the owner of this parcel by Certified Letter,

had a telephone conversation and exchanged emails regarding the potential leasing of this parcel for a new tower site. Upon further evaluation, Cellco's RF Engineers determined that this parcel could not satisfy Cellco's service objectives.

5. **728 Northfield Road, Litchfield, CT (Parcel ID 256-017-002)**: This is a 11.26-acre residential parcel owned by Stephen Simonin. Cellco contacted the owner by mail (Certified Letter), had a telephone conversation and exchanged emails regarding the potential lease of his property for a new tower site. Upon further evaluation, Cellco's RF Engineers determined that this parcel could not satisfy Cellco's service objectives.
6. **74 Knife Shop Road, Litchfield, CT (Parcel ID 256-018-004)**: This is a 10.49-acre residential parcel owned by William Fitzgerald. Cellco attempted to contact the owner by mail (Certified Letter). The owner did not respond to Cello's inquiry.
7. **170 Mason Hill Road, Litchfield, CT (Parcel ID 258-010-014)**: This is a 25.46-acre vacant parcel owned by Joseph Masi and Margaret Raymond. Cellco mailed the owner a Certified Letter. The owner and Cellco had several telephone conversations and exchanged emails regarding the potential lease of his property for a new tower site but could not agree on lease terms.
8. **670 Walnut Hill, Thomaston, CT (Parcel ID 14-04-01)**: This is a 28.26-acre residential parcel owned by Kathleen Furman. Cellco attempted to contact the owner by mail (Certified Letter). The owner did not respond to Cello's letter.
9. **528 Walnut Hill, Thomaston, CT (Parcel ID 21-02-03)**: This is a 2.68-acre residential parcel owned by Ruth Lundberg c/o Norma Kryanowski. Cellco attempted to contact the owner by mail (Certified Letter). The owner did not respond to Cello's letter.
10. **230 Litchfield Street, Thomaston, CT (Parcel ID 30-04-01)**: This is a 43.68-acre residential parcel owned by Lucas Hellerich, Natalie Kaoud and Gretchen Hellerich. Cellco attempted to contact the owner by mail (Certified Letter). The owners and Cellco had several telephone conversations and exchanged emails regarding the potential lease of this parcel as a new tower but could not come to lease terms with the owner. Upon further evaluation, Cellco's RF Engineers determined that this parcel could not satisfy Cellco's service objectives.
11. **158 Main Street, Thomaston, CT (Parcel ID 40-19-07)**: This is a 1.56-acre parcel owned by the Town of Thomaston (existing lattice tower operated by the Police Department). Town officials and Cellco had several telephone conversations and an exchange of emails regarding the potential shared use of this existing tower. Upon further evaluation, Cellco's RF Engineers determined that the use of this tower could not satisfy Cellco's service objectives.



Legend

- 1 Site Investigated
- Municipal Boundary

Sites Investigated:

- 1 Mason Hill Road, Litchfield, CT (Parcel ID 256-10C-001)
- 2 58 Old Northfield Road, Litchfield, CT (Parcel ID 256-033-006)
- 3 12 Lattin Hill Road, Litchfield, CT (Parcel ID 256-033-001)
- 4 Old Northfield Road, Litchfield, CT (Parcel ID 256-017-025)
- 5 728 Northfield Road, Litchfield, CT (Parcel ID 256-017-002)
- 6 74 Knife Shop Road, Litchfield, CT (Parcel ID 256-018-004)
- 7 170 Mason Hill Road, Litchfield, CT (Parcel ID 258-010-014)
- 8 670 Walnut Hill, Thomaston, CT (Parcel ID 14-04-01)
- 9 528 Walnut Hill, Thomaston, CT (Parcel ID 21-02-03)
- 10 230 Litchfield Street, Thomaston, CT (Parcel ID 30-04-01)
- 11 158 Main Street, Thomaston, CT (Parcel ID 40-19-07)

Site Search Summary Map

Proposed Wireless
Telecommunications Facility
Litchfield SE CT
Mason Hill Road
Northfield, Connecticut

Map Notes:
Base Map Source: 2019 Aerial
Photograph (CT ECD)
Map Scale: 1 inch = 1,500 feet
Map Date: November 2022

