

ATTACHMENT 2

Site Search Summary

To initiate its site selection process in an area where a coverage need has been identified, Verizon Wireless (“Verizon”) first establishes a “site search area”. The site search area is a general geographical location where the installation of a wireless facility would address the identified coverage need and/or capacity problem, while still allowing for orderly integration of the site into Verizon’s network based on the radiofrequency engineering criteria of hand-off, frequency reuse and interference. In any site search area, Verizon seeks 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.

Analysis of the communications towers and facilities located within 4 miles of the search area indicated that these towers would not provide adequate coverage to the area targeted for service by the proposed Facility or such structures are not viable for Verizon siting. Although outside the search area, two existing towers were specifically analyzed as outlined below.

In addition to the investigation of existing towers and facilities in the area, Verizon investigated locations where the construction of a new site might be feasible. The description of the individual sites investigated is summarized below. Where applicable, the reason for eliminating the property is also included. Following these descriptions is a map indicating the location of all sites investigated.

1. Address: 3 Marchant Road (Hoyt Scout Reservation)

Lessee: MCM

Map/Lot: 12/29

Deed: 253/395

Zoning District: R-2

Lot Size: Approximately 170.62 Acres

41.319131 N -73.438125 W

This proposed monopole at the Scout Reservation is the candidate site.

2. Address: 306 Umpawaug Road (Fire Station)

Map/Lot: 13/26

Deed: 61/329

Owner: Redding Fire District #2

Zoning District: R-2

Lot Size: Approximately 2.45 Acres

41.317006 N -73.426117 W

MCM-leased property; RF Rejected.

3. Address: 101 Marchant Road

Map/Lot: 12/79

Deed: 198/539

Owner: New Pond Foundation, Inc.

Zoning District: R-2

Lot Size: Approximately 100.62 Acres

41.316629 N -73.432393 W

Proposed tower at environmental education center/working farm.

4. Address: 491 Redding Road

Map/Lot: 20/33

Deed: 76/511

Owner: Town of Redding

Zoning District: R-2

Lot Size: Approximately 312.42 Acres

41.304179 N -73.411060 W

Proposed tower on undeveloped land; Outside Search Area.

Existing Towers Considered:

1. Address: 4 Dittmar Road

Map/Lot: 1/10

Deed: 89/767

Tower Owner: SBA

Zoning District: R-2

Lot Size: Approximately 5.58 Acres

41.339860 N -73.391917 W

Proposed collocation on existing monopine; RF Rejected.

2. Address: 66 Sugar Hollow Road, Danbury

Map/Lot: G25/6

Deed: 949/773

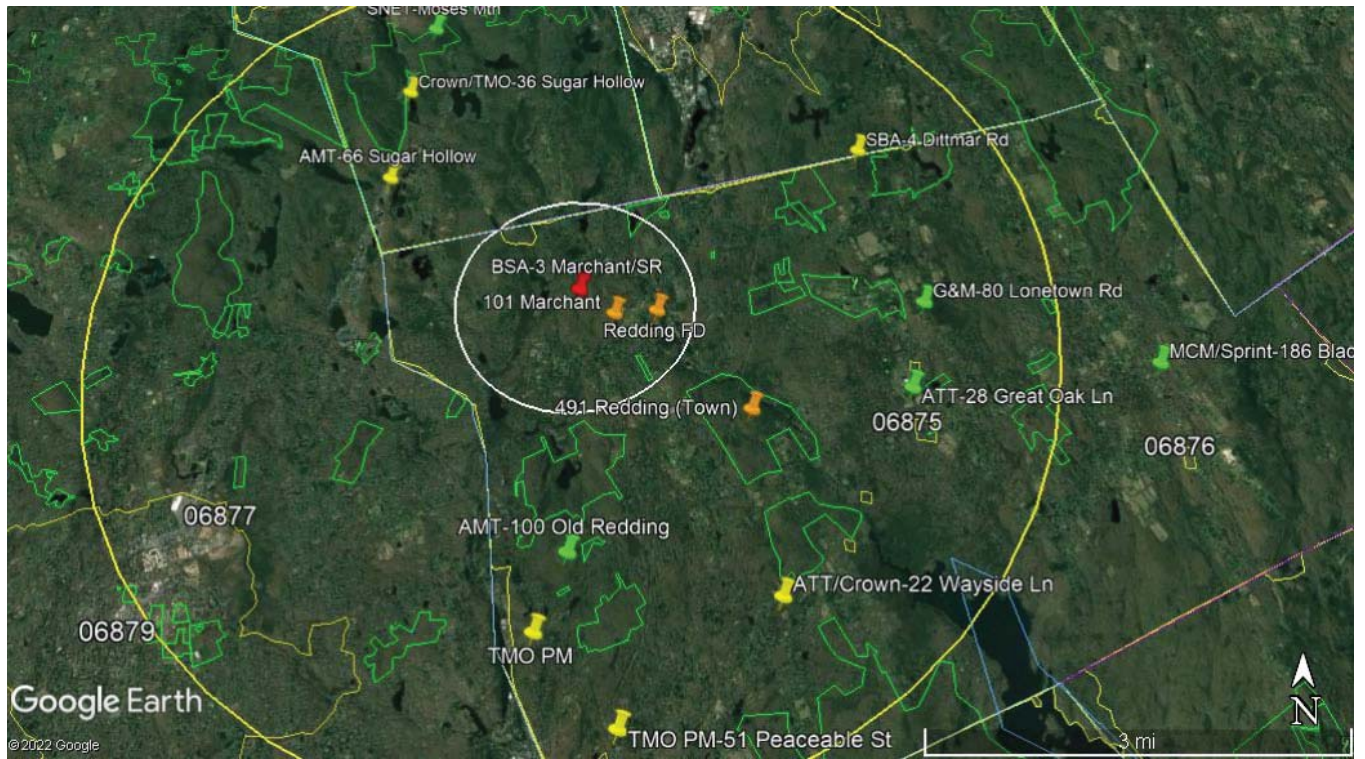
Tower Owner: American Tower

Zoning District: LC14

Lot Size: Approximately 7.7 Acres

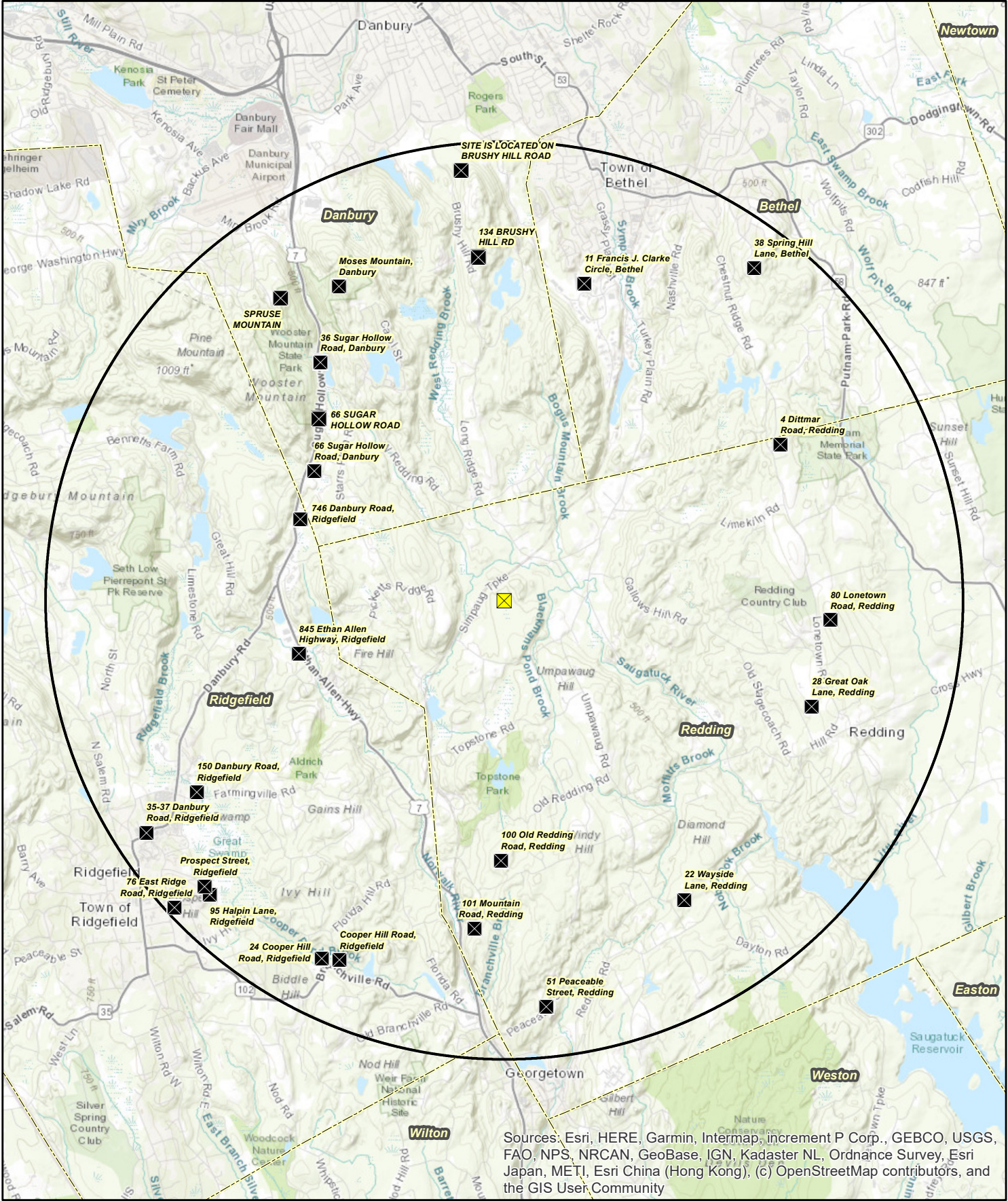
41.33612 N -73.470639 W

Proposed collocation on existing monopole; RF Rejected.



Key: White Ring (search area)
 Yellow Ring (4-mile ring)

Red – subject site
 Amber – alternate raw land sites considered
 Yellow – Existing Tower sites (non-VzW collo)
 Green – Existing Tower sites (VzW collo)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

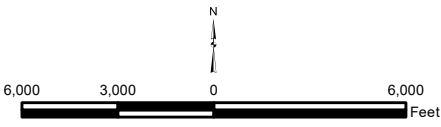
Legend

- Proposed Facility
- Municipal Boundary
- ✕ Existing Towers Within 4 Miles of Proposed Facility (See attached table for detailed site information)
- 4-Mile Radius

Existing Adjacent Towers

Proposed Wireless Telecommunications Facility
 Camp Hoyt Redding
 3 Marchant Road
 Redding, Connecticut

Base Map Source: ESRI World Topographic Map
 Data Sources: CSC Tower Database, Updated March 2020;
 FCC ASR GIS Database, Updated 2012
 Map Scale: 1 inch = 6,000 feet
 Map Date: July 2023



Existing Adjacent Towers within Four Miles

Proposed Wireless Telecommunications Facility
 Camp Hoyt Redding
 3 Marchant Road
 Redding, Connecticut

Data Sources: CSC Tower Database, Updated March 2020;
 FCC ASR GIS Database, Updated 2012

Town	Address	Alternate Address	Latitude	Longitude	Owner	Type	Tower Height (Feet AGL)	Ground Elevation (Feet AMSL)
Redding	51 Peaceable Street	32 Peaceable Street	41.2686333333	-73.4304250000	CL&P	utility pole	70	n/a
Ridgefield	Cooper Hill Road	CL&P #3292	41.2743250000	-73.4651055556	CL&P	utility pole	82	640
Ridgefield	24 Cooper Hill Road	CL&P #3294	41.2745194444	-73.4680555556	CL&P	utility pole	87	n/a
Redding	101 Mountain Road		41.2784361111	-73.4425027778	CL&P	utility pole	68	n/a
Ridgefield	76 East Ridge Road	Governor Street, 76 East Ridge Avenue	41.2807888889	-73.4928361111	Ridgefield, Town of	monopole	130	745
Redding	22 Wayside Lane		41.2822694444	-73.4074472222	AT&T	monopole	120	578
Ridgefield	95 Halpin Lane	CL&P #3308	41.2825000000	-73.4869444444	CL&P	utility pole	105	n/a
Ridgefield	Prospect Street		41.2835000000	-73.4878527778	CL&P	monopole	84	666
Redding	100 Old Redding Road	Mountain Road	41.2870555556	-73.4381944444	American Tower	self-support lattice	180	687
Ridgefield	35-37 Danbury Road		41.2902250000	-73.4975950000	Eppoliti Realty Co. Inc.	rooftop	30	n/a
Ridgefield	150 Danbury Road		41.2954080000	-73.4892030000	Verizon	rooftop	50	n/a
Redding	28 Great Oak Lane		41.3068055556	-73.3863055556	AT&T	monopole	180	588
Ridgefield	845 Ethan Allen Highway		41.3129750000	-73.4723138889	Crown Castle	monopole	100	n/a
Redding	80 Lonetown Road		41.3177777778	-73.3833333333	Gianninoto and Miller	self-support lattice	120	800
Ridgefield	746 Danbury Road		41.3299611111	-73.4723000000	American Tower	monopole	100	n/a
Danbury	66 Sugar Hollow Road		41.3361111111	-73.4700000000	AT&T Wireless	monopole	106	528
Redding	4 Dittmar Road		41.3398611111	-73.3919166667	MCM Acquisition 2017 LLC	monopole	120	n/a
Danbury	36 Sugar Hollow Road	Route 7, 36 Sugar Hollow Lake Road	41.3498138889	-73.4691555556	Omni	monopole	108	520
Danbury	Moses Mountain	144 Old Boston Road, 144 Old Boston Post Road	41.3594444444	-73.4661111111	AT&T	self-support lattice	65	n/a
Bethel	11 Francis J. Clarke Circle		41.3600750000	-73.4250083333	SBA	monopole	155	411
Bethel	38 Spring Hill Lane		41.3622138889	-73.3965416667	Blue Sky Towers LLC	monopole	125	801
Danbury	Brushy Hill Road		41.3742000000	-73.4458000000	Berkshire Broadcasting Corporation	n/a	271	742
Danbury	134 Brushy Hill Road		41.3633000000	-73.4428000000	Comcast of Danbury, Inc.	n/a	n/a	n/a
Danbury	Spruce Mountain		41.3579000000	-73.4759000000	City of Danbury Connecticut	n/a	60	918