



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 Haddam, 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, state parks, 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 Haddam. 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 twelve (12) sites in and around the Haddam site search area where the construction of a new tower might be feasible for radio frequency engineering purposes. Descriptions of these sites that were investigated are set forth below along with a map depicting the approximate locations.

1. 124 Ague Spring Road, Haddam Neck, CT

Parcel ID: 12 026

Owner: Brennan and Samantha Danaher

Zoning District: R-2

Parcel Size: 13.14 acres

Lat/Long: 41°30'13.1163"N/72°30'51.1572"W

Ground Elevation: 403.4' +/- AMSL

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



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2. **124 Aque Spring Road, Haddam Neck, CT**

Parcel ID: 12 026

Owner: Brennan and Samantha Danaher

Zoning District: R-2

Parcel Size: 13.14 acres

Lat/Long: 41°30'11.75"N/ 72°30'50.09"W

Ground Elevation: 403.4' +/- AMSL

Existing 78' +/- light duty lattice lookout tower. This structure was reviewed by the Verizon Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area.

3. **439 Saybrook Road, Haddam, CT**

Parcel ID: 14 095

Owner: Town of Haddam

Zoning District: R-1

Parcel Size: 34.78 acres

Lat/Long: 41°29'45.82"N/ 72°32'46.07"W

Ground Elevation: 192' +/- AMSL

Homeland Towers has a ground lease with the Town of Haddam for a new communications structure on this parcel. This parcel was reviewed by the Verizon Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area.

4. **Quarry Hill Road, Haddam, CT**

Parcel ID: 09 006

Owner: Connecticut Light & Power

Zoning District: R-2

Parcel Size: 36 acres

Lat/Long: 41°30'23.38"N, 72°30'17.57"W

Ground Elevation: 368' +/- AMSL

Existing CL&P 90' tall transmission tower. This structure was reviewed by the Verizon Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area.

5. **Cove Road, Haddam, CT**

Parcel ID: 27 015

Owner: Connecticut Light & Power

Zoning District: R-2

Parcel Size: 38 acres

Lat/Long: 41°29'48.70"N, 72°29'51.83"W

Ground Elevation: 258' +/- AMSL

Existing CL&P 90' tall transmission tower. This structure was reviewed by the Verizon Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area.

6. **15 SGT Morgan Lane, Haddam, CT**

Parcel ID: 13 040

Owner: George Yntema Estate, Executor Constance Chambers

Zoning District: R-2

Parcel Size: 6.23 acres

Lat/Long: 41°29'52.42"N/ 72°31'22.66"W

Ground Elevation: 130' +/- AMSL

The owner did not respond to letters of interest sent via certified mail from Verizon.



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7. 255 Rock Landing Road, Haddam CT

Parcel ID: 13 034 1

Owner: THAC LLC

Zoning District: R-2

Parcel Size: 44 acres

Lat/Long: 41°30'6.43"N/ 72°31'24.89"W

Ground Elevation: 139' +/- AMSL

The owner did not respond to letters of interest sent via certified mail from Verizon.

8. 440 Saybrook Road, Haddam, CT

Parcel ID: 14 082

Owner: Estate of Robert A. Norton, Judith W. Norton & Robert A. Norton Jr.

Zoning District: R-1

Parcel Size: 4.4 acres

Lat/Long: 41°29'51.07"N/ 72°32'44.04"W

Ground Elevation: 141' +/- AMSL

Verizon Real Estate spoke with owner via phone and they were not interested in leasing space for a cell tower.

9. Jail Hill Road, Haddam, CT

Parcel ID: 31 051 1

Owner: Town of Haddam

Zoning District: R-2A

Parcel Size: 27.5 acres

Lat/Long: 41°28'22.49"N, 72°30'34.67"W

Ground Elevation: 296' +/- AMSL

Homeland Towers has a ground lease with the Town of Haddam for a new communications structure on this parcel. This parcel was reviewed by the Verizon Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area.

10. 79 Jail Hill Road, Haddam, CT

Parcel ID: 31 051

Owner: Town of Haddam

Zoning District: R-2A

Parcel Size: 17 acres

Lat/Long: 41°28'23.46"N/ 72°30'48.07"W

Ground Elevation: 194' +/- AMSL

This parcel is owned by Town of Haddam and it is Great Hill Park. The Town was not interested in leasing to Homeland Towers at this location.

11. 750 Saybrook Road, Haddam, CT

Parcel ID: 26 005 A

Owner: Town of Haddam

Zoning District: R-2A

Parcel Size: 4.4 acres

Lat/Long: 41°29'20.00"N/ 72°31'10.51"W

Ground Elevation: 24' +/- AMSL

The Town of Haddam was not interested in leasing to Homeland Towers at this location.



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12. 408 Quarry Hill Road, Haddam Neck, CT

Parcel ID: 12 029

Owner: Haddam Neck Congregational Church

Zoning District: R-2A

Parcel Size: 2 acres

Lat/Long: 41°29'59.86"N/ 72°30'42.54"W

Ground Elevation: 312' +/- AMSL

Existing church steeple 55' +/- tall. This structure was reviewed by the Verizon Radio Frequency Engineer and was rejected as it did not provide adequate coverage to the intended area.

Aerial view of candidates that were reviewed.

