

July 31, 2023

*Via Federal Express*

Robert McGarry, First Selectman  
Town of Haddam  
30 Field Park Drive  
Haddam CT 06438

Re: **Submission of Technical Information Concerning a Proposal to Construct a Wireless Telecommunications Facility at 124 Ague Spring Road, Haddam, Connecticut**

Dear Mr. McGarry:

This firm represents Homeland Towers, LLC (“Homeland”), in its proposal to construct a new wireless telecommunications facility (“Facility”) in the northwest portion of a 13.14-acre parcel at 124 Ague Spring Road, Haddam, Connecticut (“Property”).

This Technical Report is submitted pursuant to Connecticut General Statutes (“Conn. Gen. Stat.”) § 16-50(g), which establishes local input requirements for the siting of a wireless telecommunications facility under the exclusive jurisdiction of the Connecticut Siting Council (the “Council”). This statutory provision requires the submission of technical information to officials in the municipality where the proposed Facility will be located and any municipality within 2,500 feet of the proposed Facility location.

Correspondence and/or communications regarding the information contained in this report should be addressed to:

Raymond Vergati, Regional Manager  
Homeland Towers, LLC  
9 Harmony Street, 2<sup>nd</sup> Floor  
Danbury, CT 06810

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July 31, 2023  
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A copy of all such correspondence or communications should also be sent to Homeland's attorney:

Kenneth C. Baldwin, Esq.  
Robinson & Cole LLP  
280 Trumbull Street  
Hartford, CT 06103-3597

Homeland intends to submit an application to the Council for a Certificate of Environmental Compatibility and Public Need ("Certificate") for the construction, maintenance and operation of a wireless telecommunications facility in the northwest portion of the Property. The proposed Facility would provide Cellco Partnership d/b/a Verizon Wireless ("Cellco") with improved wireless service to its customers along portions of State Route 154 and local roads in the area and to residential and commercial land uses in the vicinity of the Property. The Facility will also interact with Cellco's existing cell sites in Haddam and East Hampton.

### **Cell Site Information**

Homeland proposes to install a 150-foot monopole tower within a 2,800 square foot (40' x 70') fenced facility compound and 3,640 square foot leased area (52' x 70') in the northwest portion of the Property. Cellco would install up to twelve (12) panel-type antennas and twelve (12) remote radio heads on a square antenna platform at a center line height of 146 feet on the tower. Equipment and battery cabinets, and a diesel fueled backup generator would be located on concrete pads within the fenced compound near the base of the tower. Access to the Facility would extend from Ague Spring Road along a portion of an existing driveway and then over a new gravel driveway extension to the tower site, a total distance of approximately 270 feet. Utilities would extend from existing utility service along Ague Spring Road, a distance of approximately 325 feet. As of the time of this filing, the Town of Haddam has not expressed an interest in sharing the proposed facility. Included in Attachment 1 is a set of Project Plans including a tower elevation drawing.

### **Connecticut Siting Council Jurisdiction**

Municipal jurisdiction over the siting of the proposed telecommunications facility described in this report is pre-empted by provisions of the Public Utilities Environmental Standards Act ("PUESA"), Conn. Gen. Stat. § 16-50g *et seq.* The PUESA gives exclusive jurisdiction over the location, type and modification of telecommunications towers, to the Council (Conn. Gen. Stat. § 16-50x(a); 16-50i(a)(6)). Accordingly, the telecommunications facility described in this report is exempt from the Town's land use (zoning and inland wetlands) regulations.

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Upon receipt of an application, the Council will assign a docket number and, following a completeness review, set the schedule for the docket, including a hearing date. At that time, the Town may choose to become an intervenor or party in the proceeding. Other procedures followed by the Council include serving the applicant and other participants with interrogatories, holding a pre-hearing conference, and conducting an evidentiary and public hearing. Following the public hearing, the Council will issue findings of fact, an opinion and a decision and order. Prior to construction, the Council will also require the Applicant to submit a development and management plan (“D&M Plan”) which is, in essence, a final site development plan showing the details of the facility incorporating any conditions imposed by the Council. These procedures are also outside the scope of the Town’s jurisdiction and are governed by the Connecticut General Statutes, the Regulations of Connecticut State Agencies, and the Council’s Rules of Practice. If the Council approves the cell site described in this report, Homeland will submit to the Building Official an application for approval of a local building permit. Under Section 16-50x of the General Statutes, which provides for the exclusive jurisdiction of the Council, the building official must honor the Council’s decision.

### **Municipal Consultation Process**

Pursuant to Section 16-50~~l~~ of the General Statutes, Town officials are entitled to receive technical information regarding the proposed telecommunications facility at least ninety (90) days prior to the filing of an application with the Council. This Technical Report is provided to the Town in accordance with these provisions and includes information on the need for improved reliable wireless service in the area; the location of existing wireless facilities in and around the area; details of the proposed facility; the location of alternative sites considered and rejected; the location of schools and commercial day care facilities in the area and the aesthetic impacts of the facility on those schools and day care facilities, if any; a description of the site selection process; and a discussion of potential environmental effects associated with the proposed facility.

Not later than sixty (60) days after the initial consultation meeting, the municipality may, in cooperation with Homeland, hold a public information hearing on the facility proposal. If such a hearing is held, the applicant must notify all abutting landowners and publish notice of the hearing in a newspaper of general circulation in the municipality, at least fifteen (15) days prior to the hearing.

Not later than thirty (30) days after the initial consultation meeting, the municipality may present the prospective applicant with alternative sites, including municipal parcels, for its consideration. If not previously considered, these alternatives will be evaluated and discussed in its application to the Council.

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Pursuant to Section 16-50(e) of the General Statutes, Homeland must provide a summary of the Town's comments and recommendations, if any, to the Council within fifteen (15) days of the filing of an application.

## **Need for the Proposed Wireless Facility**

The proposed Facility described in this Technical Report is needed so that Cellco can provide enhanced wireless voice and data services in the northernly portions of Haddam, including significant portions of Route 154 and local roads in the area primarily to the southwest the Property. Service along these roadways today is lacking or non-existent. Included in Attachment 2 is a set of coverage plots for Cellco's base level wireless service at 700 MHz, showing "Existing" service in the area from surrounding cell sites and the "Existing and Proposed" service with the Facility at the Property.<sup>1</sup>

## **Environmental Effects**

In our experience, the primary impact of a wireless facility such as the proposed Facility is visual. The visual impact of the proposed Facility tower will vary from place to place around the site location, depending upon factors such as vegetation, topography, distance from the tower, and the location of buildings or other structures (utility infrastructure) in the sightline of the cell site.

To more fully assess the visual impact of the Facility, Homeland's consultant, All Points Technology Corporation ("APT") prepared a Preliminary Visual Assessment for the proposed tower location. This assessment indicates views of the proposed tower are possible from only approximately 432 acres (5.37% of the two-mile study area) of the land area within two miles of the tower site. Of the five miles of public roads within one-half mile of the Facility, the tower would be visible from only 4% (1,170 linear feet) of those roadways. Finally, the proposed tower would not be visible from areas within the Haddam Historic District. Predicted seasonal visibility could include up to an additional 255 acres (3.17% of the study area). (See Attachment 3).

Pursuant to the provisions of Conn. Gen. Stat. § 16-50p(a)(3)(G), new telecommunications facilities must be located at least 250 feet from buildings containing schools (defined in C.G.S. §10-154a) and commercial day care facilities (defined in C.G.S. §19a-77(a)(1)) unless the location selected is acceptable to the Town's chief elected official or the Council finds that the facility will not have a substantial adverse effect on the aesthetics or scenic quality of the neighborhood where the school or commercial day care use is located. The

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<sup>1</sup> Cellco identifies the Facility as its Haddam 3 cell site on the attached coverage plots.

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proposed Facility is not located within 250 feet of any building containing a school or commercial day care facility.

Based on field surveys, Homeland has determined that the construction of the Facility will have no direct impact on inland wetlands or watercourses, within or near either of the tower or compound. In fact, the Facility is located more than 500 feet from the nearest wetland resource. Homeland anticipates that all other physical environmental effects associated with the proposed facility would be minimal.

### **Radio Frequency Emissions**

The Federal Communications Commission (“FCC”) has adopted a standard (the “Standard”) for exposure of radio frequency (“RF”) emissions from telecommunications base stations like the Facility. To ensure compliance with the Standard, Cellco has performed a far-field RF emissions calculation for the proposed facility according to the methodology described in FCC Office of Science and Technology Bulletin No. 65 (“OST Bulletin 65”). This calculation is a conservative, worst-case approximation of RF emissions at the closest accessible point to the antenna (i.e., the base of the tower), and assumes that all antennas are transmitting simultaneously, on all channels, at full power. The worst-case calculated RF emissions level For Cellco antennas would be approximately 1.5% of the FCC Standard. (See Attachment 4).

### **Scenic Natural Historic or Recreational Impacts**

To further assess the environmental impacts of the proposed facility, Homeland will be working with its consultant team to prepare a National Environmental Policy Act (“NEPA”) Environmental Screening Checklist (the “NEPA Checklist”) and other related environmental reviews to determine if the facility will have any significant adverse environmental effects. The NEPA Checklist will include information from the Environmental and Geographic Information Center of the Connecticut Department of Energy and Environmental Protection (“DEEP”), the U.S. Fish and Wildlife Service (“USFWS”) and the State Historic Preservation Officer (“SHPO”). Copies of the DEEP, USFWS and the SHPO determinations will also be submitted as a part of the Council’s Certificate Application.

### **Site Search Process**

Homeland conducted a search for suitable cell site locations in Haddam and identified the Property as a site that would satisfy Cellco’s wireless service objectives in the area. In addition to the proposed location at the Property, Homeland identified and investigated seven (7) alternative facility locations in the area. Each of the alternative locations were considered and either rejected by the landowner, were eliminated due to some concerns for significant

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environmental effects or were eliminated due to concerns related to Cellco's ability to satisfy its wireless service objectives. A complete list of other potential cell sites investigated is included in Attachment 5.

## **Tower Sharing**

As stated above, Homeland intends to build a tower that is capable of supporting Cellco antennas and those of other wireless telecommunications providers, the Town of Haddam and emergency service providers, if a need exists. The provision to share the tower is consistent with the intent of the General Assembly when it adopted Conn. Gen. Stat. § 16-50aa and with Council policy. The availability of space on the proposed tower may reduce, if not eliminate, the need for additional towers in the area for the foreseeable future.

## **Conclusion**

This Technical Report is submitted in accordance with Conn. Gen. Stat. § 16-50l which requires Homeland to supply the Town with information regarding its proposed Facility. This report includes information regarding the site selection process, public need, and the potential environmental impacts of the facility. Homeland submits that its proposed Facility would not have any significant adverse environmental effects. Moreover, the public need for high quality wireless service, and a competitive framework for providing such service has been determined by the FCC to be in the public interest and that such public need far outweighs any perceived environmental effects of the proposed facility.

Please contact me if you have any additional questions regarding the proposed facility.

Sincerely,



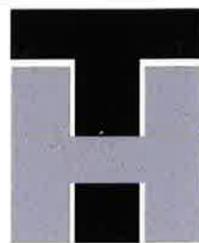
Kenneth C. Baldwin

Enclosures

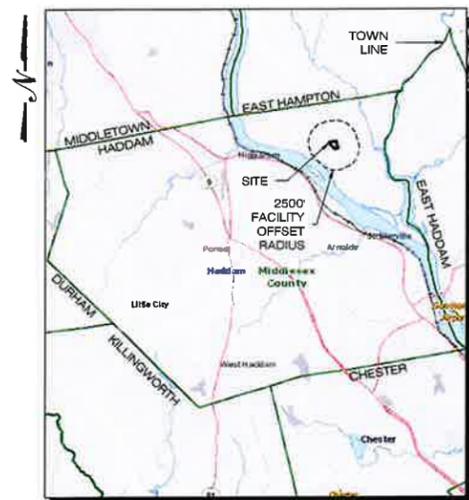
Copy to:

Edward Wallor, Chair, Haddam Planning & Zoning Commission  
Jeremy DiCarli, Chair, Haddam Inland Wetlands Commission  
William Warner, Town Planner  
Raymond Vergati, Homeland Towers

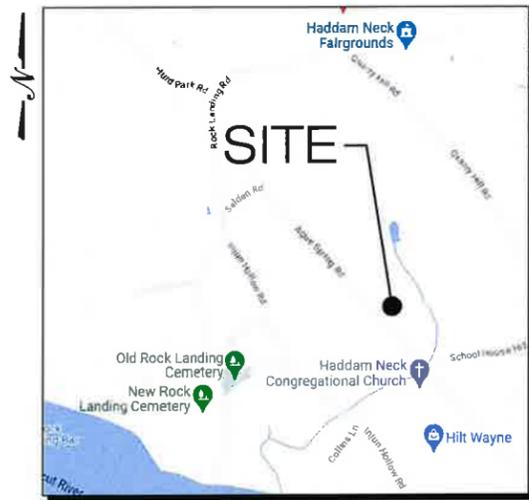
# **ATTACHMENT 1**



HOMELAND TOWERS, LLC  
**WIRELESS COMMUNICATIONS FACILITY**  
**HADDAM NORTH**  
**124 AGUE SPRING ROAD**  
**HADDAM NECK, CT 06424**



**MUNICIPAL NOTIFICATION LIMIT MAP**  
 SCALE: 1" = 2 MILES



**VICINITY MAP**  
 SCALE: N.T.S.

DRAWING INDEX

- T-1 TITLE SHEET
- VB-101 PARTIAL PROPERTY & TOPOGRAPHIC SURVEY
- VB-201 COMPILATION PLAN
- SP-1 SITE PLAN & ABUTTERS MAP
- SP-2 PARTIAL SITE PLAN
- SP-3 ACCESS DRIVE PROFILE
- CP-1 COMPOUND PLAN & TOWER ELEVATION
- C-1 SITE DETAILS
- C-2 EROSION CONTROL & LANDSCAPING DETAILS
- C-3 VERIZON EQUIPMENT PLAN & DETAILS

SITE INFORMATION

PROJECT LOCATION: 124 AGUE SPRING ROAD  
 HADDAM NECK, CT 06424

PROJECT DESCRIPTION: RAWLAND SITE W/ GROUND EQUIPMENT WITHIN  
 2,800± SF TELECOMMUNICATIONS COMPOUND  
 W/ NEW 150± AGL GALVANIZED MONOPOLE.

PROPERTY DEVELOPER: HOMELAND TOWERS, LLC  
 9 HARMONY STREET  
 DANBURY, CT 06810

DEVELOPER CONTACT: RAY VERGATI  
 (203) 297-6345

ENGINEER CONTACT: ROBERT C. BURNS, P.E.  
 (860) 552-2036

LATITUDE: 41° 30' 13.1163"N (41.503643)  
 LONGITUDE: 72° 30' 51.1572"W (72.514210)  
 ELEVATION: 403.4± AMSL

MAP: 12  
 LOT: 26  
 ZONE: R-2

COORDINATES & GROUND  
 ELEVATION INDICATED HEREIN  
 WERE ESTABLISHED FROM AN  
 FAA 1-A SURVEY CERTIFICATION,  
 AS PREPARED BY LANGAN CT,  
 INC., DATED APRIL 13, 2023.

**OWNER:**  
 BRENNAN & SAMANTHA  
 DANAHER  
 124 AGUE SPRING ROAD  
 HADDAM NECK, CT 06424

**APPLICANTS:**  
 HOMELAND TOWERS, LLC  
 9 HARMONY STREET  
 2ND FLOOR  
 DANBURY, CT 06810  
 RAY VERGATI  
 (203) 297-6345

CELCOO PARTNERSHIP  
 d/b/a VERIZON WIRELESS  
 20 ALEXANDER DRIVE  
 WALLINGFORD, CT 06492

**HOMELAND PROJECT ATTORNEY:**  
 ROBINSON & COLE  
 280 TRUMBULL STREET  
 HARTFORD, CT 06103  
 (800) 826-3579

**POWER PROVIDER:**  
 EVERSOURCE: (800) 286-2000

**TELCO PROVIDER:**  
 FRONTIER (800) 921-8102

**CALL BEFORE YOU DIG:**  
 (800) 922-4455

**GOVERNING CODES:**  
 CONNECTICUT STATE BUILDING CODE, LATEST EDITION  
 NATIONAL ELECTRIC CODE, LATEST EDITION  
 TIA-222-H

**HOMELAND TOWERS, LLC**  
 9 HARMONY STREET  
 2nd FLOOR  
 DANBURY, CT 06810  
 (203) 297-6345

Cellco Partnership d/b/a  
**verizon**  
 WIRELESS

20 ALEXANDER DRIVE  
 WALLINGFORD, CT 06492

**ALL-POINTS**  
 TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311  
 WATERFORD, CT 06385 PHONE: (860)-863-1697  
 WWW.ALLPOINTSTECH.COM FAX: (860)-863-0935

PERMITTING DOCUMENTS		
NO	DATE	REVISION
0	07/07/23	FOR REVIEW: RCB
1	07/27/23	REV. FOR REVIEW: RCB
2		
3		
4		
5		
6		

**DESIGN PROFESSIONALS OF RECORD**

PROF: ROBERT C. BURNS P.E.  
 COMP: ALL-POINTS TECHNOLOGY  
 CORPORATION, P.C.  
 ADD: 567 VAUXHALL STREET EXT.  
 SUITE 311 WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC  
 ADDRESS: 9 HARMONY STREET  
 2ND FLOOR  
 DANBURY, CT 06810

**HOMELAND TOWERS  
 HADDAM NORTH**

SITE 124 AGUE SPRING ROAD  
 ADDRESS: HADDAM NECK, CT 06424

APT FILING NUMBER: CT283460

DATE: 07/07/23 DRAWN BY: ELZ  
 CHECKED BY: JRM

SHEET TITLE:  
**TITLE SHEET**

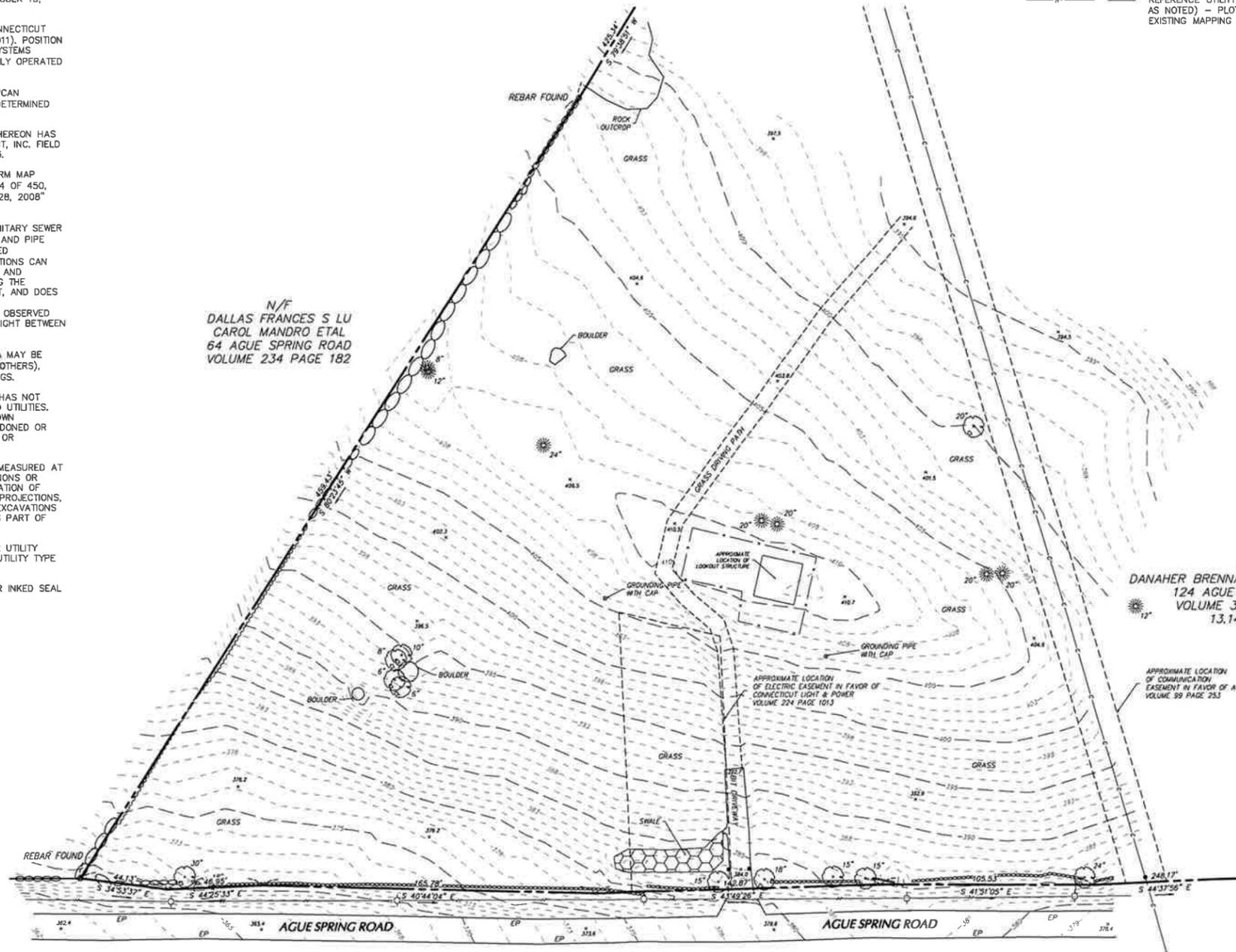
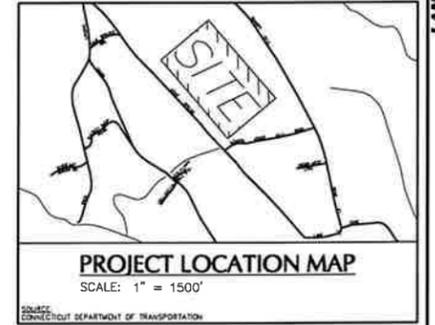
SHEET NUMBER:  
**T-1**

**NOTES**

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
  - THIS SURVEY IS A PARTIAL BOUNDARY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
  - MAP TITLED "PROPERTY MAP, LAND OF SPENCER JEWELL, JR." BY: GREINER SURVEYING AND MAPPING, SCALE: 1" = 40', DATED: JUNE 1989.
  - MAP TITLED "COMPILATION PLAN, MAP SHOWING EASEMENT AREA TO BE GRANTED TO CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF SPENCER M. JEWELL," BY: CHERENZIA & ASSOCIATES, LTD., SCALE: 1" = 30', DATED: OCTOBER 13, 1988.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF MARCH 2023.
- AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "MIDDLESEX COUNTY, CONNECTICUT PANEL 144 OF 450, MAP NUMBER 09007C0144G, EFFECTIVE DATE AUGUST 28, 2008" THE PROJECT AREA IS IN ZONE X (UNSHADED).
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

**LEGEND** (NOT SHOWN TO SCALE)

- BOLLARD
- SIGN
- TREE
- FILLER VALVE
- FIRE HYDRANT
- GUY WIRE
- POWER POLE
- SPOT ELEVATION
- EDGE OF PAVEMENT
- CHAINLINK FENCE
- TREE LINE
- OVERHEAD WIRE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CONTOUR LINE
- ELECTRIC MARK OUT LINE
- COMMUNICATION MARK OUT LINE
- REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING



N/F  
DALLAS FRANCES S LU  
CAROL MANDRO ETAL  
64 AGUE SPRING ROAD  
VOLUME 234 PAGE 182

N/F  
DANAHER BRENNAN F & SAMANTHA R  
124 AGUE SPRING ROAD  
VOLUME 397 PAGE 360  
13.14 ACRES



Date	Description	No.
7-13-2023	ADDRESSED COMMENTS	2
6-28-2023	WETLAND FLAGS	1

**REVISIONS**

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

ANDREW G. IVES DATE SIGNED  
PROFESSIONAL LAND SURVEYOR  
CT STATE LIC. NO. 70286

**LANGAN**

Langan CT, Inc.  
555 Long Wharf Drive  
New Haven, CT 06511

T: 203.562.5771 F: 203.789.6142 www.langan.com

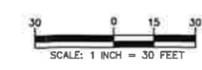
Project

**124 AGUE SPRING ROAD**

HADDAM CONNECTICUT

Drawing Title  
**PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY**

Project No. 140267101	Drawing No. <b>VB101</b>
Date APRIL 1, 2023	
Drawn By JIC	
Checked By AGI	

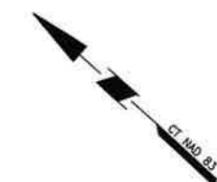
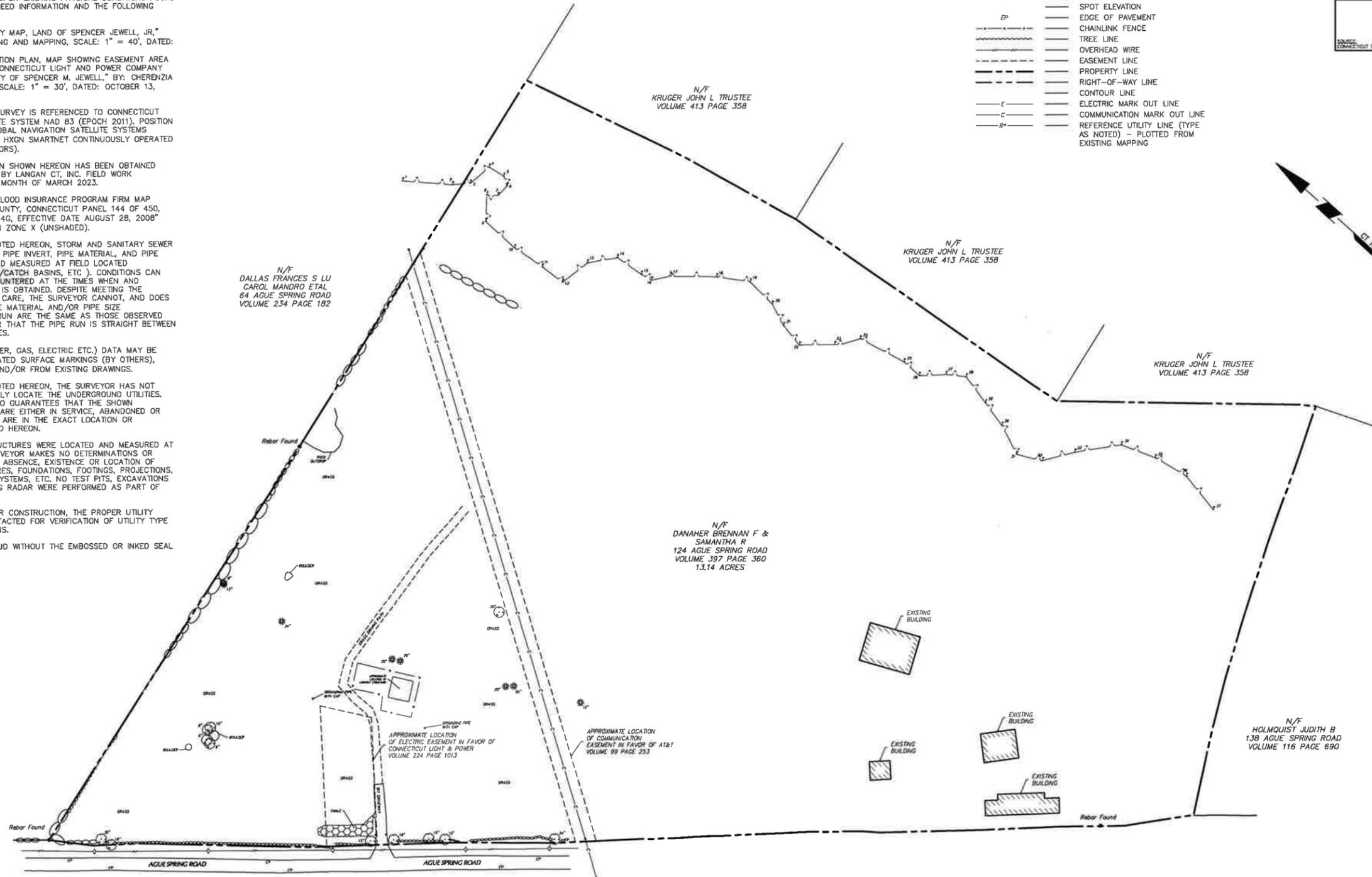
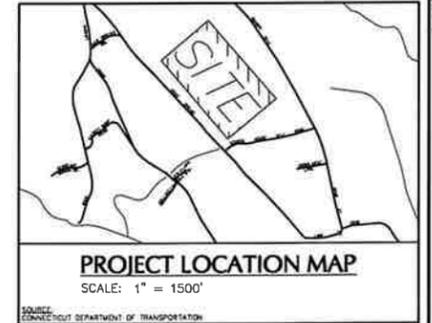


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  - THIS SURVEY IS A COMPILATION PLAN CONFORMING TO A HORIZONTAL ACCURACY OF CLASS D AND A TOPOGRAPHIC SURVEY CONFORMING TO T-3 ACCURACY. THIS PLAN WAS COMPILED FROM OTHER MAP, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE3 AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. THE PURPOSE OF THIS SURVEY IS TO DEPICT TOPOGRAPHIC FEATURES.
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- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

**LEGEND** (NOT SHOWN TO SCALE)

	BOLLARD
	SIGN
	TREE
	FILLER VALVE
	FIRE HYDRANT
	GUY WIRE
	POWER POLE
	SPOT ELEVATION
	CHAINLINK FENCE
	TREE LINE
	OVERHEAD WIRE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CONTOUR LINE
	ELECTRIC MARK OUT LINE
	COMMUNICATION MARK OUT LINE
	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING



Date	Description	No.
7-13-2023	ADDRESSED COMMENTS	2
6-28-2023	WETLAND FLAGS	1

**REVISIONS**  
 "TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

ANDREW G. IVES DATE SIGNED  
 PROFESSIONAL LAND SURVEYOR  
 CT STATE LIC. NO. 70286

**LANGAN**

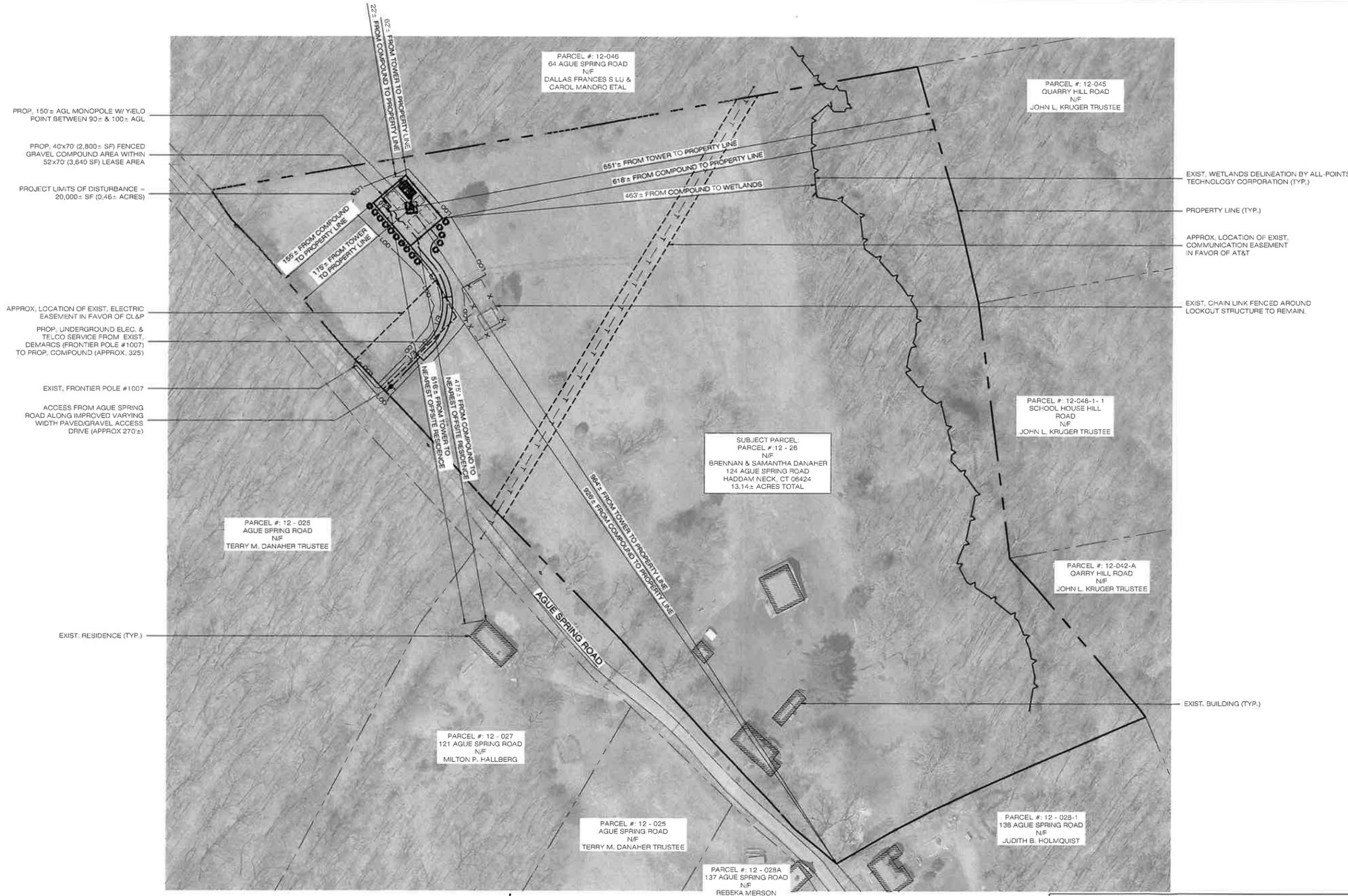
Langan CT, Inc.  
 555 Long Wharf Drive  
 New Haven, CT 06511  
 T: 203.562.6771 F: 203.789.6142 www.langan.com

Project  
**124 AGUE SPRING ROAD**  
 HADDAM CONNECTICUT  
 Drawing Title

**COMPILATION PLAN**

Project No. <b>140267101</b>	Drawing No. <b>VB201</b>
Date <b>APRIL 3, 2023</b>	<b>VB201</b>
Drawn By <b>JIC</b>	
Checked By <b>ACI</b>	
Sheet 1 of 1	





**HOMELAND TOWERS, LLC**  
9 HARMONY STREET  
2nd FLOOR  
DANBURY, CT 06810  
(203) 297-5345

Cellco Partnership d/b/a  
**verizon**  
WIRELESS

20 ALEXANDER DRIVE  
WALLINGFORD, CT 06492

**ALL-POINTS**  
TECHNOLOGY CORPORATION

567 VAUXHALL STREET EXTENSION - SUITE 311  
WATERFORD, CT 06385  
PHONE: (860) 663-1697  
WWW.ALLPOINTSTECH.COM FAX: (860) 663-0935

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DESIGN PROFESSIONALS OF RECORD

PROF: ROBERT C. BURNS P.E.  
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET EXT. SUITE 311 WATERFORD, CT 06385

DEVELOPER: HOMELAND TOWERS, LLC  
ADDRESS: 9 HARMONY STREET 2ND FLOOR DANBURY, CT 06810

**HOMELAND TOWERS  
HADDAM NORTH**

SITE 124 AGUE SPRING ROAD  
ADDRESS: HADDAM NECK, CT 06424

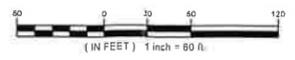
APT FILING NUMBER: CT283460

DATE: 07/07/23 DRAWN BY: ELZ  
CHECKED BY: JRM

SHEET TITLE:  
**SITE PLAN &  
ABUTTERS MAP**

SHEET NUMBER:  
**SP-1**

**1 SITE PLAN**  
SP-1 SCALE: 1" = 60'-0"



MAP REFERENCES:  
1. VB101 (SHEET 1 OF 1) 'PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY' PROJECT: 124 AGUE SPRING ROAD HADDAM, CONNECTICUT; PREPARED BY: LANGAN, 555 LONG WHARF DRIVE, NEW HAVEN, CT 06511. DATED APRIL 1, 2023.  
2. VB201 (SHEET 1 OF 1) 'COMPILATION PLAN'; PROJECT: 124 AGUE SPRING ROAD HADDAM, CONNECTICUT; PREPARED BY: LANGAN, 555 LONG WHARF DRIVE, NEW HAVEN, CT 06511. DATED APRIL 3, 2023.

EXIST. STONEWALL TO REMAIN (TYP.)

PROPERTY LINE (TYP.)

PROP. 150'± AGL MONOPOLE W/ YIELD POINT BETWEEN 90'± & 100'± AGL

PROP. 40x70' (2,800± SF) FENCED GRAVEL COMPOUND AREA WITHIN 52x70' (3,640 SF) LEASE AREA

PROP. EROSION CONTROL BLANKET ON ALL SLOPES 3:1 & GREATER (TYP.)

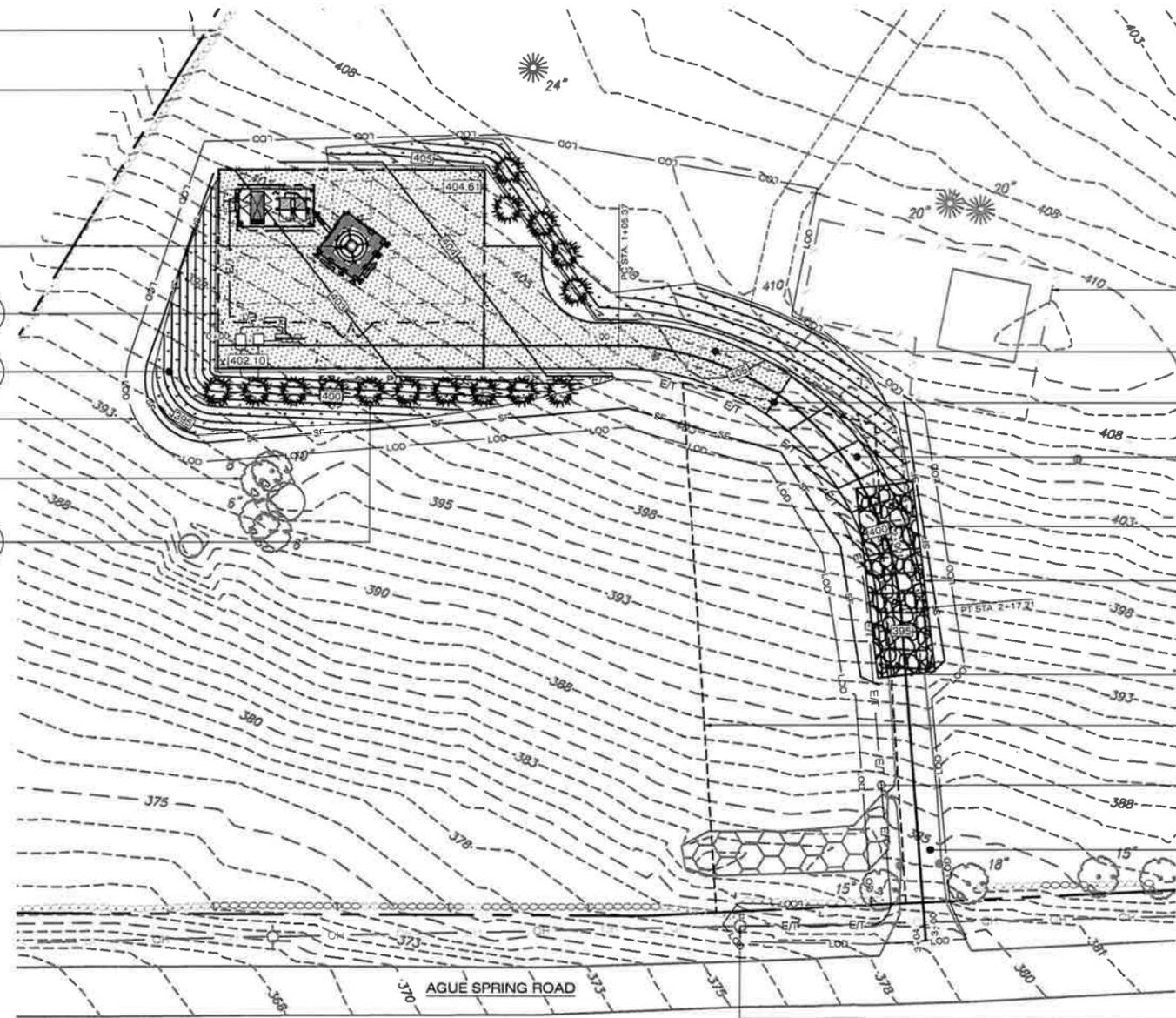
PROJECT LIMITS OF DISTURBANCE = 20,000± SF (0.46± ACRES)

EXIST. TREE TO REMAIN (TYP.)

PROP. LANDSCAPE SCREENING (TYP. 15PL) - 4'-5" TALL NORWAY SPRUCE @ (10' O.C.)

### LEGEND

- PROPERTY LINE
- - - PROP. LEASE LINE
- LOD --- LIMIT OF DISTURBANCE
- X - X - PROP. CHAIN LINK FENCE
- E/T - PROP. ELEC./TELCO LINE
- SF - PROP. SILT FENCE
- ☉ EXIST. TREE TO REMAIN
- ☉ PROP. NORWAY SPRUCE
- ☐ EROSION CONTROL BLANKET



EXIST. CHAIN LINK FENCED AROUND LOOKOUT STRUCTURE TO REMAIN.

PROP. 12' WIDE GRAVEL ACCESS DRIVE (APPROX. 80± LF)

END GRAVEL ACCESS DRIVE. BEGIN PAVED ACCESS DRIVE @ STA. 1+50±

PROP. 12' WIDE PAVED ACCESS DRIVE (APPROX. 85± LF)

PROP. SILT FENCE (TYP.)

PROP. CONSTRUCTION ENTRANCE

MATCH PROP. PAVED ACCESS DRIVE @ EXIST. PAVED ACCESS DRIVE

APPROX. LOCATION OF EXIST. ELECTRIC EASEMENT IN FAVOR OF CL&P

PROP. UNDERGROUND ELEC. & TELCO SERVICE FROM EXIST. DEMARCS (FRONTIER POLE #1007) TO PROP. COMPOUND (APPROX. 325')

EXIST. PAVED ACCESS DRIVE (APPROX. 70± LF) (TYP.)

EXIST. FRONTIER POLE #1007

NOTE:  
NO TREES WILL BE REMOVED FOR THE CONSTRUCTION OF THE FACILITY.

#### SITE AREAS & VOLUMES OF EARTHWORK

SITINGWORK ENTAILS APPROXIMATELY 270 CUBIC YARDS OF EXCAVATION AND 450 CUBIC YARDS OF FILL. THE COMPOUND & ACCESS DRIVEWAY WILL IMPORT APPROXIMATELY 150 CUBIC YARDS OF CLEAN BROKEN STONE. THE UTILITY TRENCH FROM THE DEMARC TO THE COMPOUND WILL EXCAVATE APPROXIMATELY 170 CUBIC YARDS OF MATERIAL THAT WILL BE USED TO BACKFILL THE TRENCH.

COMPOUND AREA SLOPES:  
 EXISTING - 12%-14%  
 PROPOSED - 2%-3%

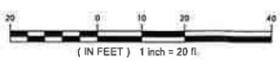
TOTAL AREA OF DISTURBANCE = 20,000± SF

STORMWATER VELOCITY:  
 PRIOR TO GROUND COVER < 3.0 FT/SEC  
 FOLLOWING GROUND COVER < 3.0 FT/SEC

STORMWATER VOLUME:  
 PROPOSED IMPERVIOUS AREA = 2,800 SF  
 WATER QUALITY STD VOLUME (1") = 233 CF  
 STORAGE VOLUME (6" DEPTH, 40% VOIDS) = 560 CF

GROUND COVER TO BE ESTABLISHED AS FOLLOWS (U.O.N):  
 - WHITE CLOVER @ 0.20#/- SF  
 - TALL FESCUE @ 0.45#/- SF  
 - RYEGRASS @ 0.10#/- SF

**1 PARTIAL SITE PLAN**  
SP-2 SCALE: 1" = 20'-0"



**HOMELAND TOWERS, LLC**  
 9 HARMONY STREET  
 2nd FLOOR  
 DANBURY, CT 06810  
 (203) 297-6345

**Verizon WIRELESS**  
 20 ALEXANDER DRIVE  
 WALLINGFORD, CT 06492

**ALL-POINTS TECHNOLOGY CORPORATION**  
 567 VAUXHALL STREET EXTENSION - SUITE 311  
 WATERFORD, CT 06385 PHONE: (860)-663-1697  
 WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

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**DESIGN PROFESSIONALS OF RECORD**  
**PROF. ROBERT C. BURNS P.E.**  
**COMP. ALL-POINTS TECHNOLOGY CORPORATION, P.C.**  
 ADD: 567 VAUXHALL STREET EXT. SUITE 311 WATERFORD, CT 06385

**DEVELOPER: HOMELAND TOWERS, LLC**  
 ADDRESS: 9 HARMONY STREET 2ND FLOOR DANBURY, CT 06810

**HOMELAND TOWERS HADDAM NORTH**  
 SITE 124 AGUE SPRING ROAD  
 ADDRESS: HADDAM NECK, CT 06424  
 APT FILING NUMBER: CT283460  
 DATE: 07/07/23 DRAWN BY: ELZ  
 CHECKED BY: JRM

SHEET TITLE:  
**PARTIAL SITE PLAN**

SHEET NUMBER:  
**SP-2**



HOMELAND TOWERS, LLC  
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2nd FLOOR  
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HOMELAND TOWERS  
HADDAM NORTH

SITE 124 AGUE SPRING ROAD  
ADDRESS: HADDAM NECK, CT 06424

APT FILING NUMBER: CT283460

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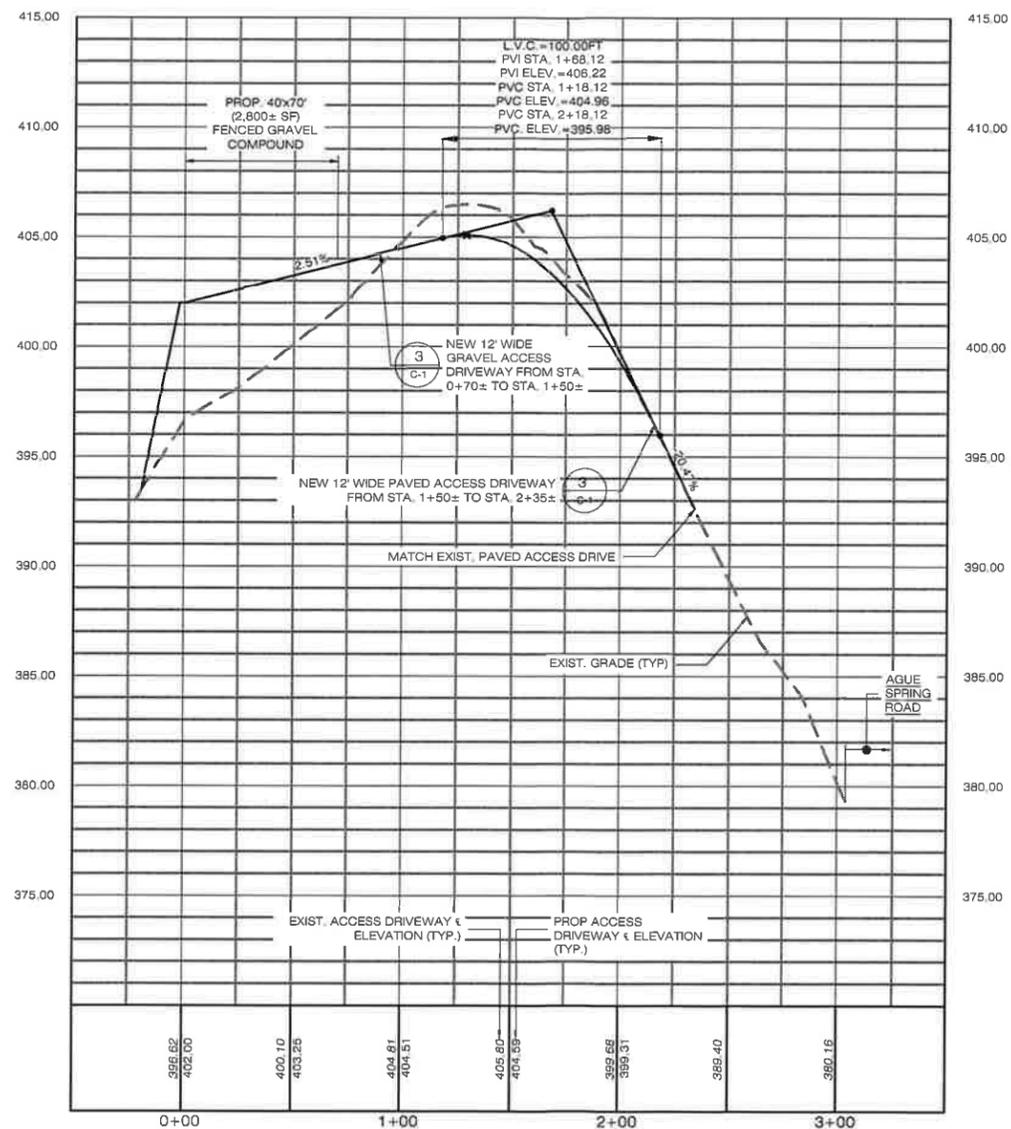
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SHEET TITLE:

ACCESS DRIVEWAY  
PROFILE

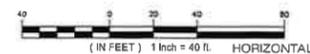
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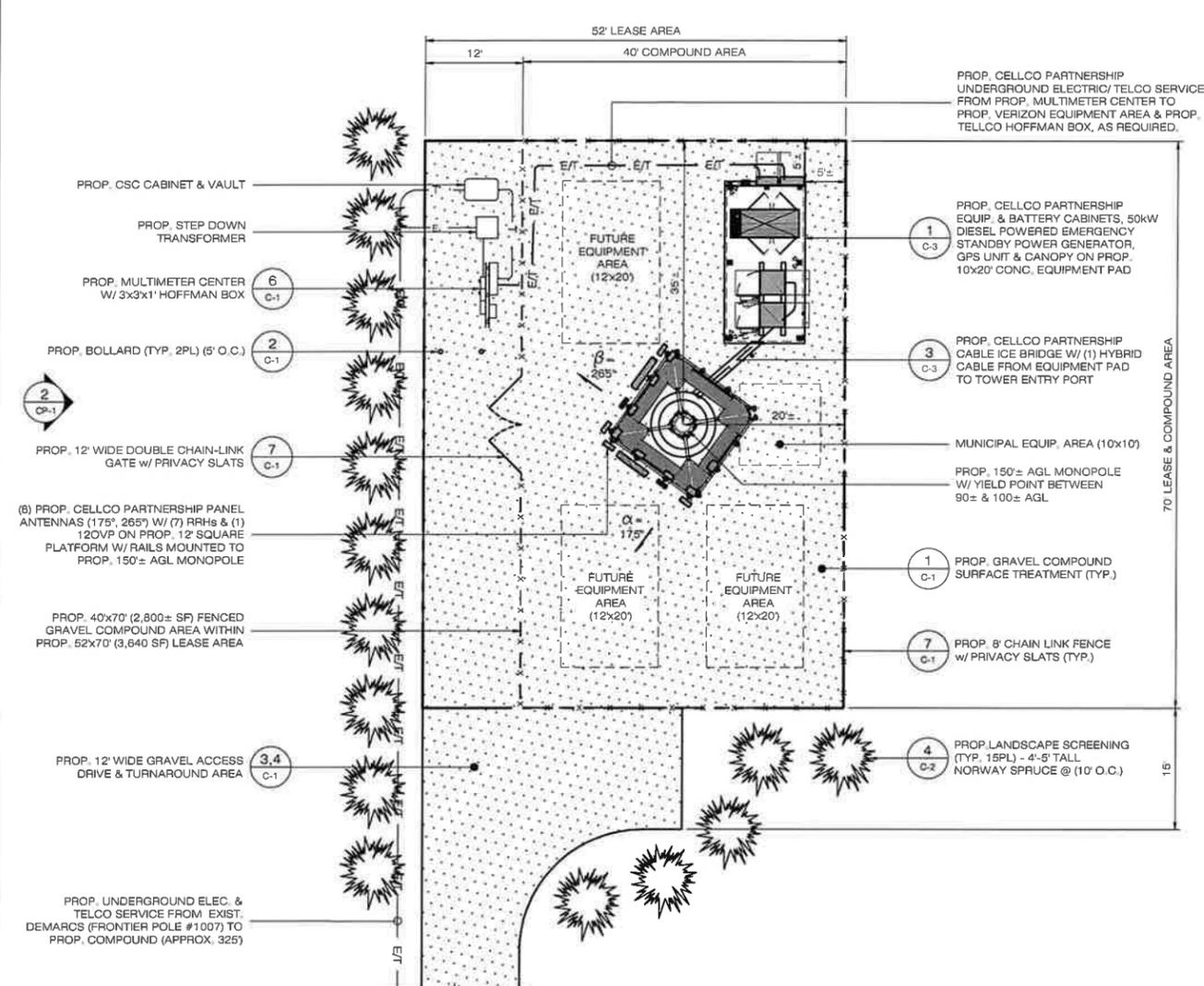
SP-3



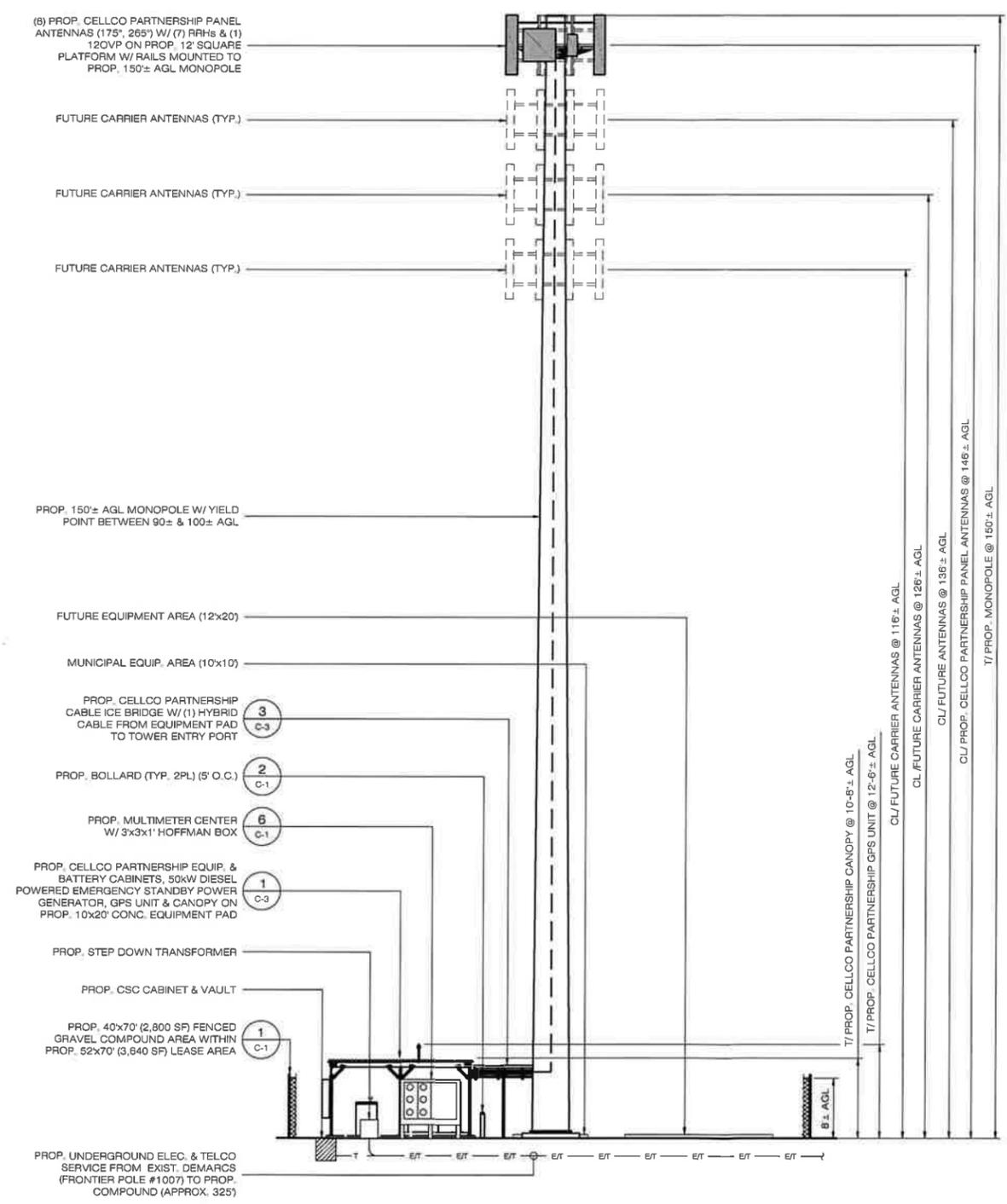
**1 ACCESS DRIVEWAY PROFILE**  
SP-3

SCALE: HORIZONTAL: 1" = 40'-0"  
VERTICAL: 1" = 4'-0"





**1 COMPOUND PLAN**  
 CP-1 SCALE: 1" = 10'-0"  
 (IN FEET) 1 inch = 10 ft.



**2 WEST ELEVATION**  
 CP-1 SCALE: 1" = 10'-0"  
 (IN FEET) 1 inch = 10 ft.

**HOMELAND TOWERS, LLC**  
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**verizon**  
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DEVELOPER: HOMELAND TOWERS, LLC  
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**HOMELAND TOWERS HADDAM NORTH**

SITE 124 AGUE SPRING ROAD  
 ADDRESS: HADDAM NECK, CT 06424

APT FILING NUMBER: CT283460

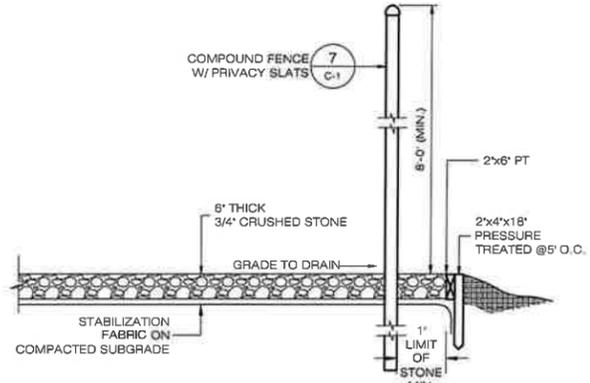
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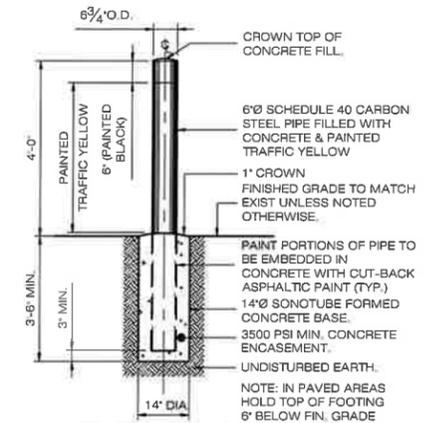
**COMPOUND PLAN & TOWER ELEVATION**

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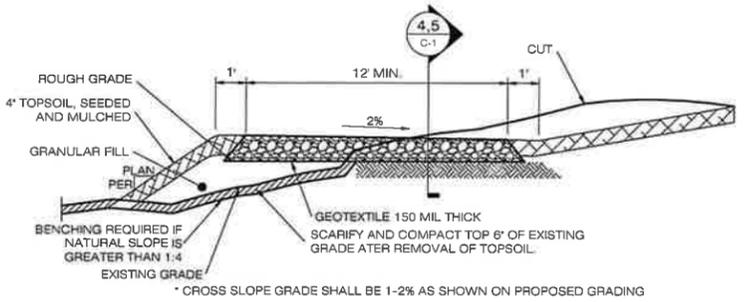
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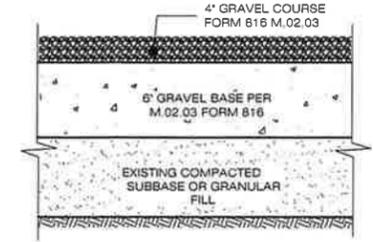
**1 ACCESS DRIVE/COMPOUND DETAIL**  
C-1 SCALE: N.T.S.



**2 BOLLARD DETAIL**  
C-1 SCALE: N.T.S.

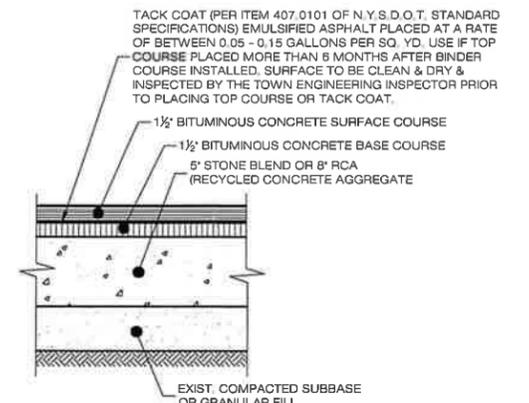


**3 TYPICAL ROAD CROSS SECTION**  
C-1 SCALE: N.T.S.



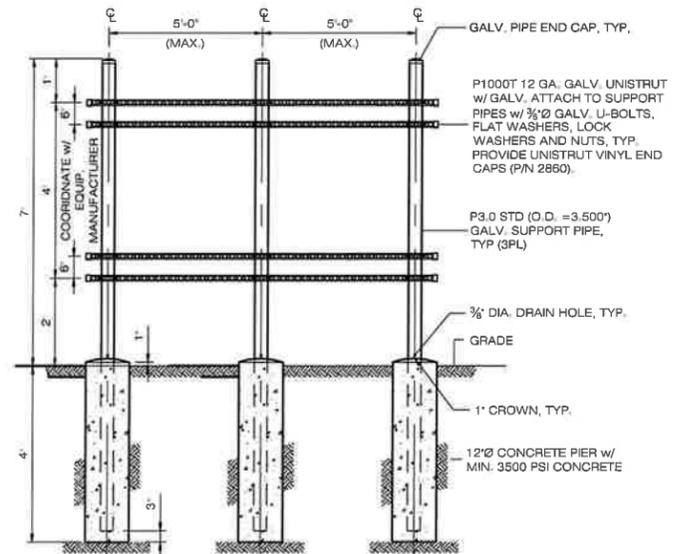
**4 GRAVEL ROAD/PARKING SECTION**  
C-1 SCALE: N.T.S.

NOTES:  
1. SUBBASE MAY CONSIST OF NATIVE MATERIALS IF FOUND ACCEPTABLE BY THE ENGINEER. SUBBASE TO BE COMPACTED TO 95% MAX DRY DENSITY.  
2. SUBBASE IS TO BE FREE FROM DEBRIS AND UNSUITABLE MATERIALS.

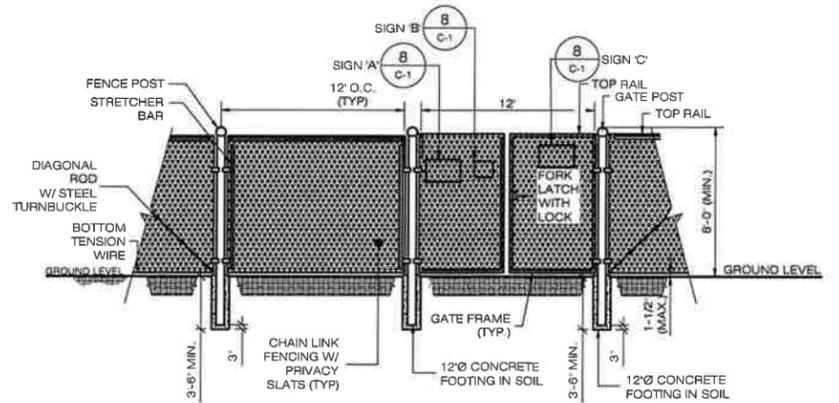


**5 PAVED ROAD SECTION**  
C-1 SCALE: N.T.S.

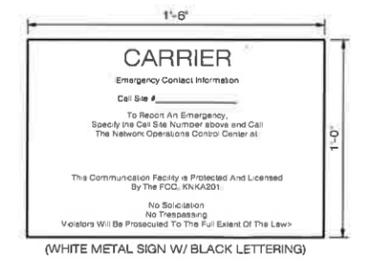
NOTES:  
1. SUBBASE MAY CONSIST OF NATIVE MATERIALS IF FOUND ACCEPTABLE BY THE ENGINEER. SUBBASE TO BE COMPACTED TO 95% MAX DRY DENSITY.  
2. SUBBASE IS TO BE FREE FROM DEBRIS AND UNSUITABLE MATERIALS.



**6 UTILITY BACKBOARD FRAME DETAIL**  
C-1 SCALE: N.T.S.



**7 CHAIN-LINK FENCING & FENCE GATE DETAIL**  
C-1 SCALE: N.T.S.



**8 TYPICAL SIGNAGE**  
C-1 SCALE: N.T.S.

**HOMELAND TOWERS, LLC**  
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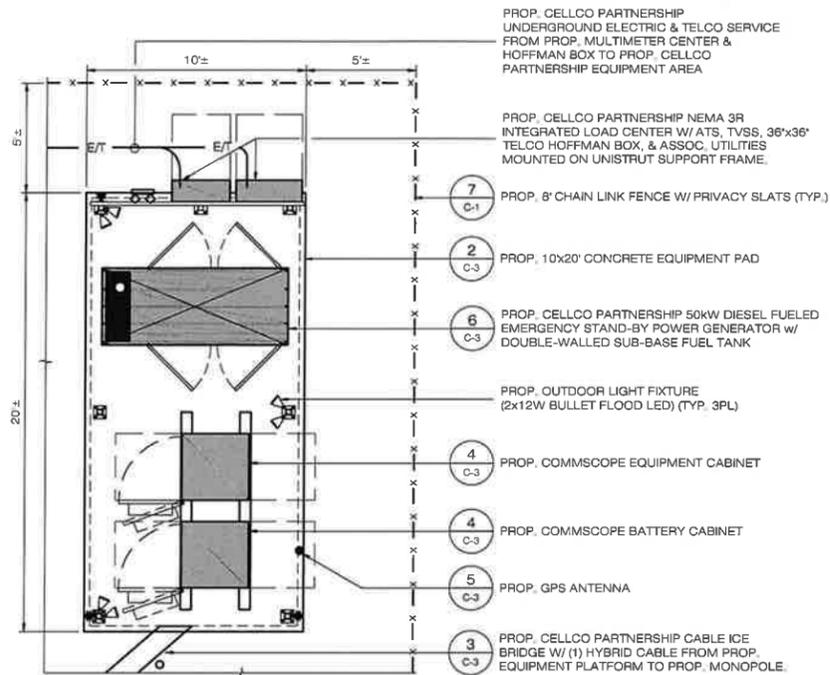
**DESIGN PROFESSIONALS OF RECORD**  
PROF. ROBERT C. BURNS P.E.  
COMP. ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET EXT. SUITE 311 WATERFORD, CT 06385  
DEVELOPER: HOMELAND TOWERS, LLC  
ADDRESS: 9 HARMONY STREET 2ND FLOOR DANBURY, CT 06810

**HOMELAND TOWERS HADDAM NORTH**  
SITE 124 AGUE SPRING ROAD  
ADDRESS: HADDAM NECK, CT 06424  
APT FILING NUMBER: CT283460  
DATE: 07/07/23 DRAWN BY: ELZ  
CHECKED BY: JRM

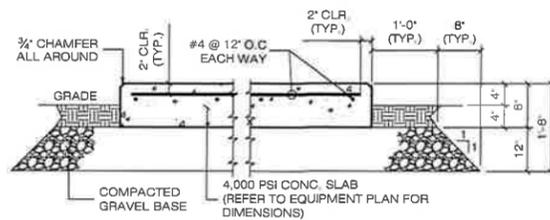
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**SITE DETAILS**

SHEET NUMBER:  
**C-1**



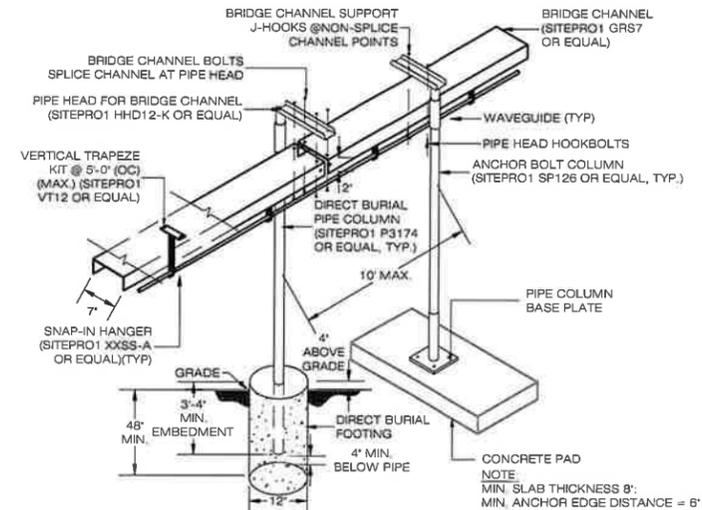


**1 EQUIPMENT AREA PLAN**  
C-3 SCALE: 1/4" = 1'-0"

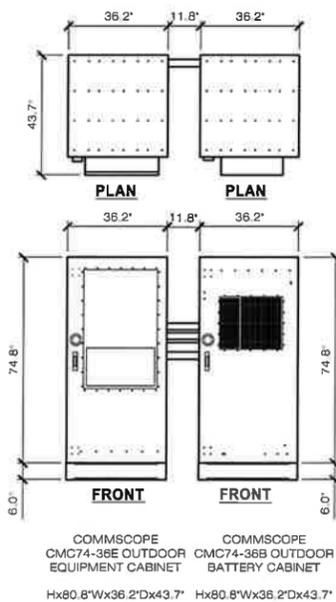


NOTES:  
1. CONTRACTOR SHALL COORDINATE ALL SLAB DIMENSIONS, CONDUIT STUB-UP LOCATIONS & HOLD DOWN REQUIREMENTS W/ EQUIPMENT MANUFACTURER.  
2. CONCRETE SLAB DESIGN IS BASED ON A MINIMUM ALLOWABLE SOIL BEARING PRESSURE (q<sub>a</sub>) OF 3,000 PSF

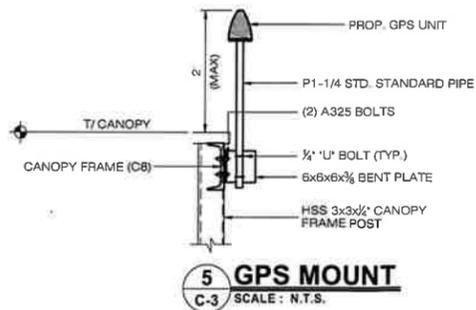
**2 TYPICAL CONCRETE PAD DETAIL**  
C-3 SCALE: N.T.S.



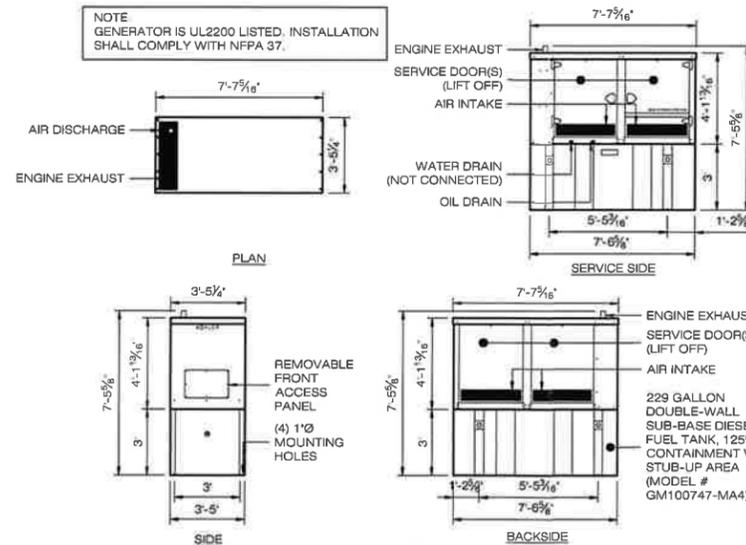
**3 CABLE BRIDGE & COAX HANGER DETAIL**  
C-3 SCALE: N.T.S.



**4 OUTDOOR EQUIPMENT CABINETS**  
C-3 SCALE: 3/8" = 1'-0"



**5 GPS MOUNT**  
C-3 SCALE: N.T.S.



**KOHLER CO. 50kW DIESEL-POWERED GENERATOR MODEL # ADV-8862 50REOZK, 120/240V, 1PH, 3W, 60 Hz w/ SOUND ATTENUATION ENCLOSURE AND 229 GALLON UL 142 LISTED SUB-BASE FUEL TANK**  
**6 DIESEL GENERATOR SCHEMATICS**  
C-3 SCALE: 3/8" = 1'-0"

HOMELAND TOWERS, LLC  
9 HARMONY STREET  
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HOMELAND TOWERS  
HADDAM NORTH

SITE 124 AGUE SPRING ROAD  
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APT FILING NUMBER: CT283480

DATE: 07/07/23 DRAWN BY: ELZ

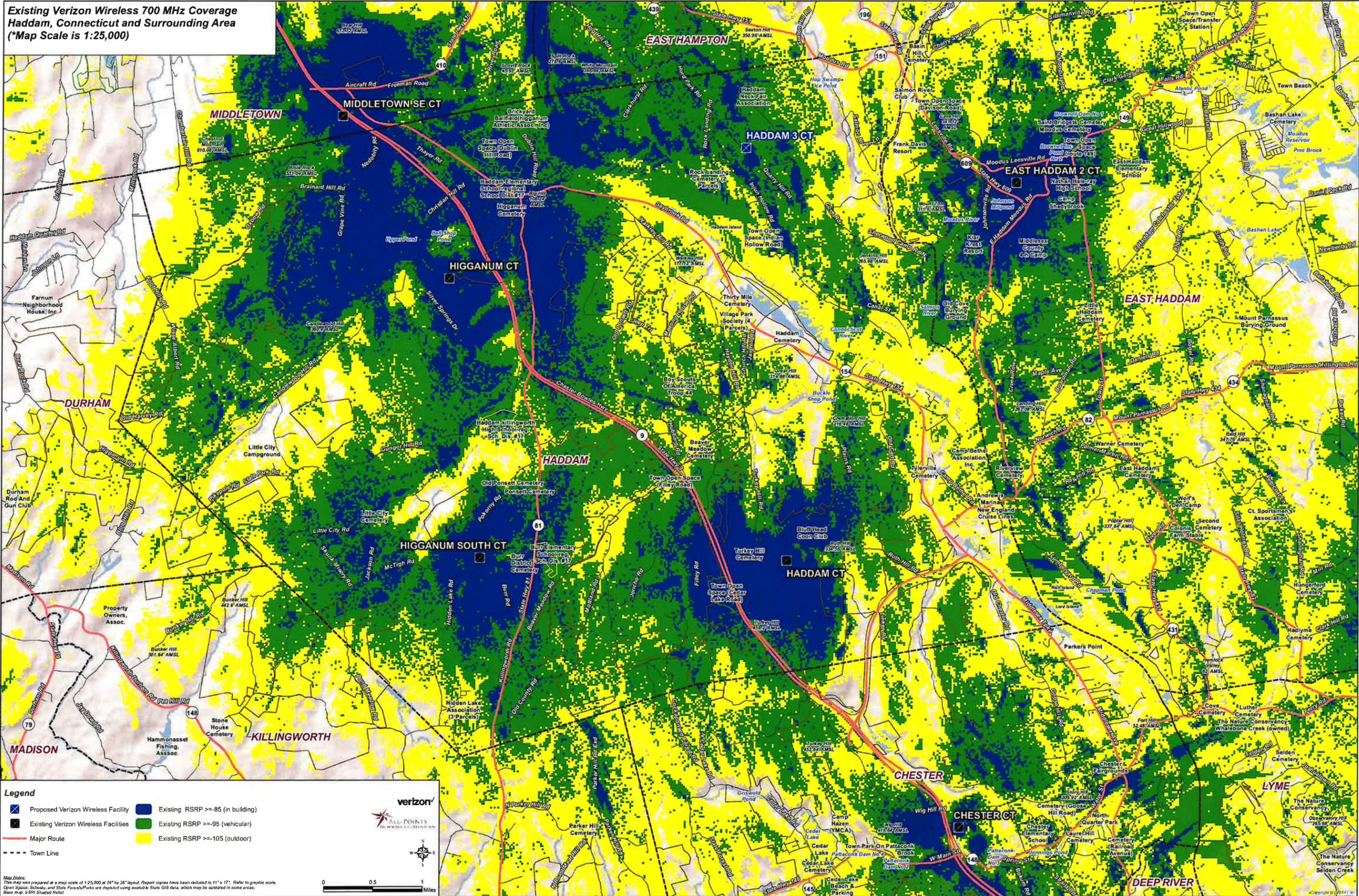
CHECKED BY: JRM

SHEET TITLE:  
**VERIZON EQUIPMENT PLAN & DETAILS**

SHEET NUMBER:  
**C-3**

# **ATTACHMENT 2**

**Existing Verizon Wireless 700 MHz Coverage  
Haddam, Connecticut and Surrounding Area  
(\*Map Scale is 1:25,000)**



**Legend**

- Proposed Verizon Wireless Facility
- Existing Verizon Wireless Facilities
- Major Route
- - - Town Line
- Existing RSRP >= -85 (in building)
- Existing RSRP >= -95 (vehicular)
- Existing RSRP >= -105 (outdoor)

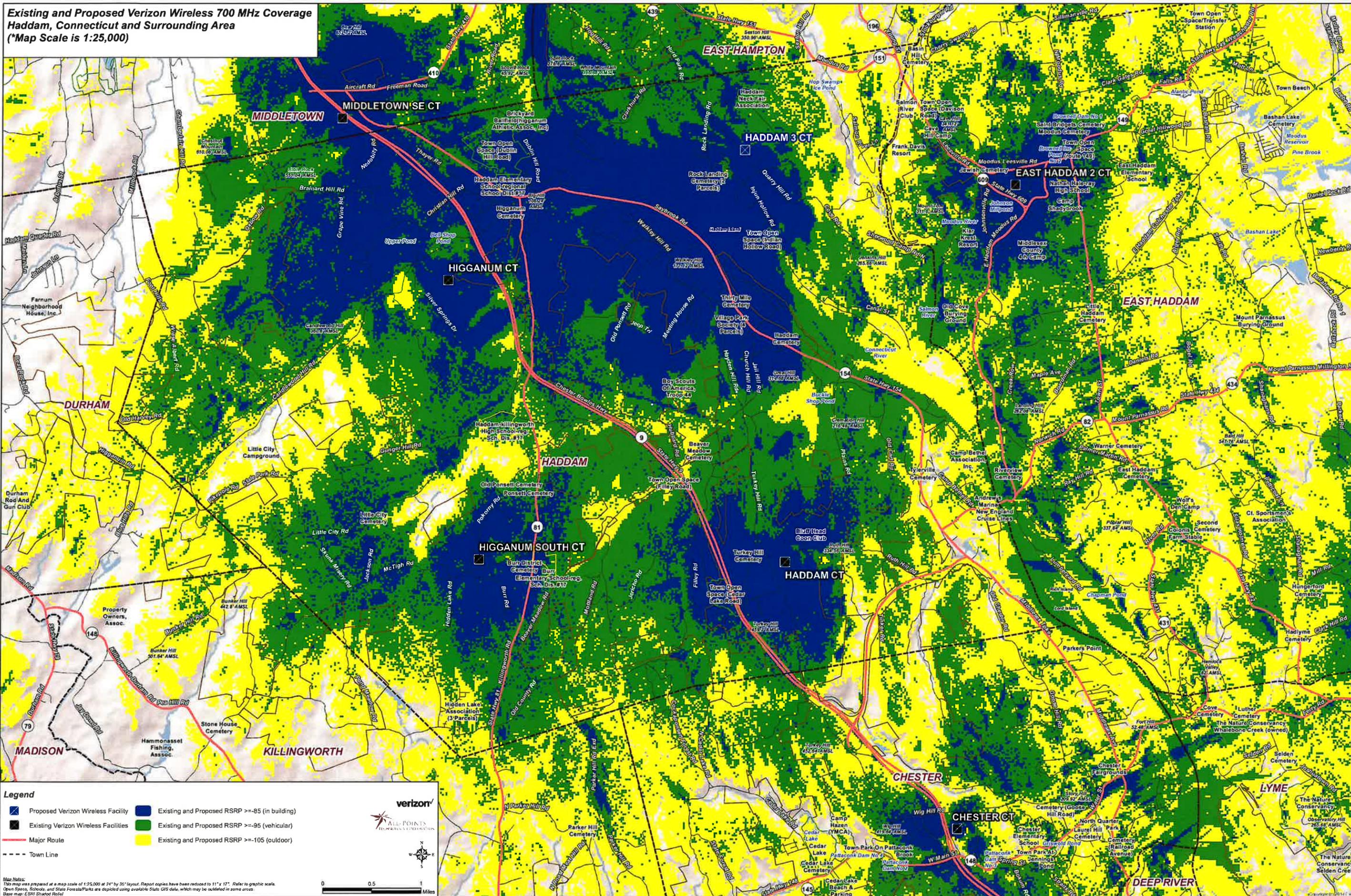
**Map Notes:**  
This map was prepared at a map scale of 1:25,000 at 24" by 36" layout. Report copies have been reduced to 11" x 17". Refer to graphic scale.  
Open Space, Schools, and State Forests/Parks are depicted using available State GIS data, which may be outdated in some areas.  
Base map: ESRI Shaded Relief

**Scale:** 0 0.5 1 Miles

**Verizon**  
ALL-POINTS  
BY WIRELESS

C:\Users\krc\Documents\MapT5\MapT5\_03\_Temp\Facility\coverage\haddam.ct\_14020201087\_P10.mxd 3/16/2011 10:58:00 AM  
 Copyright © 2011 Verizon Wireless

**Existing and Proposed Verizon Wireless 700 MHz Coverage  
Haddam, Connecticut and Surrounding Area  
(\*Map Scale is 1:25,000)**



**Legend**

- Proposed Verizon Wireless Facility
- Existing Verizon Wireless Facilities
- Major Route
- - - Town Line
- Existing and Proposed RSRP >= -85 (in building)
- Existing and Proposed RSRP >= -95 (vehicular)
- Existing and Proposed RSRP >= -105 (outdoor)

**verizon**  
ALL-POINTS  
TELEPHONE & LOGO DESIGN

**Map Notes:**  
This map was prepared at a map scale of 1:25,000 at 24" by 36" layout. Report copies have been reduced to 11" x 17". Refer to graphic scale.  
Open Space, Schools, and State Forests/Parks are depicted using available State GIS data, which may be outdated in some areas.  
Base map: ESRI Shaded Relief

0 0.5 1 Miles

# **ATTACHMENT 3**



## PRELIMINARY VISUAL ASSESSMENT

Date: July 7, 2023

To: Homeland Towers, LLC  
9 Harmony Street, 2<sup>nd</sup> Floor  
Danbury, CT 06810

From: Brian Gaudet, Project Manager

Re: Proposed Telecommunications Facility  
124 Ague Spring Road  
Haddam, Connecticut

Homeland Towers, LLC ("Homeland") has identified a proposed location for development of a wireless telecommunications facility (the "Facility") at 124 Ague Spring Road in the Town of Haddam, Connecticut (the "Host Property"). The proposed Facility would include a 150-foot-tall steel monopole, with Verizon Wireless antennas installed with a top height of 150' above ground level ("AGL"), and associated ground equipment located in a  $\pm 40$ -foot by  $\pm 70$ -foot fenced gravel compound.

The Host Property is a  $\pm 13.14$ -acre residential parcel developed with numerous outbuildings and a lattice tower. The Facility would be located in the northwestern portion of the Host Property (the "Site") just to the northwest of the existing lattice tower. Land use in the immediate vicinity consists of a mix of residential development, wooded areas, and agricultural fields. The Host Property is located within the Town of Haddam's Gateway Zone.<sup>1</sup> The Connecticut River is located approximately one-half mile to the south of the Site.

At the request of Homeland, All-Points Technology Corporation, P.C. ("APT") has prepared initial viewshed maps to evaluate the extent of visibility associated with the proposed Facility. To conduct this preliminary assessment, a predictive computer model was developed specifically for this project using ESRI's ArcMap Geographic Information System ("GIS")<sup>2</sup> software and available GIS data. The predictive model provides an initial estimate of potential visibility throughout a pre-defined Study Area, in this case a two-mile radius surrounding the proposed Facility location. The predictive model incorporates Project and Study Area-specific data, including the Facility location, its ground elevation and the proposed Facility height, as well as the surrounding topography, existing vegetation, and structures (the primary features that can block direct lines of sight). The Study Area includes George Dudley Seymour State Park to the

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<sup>1</sup> Part of the Connecticut River Gateway Commission's Conservation Zone.

<sup>2</sup> ArcMap is a Geographic Information System desktop application developed by the Environmental Systems Research Institute for creating maps, performing spatial analysis, and managing geographic data.

west; portions of Hurd State Park, as well as the Salmon River State Forest in the Town of East Hampton to the northwest and northeast, respectively; and, Sunrise State Park and Machimoodus State Park in the town of East Haddam to the east.

A digital surface model ("DSM"), capturing both the natural and built features on the Earth's surface, was generated for the extent of the Study Area utilizing State of Connecticut 2016 LiDAR<sup>3</sup> LAS<sup>4</sup> data points. LiDAR is a remote-sensing technology that develops elevation data by measuring the time it takes for laser light to return from the surface to the instrument's sensors. The varying reflectivity of objects also means that the "returns" can be classified based on the characteristics of the reflected light, normally into categories such as "bare earth," "vegetation," "road," or "building". Derived from the 2016 LiDAR data, the LAS datasets contain the corresponding elevation point data and return classification values. The Study Area DSM incorporates the first return LAS dataset values that are associated with the highest feature in the landscape, typically a treetop, top of a building, and/or the highest point of other tall structures.

Once the DSM was generated, ESRI's Viewshed Tool was utilized to identify locations within the Study Area where the proposed Facility may be visible. ESRI's Viewshed Tool predicts visibility by identifying those cells<sup>5</sup> within the DSM that can be seen from an observer location. Cells where visibility was indicated were extracted and converted from a raster dataset to a polygon feature which was then overlaid onto an aerial photograph and topographic base map. Since the DSM includes the highest relative feature in the landscape, isolated "visible" cells are often indicated within heavily forested areas (e.g., from the top of the highest tree) or on building rooftops during the initial processing. It is recognized that these areas do not represent typical viewer locations and overstate visibility. As such, the resulting polygon feature is further refined by extracting those areas.

The results of the preliminary analysis are intended to provide a representation of those areas where portions of the Facility may potentially be visible to the human eye without the aid of magnification, based on a viewer eye-height of five (5) feet above the ground and the combination of intervening topography, trees and other vegetation, and structures. However, the Facility may not necessarily be visible from all locations within those areas identified by the predictive model, which has limitations. For instance, it is important to note that the computer model cannot account for mass density, tree diameters and branching variability of trees, or the degradation of views that occurs with distance. As a result, some areas depicted on the viewshed maps as theoretically offering potential visibility of the Facility may be over-predicted because the quality of those views is not sufficient for the human eye to recognize the Facility or discriminate it from other surrounding or intervening objects.

Preliminary viewshed mapping results indicate that predicted year-round visibility associated with the proposed Facility could include up to approximately 432 acres, or ±5.37% of the Study Area, primarily from locations on the Connecticut River to the south and west of the Site. Predicted seasonal visibility, when leaves are off the deciduous trees, could include up to an additional 255 acres, or ±3.17% of the Study Area. Predicted seasonal visibility occurs primarily within the Gateway Zone with an additional area

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<sup>3</sup> Light Detection and Ranging

<sup>4</sup> An LAS file is an industry-standard binary format for storing airborne LiDAR data.

<sup>5</sup> Each DSM cell size is 1 square meter.

of seasonal visibility over open fields to the east along Quarry Hill Road. Predicted visibility within a 0.5-mile radius accounts for approximately 60.7 acres ( $\pm 12.07\%$ ).

The initial results presented herein will be verified via a field-test to supplement and fine tune the results of the preliminary computer modeling. The in-field activities will consist of positioning a crane with a brightly-colored flag to the proposed monopole height of 150 feet at the Site. Once the boom/flag is into position, APT performs a Study Area reconnaissance by driving publicly accessible local and State roads and inventorying those locations where the boom/flag can be seen above/through the trees. Visual observations from publicly accessible locations will be used to evaluate the results of the preliminary viewshed mapping and identify any discrepancies in the initial modeling. APT also photo-documents areas where the boom/flag can be seen (as well as locations where it is not visible) and will prepare photographic simulations from several vantage points to depict scaled renderings of the proposed Facility. This information will be included in Homeland's application to the Connecticut Siting Council for a Certificate of Environmental Compatibility and Public Need.

## **ATTACHMENTS**



# Preliminary Viewshed Analysis Map

## Proposed Wireless Telecommunications Facility

### Haddam North (CT402)

#### 124 Agua Spring Road

#### Haddam, Connecticut

Proposed facility height is 150 feet AGL.  
 Forest canopy height is derived from LIDAR data.  
 Study area encompasses a two-mile radius and includes 8,042 acres.  
 Information provided on this map has not been field verified.  
 Base Map Source: 2019 Aerial Photograph (CTECO)  
 Map Date: July 2023

### Legend

- Proposed Site
- Study Area (2-Mile Radius)
- Haddam Gateway Zone
- Projected Year-Round Visibility (472 Acres)
- Area of Potential Seasonal Visibility (255 Acres)
- Municipal Boundary
- Trail
- Scenic Highway
- DEEP Boat Launches
- Municipal and Private Open Space Property
- State Forest/Park
- Protected Open Space Property
- Federal
- Land Trust
- Municipal
- Private
- State

### Data Sources:

**Digital Elevation / Bathymetry Data**  
 A digital surface model (DSM) was created from the State of Connecticut 2019 LIDAR LAS data points. The DSM captures the natural and built features on the Earth's surface.

**Municipal Open Spaces, State Recreation Areas, Trails, County Recreation Areas, and Town Boundary data obtained from CT DEEP.**  
 Scenic Roads: CT DOT State Scene: Highway (2015); Municipal Scenic Roads (compiled by AP1)

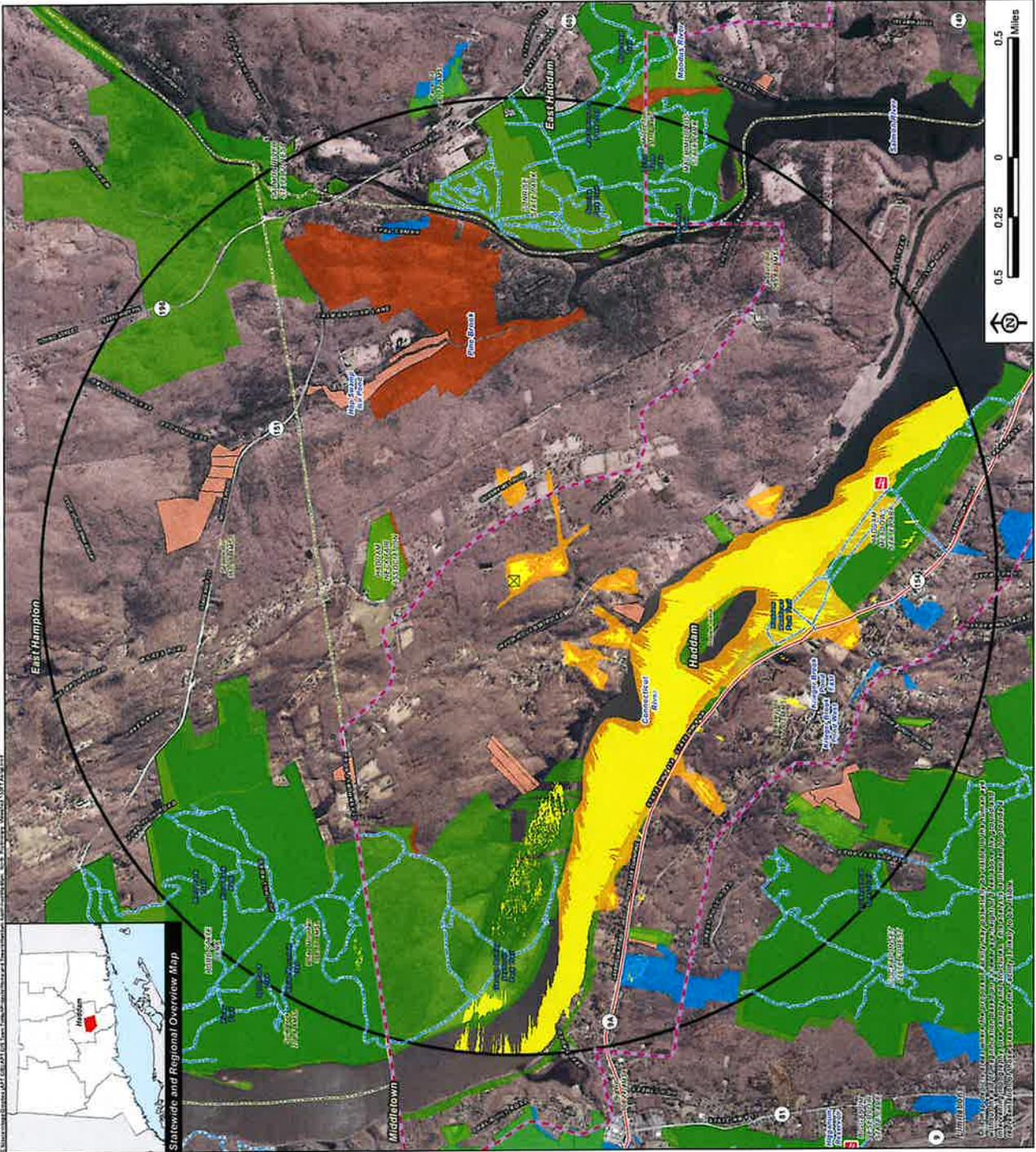
**Dedicated Open Spaces & Recreation Areas**  
 Connecticut Department of Energy and Environmental Protection (DEEP), DEEP Property (May 2007); Federal Open Space (1997); Municipal and Private Open Space (1997); DEEP Boat Launches (1984)

**Connecticut Forest & Parks Association, Connecticut Walk, Books East & West**

**Other:**  
 CT DOT: Scenic Sites (based on Department of Transportation data)

### NOTES:

\*Not all the sources listed above appear on the Viewshed Maps. Only those features within the scale of the graphic are shown.



Map Date: July 2023

Map Scale: 1 inch = 0.5 miles

Map Projection: NAD 83 UTM Zone 18N

Map Units: Feet

Map Contour Interval: 10 feet

Map Contour Base: 100 feet

Map Contour Top: 100 feet

Map Contour Bottom: 100 feet

Map Contour Interval: 10 feet

Map Contour Base: 100 feet

Map Contour Top: 100 feet

Map Contour Bottom: 100 feet

Map Contour Interval: 10 feet

Map Contour Base: 100 feet

Map Contour Top: 100 feet

Map Contour Bottom: 100 feet



# Preliminary Viewshed Analysis Map

## Proposed Wireless Telecommunications Facility

### Haddam North (CT402)

#### 124 Agua Spring Road

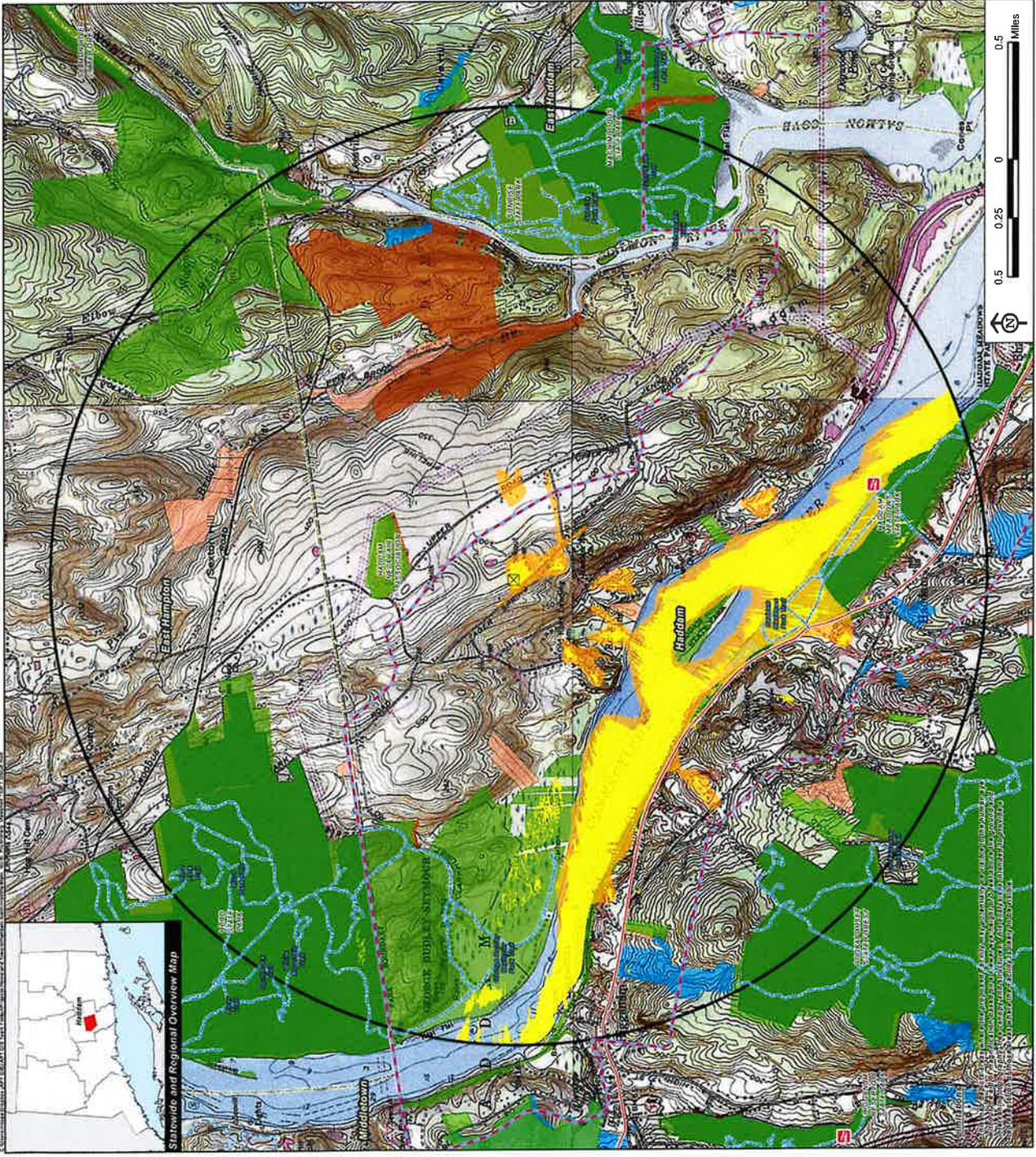
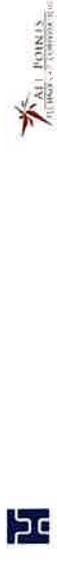
#### Haddam, Connecticut

Proposed facility height is 150 feet AGL  
 Forest canopy height is derived from LIDAR data  
 Study area encompasses a two-mile radius and includes 8,042 acres.  
 Information provided on this map has not been field verified  
 Base Map Source: USGS 7.5 Minute topographic Quadrangle Map, Deep River, CT (1971),  
 Haddam, CT (1971), Middle Haddam, CT (1984), and Moodus, CT (1973)  
 Map Date: July 2023

- Legend**
- Proposed Site
  - Study Area (0.5 Mile Radius)
  - Haddam Gateway Zone
  - Predicted Year-Round Visibility (432 Acres)
  - Areas of Potential Seasonal Visibility (255 Acres)
  - Municipal Boundary
  - Trail
  - Scenic Highway
  - DEEP Bank Launches
  - Municipal and Private Open Space Property
  - State Forest/Park
  - Protected Open Space Property
  - Federal
  - Land Trust
  - Municipal
  - Private
  - State

**Data Sources:**  
 Physical Geography/Background Data  
 A digital surface model (DSM) was created from the State of Connecticut 2016 LIDAR LAS data points. The DSM captures the natural and built features on the Earth's surface.  
 Municipal Open Spaces, State Recreation Areas, State Park, County Recreation Areas and Town Boundary data obtained from CT DEEP.  
 Scenic Roads (CTDOT State Scene Highway (2015), Municipal Scenic Roads (compiled by APT))  
 Designated Open Spaces & Recreation Areas  
 Connecticut Department of Energy and Environmental Protection (DEEP) DEEP Property (May 2007); Federal Open Space (1997); Municipal and Private Open Space (1997); DEEP Bank Launches (1984)  
 Connecticut Forest & Parks Association, Connecticut Walk Books East & West  
 Other  
 CTDOT Scenic Signs (based on Department of Transportation data)

**Notes:**  
 \*Not all the sources listed above appear on the Viewshed Maps. Only those features within the scope of the graphic are shown.





## Site Impact Statement

**Site:** HADDAM NORTH (CT402)  
**Site Address:** 124 Ague Spring Road  
Haddam Neck, CT 06424

**Access distances:**

Existing paved driveway to an improved varying width gravel/paved access driveway (approx. 270'±)

**Distance to Nearest Wetlands**

Wetlands are located on the property up gradient 463'± to the east of the compound.

**Distance to Property Lines:**

62'+/- to the northern property boundary from the tower  
651'+/- to the eastern property boundary from the tower  
964'+/- to the southern property boundary from the tower  
175'+/- to the western property boundary from the tower

22'+/- to the northern property boundary from the compound  
618'+/- to the eastern property boundary from the compound  
926'+/- to the southern property boundary from the compound  
155'+/- to the western property boundary from the compound

**Residence Information:**

There are 4 residences within 1,000' feet of the compound. The closest offsite residence is approximately 475 feet to the south and is located at Parcel 12-027 (121 Ague Spring Road).

**Special Building Information:**

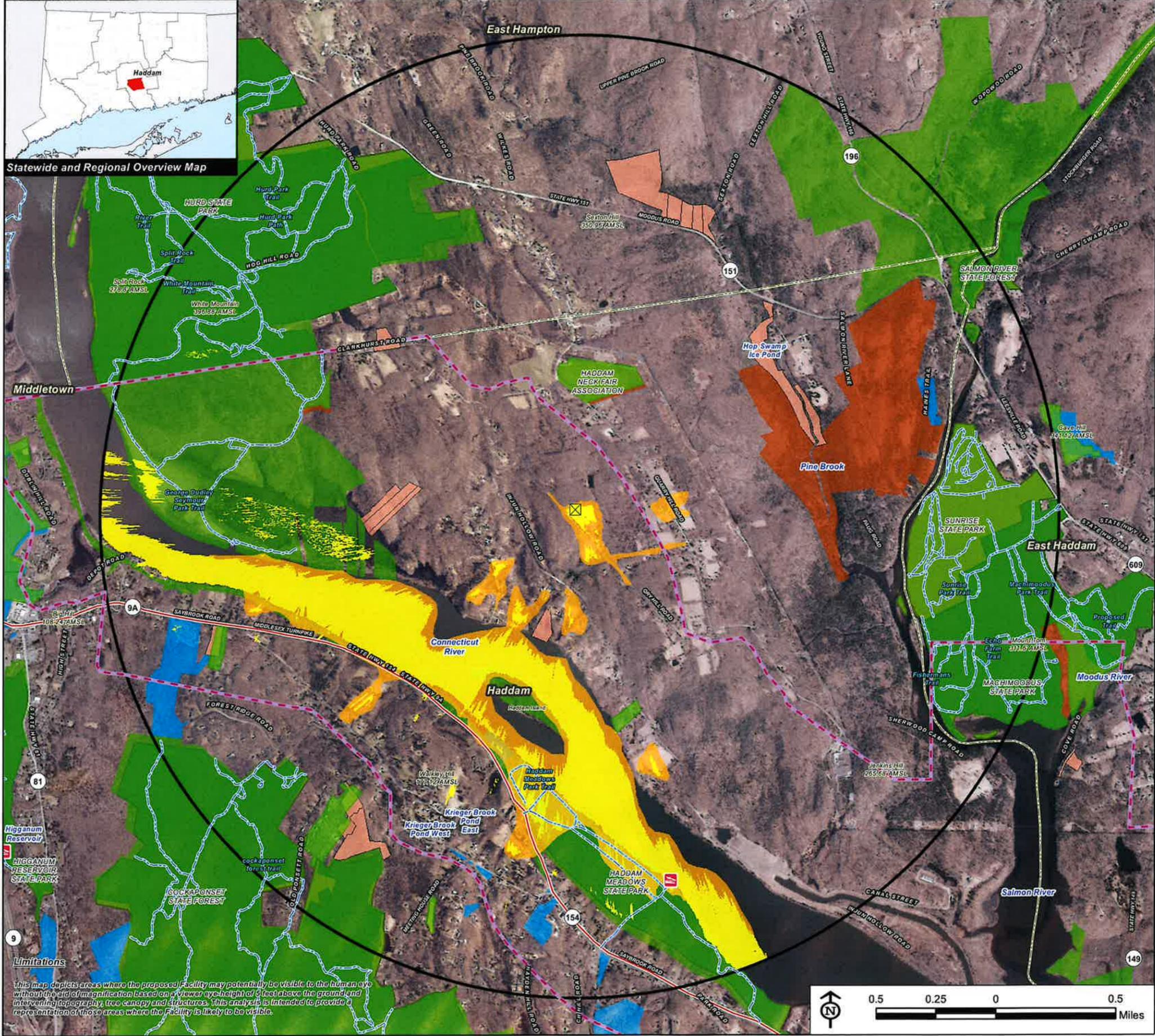
Wetlands are located on site approximately 463'± east of the proposed compound.

**Tree Removal Count:**

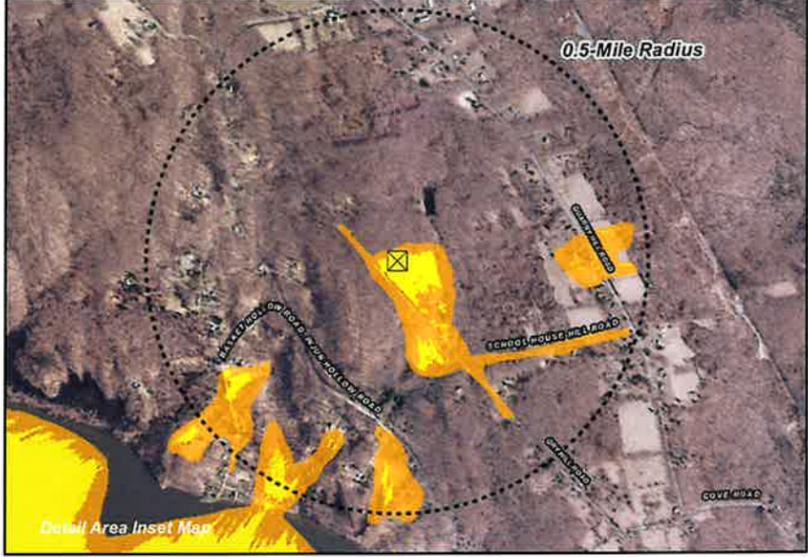
0 trees need to be removed to construct the compound area.

**Cut/Fill:** The site improvements shall entail approximately 270 CY of excavation and 450 CY of fill for the construction of the compound. Approximately 150 CY of clean broken stone fill is needed for the compound and driveway construction. The utility trench from the proposed utility pole to the compound will excavate approximately 170 CY of material that will be used to backfill the trench.

**Clearing/Grading Necessary:** Total area of disturbance = 20,000+/- SF



Statewide and Regional Overview Map



### Preliminary Viewshed Analysis Map

Proposed Wireless Telecommunications Facility  
 Haddam North (CT402)  
 124 Agua Spring Road  
 Haddam, Connecticut

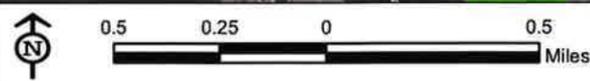
Proposed facility height is 150 feet AGL.  
 Forest canopy height is derived from LiDAR data.  
 Study area encompasses a two-mile radius and includes 8,042 acres.  
 Information provided on this map has not been field verified  
 Base Map Source: 2019 Aerial Photograph (CTECO)  
 Map Date: July 2023

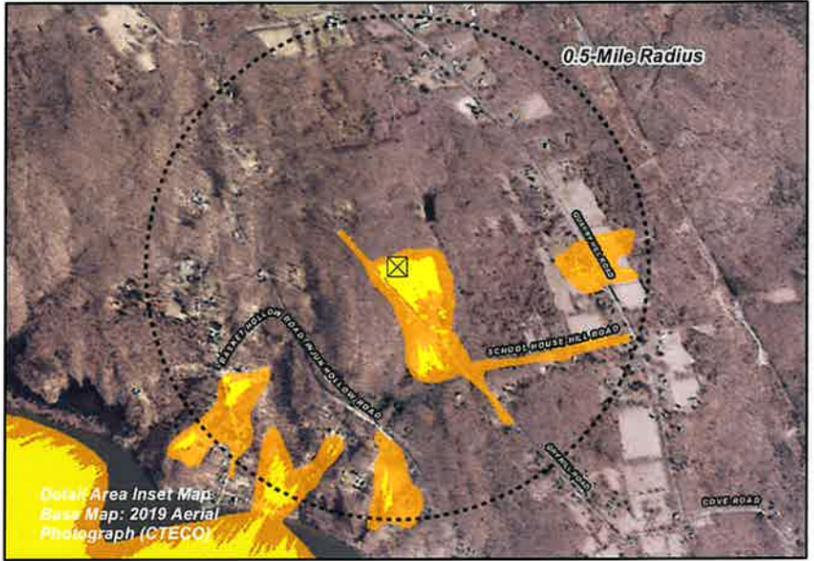
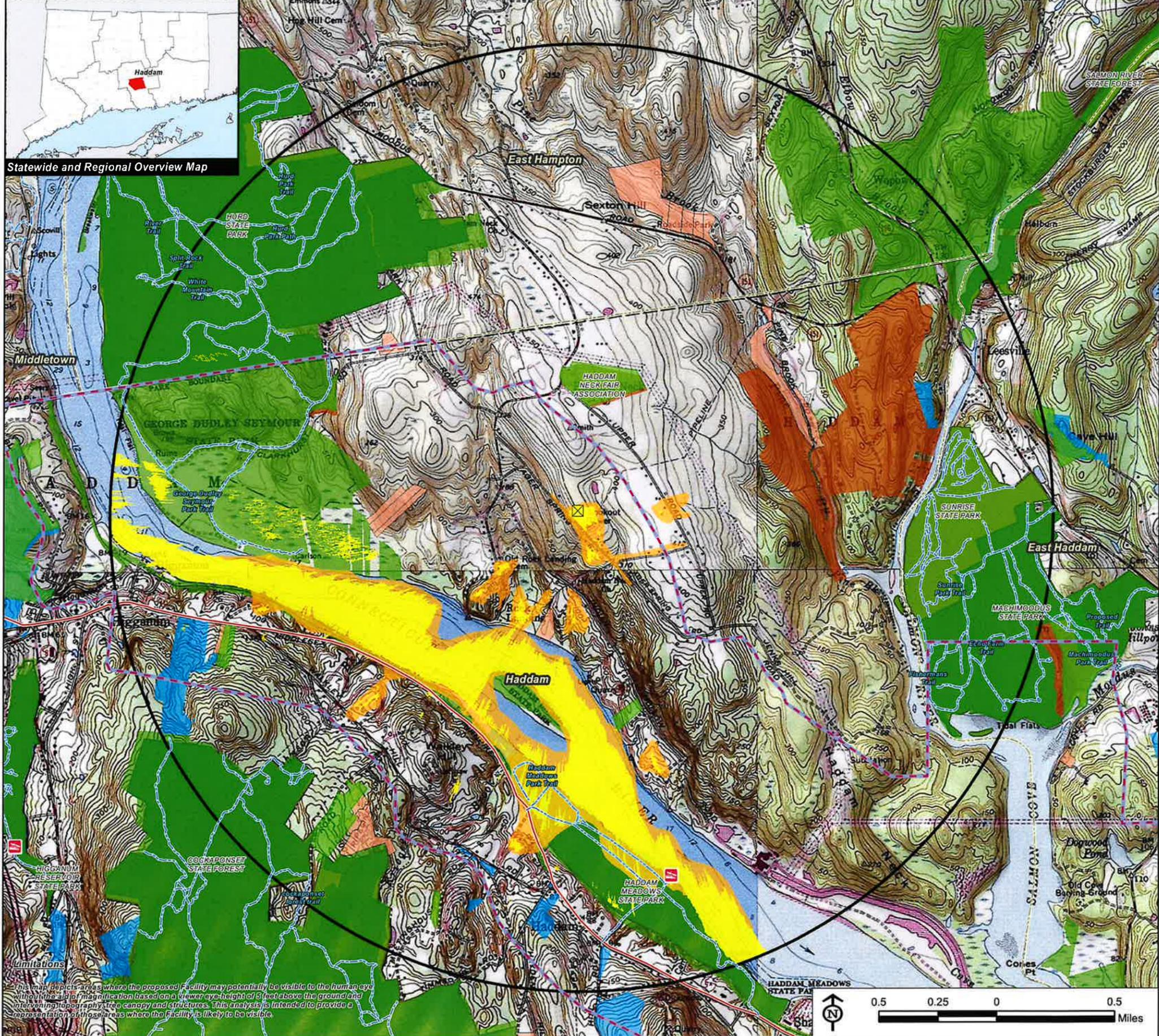
- Legend**
- Proposed Site
  - Study Area (2-Mile Radius)
  - Haddam Gateway Zone
  - Predicted Year-Round Visibility (432 Acres)
  - Areas of Potential Seasonal Visibility (255 Acres)
  - Municipal Boundary
  - Trail
  - Scenic Highway
  - DEEP Boat Launches
  - Municipal and Private Open Space Property
  - State Forest/Park
  - Protected Open Space Property
    - Federal
    - Land Trust
    - Municipal
    - Private
    - State

**Data Sources:**  
**Physical Geography / Background Data**  
 A digital surface model (DSM) was created from the State of Connecticut 2016 LIDAR LAS data points. The DSM captures the natural and built features on the Earth's surface.  
 Municipal Open Space, State Recreation Areas, Trails, County Recreation Areas, and Town Boundary data obtained from CT DEEP. Scenic Roads: CTDOT State Scenic Highways (2015); Municipal Scenic Roads (compiled by APT)  
**Dedicated Open Space & Recreation Areas**  
 Connecticut Department of Energy and Environmental Protection (DEEP): DEEP Property (May 2007); Federal Open Space (1997); Municipal and Private Open Space (1997); DEEP Boat Launches (1994)  
 Connecticut Forest & Parks Association, Connecticut Walk Books East & West  
**Other**  
 CTDOT Scenic Strips (based on Department of Transportation data)

**Notes**  
 \*\*Not all the sources listed above appear on the Viewshed Maps. Only those features within the scale of the graphic are shown.

**Limitations**  
 This map depicts areas where the proposed Facility may potentially be visible to the human eye without the aid of magnification based on a viewer's eye-height of 5 feet above the ground and intervening topography, tree canopy and structures. This analysis is intended to provide a representation of those areas where the Facility is likely to be visible.





### Preliminary Viewshed Analysis Map

Proposed Wireless Telecommunications Facility  
 Haddam North (CT402)  
 124 Agua Spring Road  
 Haddam, Connecticut

Proposed facility height is 150 feet AGL.  
 Forest canopy height is derived from LiDAR data.  
 Study area encompasses a two-mile radius and includes 8,042 acres.  
 Information provided on this map has not been field verified  
 Base Map Source: USGS 7.5 Minute Topographic Quadrangle Map, Deep River, CT (1971), Haddam, CT (1971), Middle Haddam, CT (1984), and Moodus, CT (1973)  
 Map Date: July 2023

- Legend**
- Proposed Site
  - Study Area (2-Mile Radius)
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    - Private
    - State

**Data Sources:**

**Physical Geography / Background Data**

A digital surface model (DSM) was created from the State of Connecticut 2016 LIDAR LAS data points. The DSM captures the natural and built features on the Earth's surface.

Municipal Open Space, State Recreation Areas, Trails, County Recreation Areas, and Town Boundary data obtained from CT DEEP. Scenic Roads: CTDOT State Scenic Highways (2015); Municipal Scenic Roads (compiled by APT)

**Dedicated Open Space & Recreation Areas**

Connecticut Department of Energy and Environmental Protection (DEEP): DEEP Property (May 2007); Federal Open Space (1997); Municipal and Private Open Space (1997); DEEP Boat Launches (1994)

Connecticut Forest & Parks Association, Connecticut Walk Books East & West

**Other**

CTDOT Scenic Strips (based on Department of Transportation data)

**Notes**

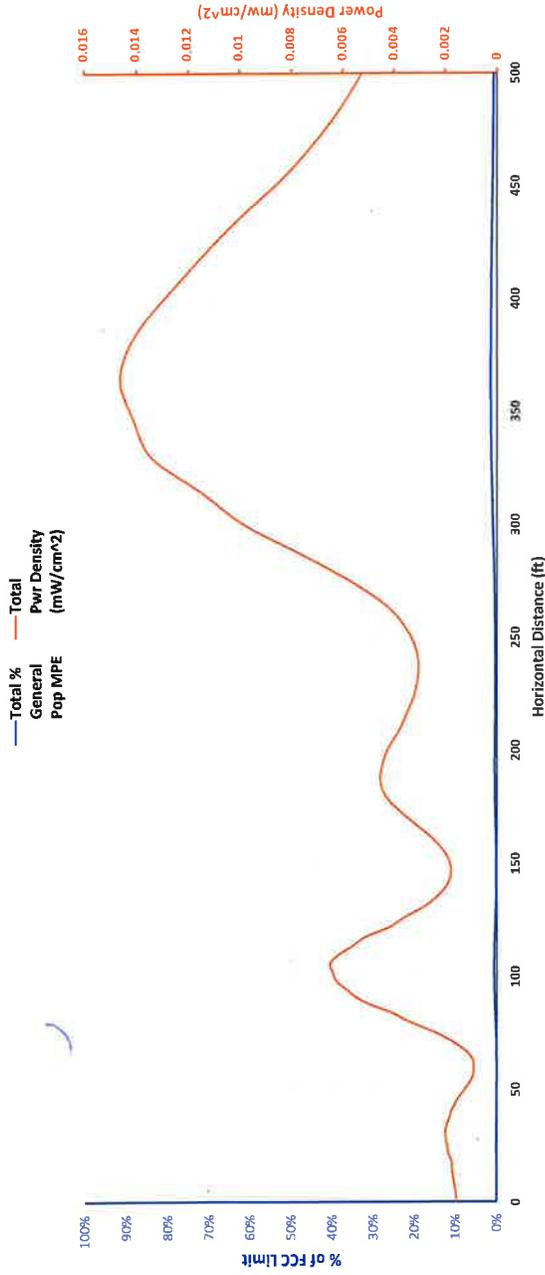
\*\*Not all the sources listed above appear on the Viewshed Maps. Only those features within the scale of the graphic are shown.



# **ATTACHMENT 4**

Location		Havdham 3 CT			
Date	Band	AWS	PCS	850-LTE	700
7/13/2023	3,700	2,145	1,970	880	746
Operating Frequency (MHz)					
General Population MPE (mW/cm <sup>2</sup> )	1	1	1	0.586666667	0.497333333
ERP Per Transmitter (Watts)	21,878	4,102	3,483	1,799	2,541
Number of Transmitters	2	2	2	2	2
Antenna Centrifuge (feet)	146	146	146	146	146
Total ERP (Watts)	43,755	8,204	6,967	3,598	5,082
Total ERP (dBSm)	76	69	68	66	67
Maximum of General Population Limit	1.5				

### RF Exposure 6ft Above Ground Level Far Field Formula (per FCC OET65)



Angle Below Horizon	Power Density (mW/cm <sup>2</sup> )					Percent of General Population MPE					Distance	Total Pwr Density (mW/cm <sup>2</sup> )	Total % General Pop MPE			
	C-Band	AWS	PCS	850-LTE	700 MHz	#GHz	4G/LTE	C-Band	CBRS	AWS				PCS	Cellular	CDMA
90	0.001565373	1.52622E-06	4.32133E-07	1.73228E-06	7.52692E-06	0.00%	0.00%	0.16%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001576591	0.16%
89	0.001564896	1.52576E-06	3.18042E-07	2.05946E-06	6.04424E-06	0.00%	0.00%	0.16%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001576838	0.16%
88	0.001599884	1.44573E-06	6.39865E-07	2.3828E-06	8.61168E-06	0.00%	0.00%	0.16%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001612964	0.16%
87	0.001634657	1.15193E-06	1.20344E-06	2.75693E-06	9.29878E-06	0.00%	0.00%	0.16%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001649068	0.17%
86	0.001669166	7.70015E-07	1.82599E-06	3.21736E-06	1.00346E-05	0.00%	0.00%	0.17%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001685013	0.17%
85	0.001703359	6.64211E-07	2.3408E-06	3.77838E-06	1.06981E-05	0.00%	0.00%	0.17%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001720861	0.17%
84	0.001737187	1.15039E-06	2.62934E-06	4.40399E-06	1.11904E-05	0.00%	0.00%	0.17%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001756561	0.18%
83	0.001770291	2.17831E-06	2.87819E-06	5.00172E-06	1.13532E-05	0.00%	0.00%	0.18%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001751703	0.18%
82	0.00180353	3.35833E-06	3.69933E-06	5.44657E-06	1.10439E-05	0.00%	0.00%	0.19%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001827078	0.19%
81	0.00183701	4.32372E-06	5.87296E-06	5.62157E-06	1.03005E-05	0.00%	0.00%	0.19%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00190482	0.20%
80	0.001911264	5.00404E-06	9.73465E-06	5.46161E-06	9.14787E-06	0.00%	0.00%	0.19%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001940612	0.20%
79	0.001943171	5.57841E-06	1.46035E-05	4.94892E-06	7.68264E-06	0.00%	0.00%	0.19%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001975986	0.20%
78	0.001974361	6.35955E-06	1.91173E-05	4.20171E-06	6.07332E-06	0.00%	0.00%	0.20%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.002010113	0.20%
77	0.0019959141	7.72797E-06	2.20834E-05	3.3271E-06	4.4778E-06	0.00%	0.00%	0.20%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.001996575	0.20%





# **ATTACHMENT 5**



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 eight (8) 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 Aqua 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.



## HOMELAND TOWERS

**2. 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.

**3. 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.

**4. 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.

**5. 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.

**6. 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.



## HOMELAND TOWERS

### 7. 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.

### 8. 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.

### Aerial view of candidates that were reviewed.

