

**Cellco Partnership d/b/a Verizon Wireless  
835 Route 169  
Woodstock, Connecticut**

**Woodstock 2 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 Woodstock 2 Facility 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 elevation that satisfies its technical requirements.

The list of available locations may be further reduced if, after preliminary discussions, the property owners withdraw a site from 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 Woodstock 2 Facility**

Within approximately four (4) miles of the proposed Woodstock 2 Facility, Cellco maintains three (3) macro-cell and three (3) small cell facilities.

Cellco’s Coatney Hill macro-cell facility consists of antennas on a tower at 215 Coatney Hill Road in Woodstock. Cellco’s Woodstock Relo macro-cell facility consists of antennas on a tower at 87 West Quasset Road in Woodstock. Cellco’s East Woodstock macro-cell facility

consists of antennas on the tower at 445 Prospect Street in Woodstock. Cellco's Woodstock Fairgrounds CT facility consists of three (3) small cell facilities attached to utility poles on the Town's Fairgrounds property.

These existing facilities currently provide wireless service in the area around the proposed Woodstock 2 Facility location. However, significant gaps in reliable wireless service persist in the area particularly in Cellco's 700 MHz, base, frequency ranges. In addition to the coverage benefits, the Woodstock 2 Facility will provide capacity relief to Cellco's existing Coatney Hill, Woodstock Relo, Woodstock Fairgrounds, and East Woodstock facilities.

### Sites Investigated

The Woodstock 2 site search was initiated in November of 2022. Cellco identified and investigated a total of twenty-six (26) sites in eastern Woodstock. A listing of the sites investigated is provided below.

1. **835 Route 169, Woodstock:** The Towers entered into a lease agreement with the Property Owner, Mark W. Reynolds, for the development of the Woodstock 2 Facility.
2. **58 Applewood Drive, Woodstock:** The property owner initially expressed interest and this site was submitted to Cellco's RF Engineer to review. Upon further reflection, the property owner decided not to enter into a lease agreement.
3. **221 Childs Hill Road, Woodstock:** The property owner initially expressed interest and this site was submitted to Cellco's RF Engineer to review. Upon further reflection, the property owner decided not to enter into a lease agreement.
4. **Route 169, Woodstock:** The property owner disclosed that the Development Rights on this parcel were sold, and the land was unavailable to lease.
5. **857 Route 169, Woodstock:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).
6. **935 Route 169, Woodstock:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).
7. **Dugg Hill Road:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).
8. **422 Roseland Park Road:** Property Owner was initially interested. The location was submitted to Cellco's RF Engineer but was rejected.
9. **30 Dividend Road, Woodstock:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).

10. **Route 169:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).
11. **Child Hill Road:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).
12. **160 Childs Hill Road, Woodstock:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).
13. **182 Childs Hill Road, Woodstock:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).
14. **257 Roseland Park Road, Woodstock:** The property owner express interest but stated that half the parcel was wetlands and the remaining portion was deed restricted. Based on the owners representations, the site was rejected.
15. **Roseland Park Road, Woodstock:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages). Certified letter was returned marked "Refused".
16. **50 Bull Hill Road, Woodstock:** This site was submitted and rejected by Cellco's RF Engineer.
17. **24 Frog Pond Road, Woodstock:** The owner, the Town of Woodstock, was contacted. The First Selectman said the town had no interest in leasing a portion of the property for a new tower site.
18. **Childs Hill Road, Woodstock:** The owner, Woodstock Academy, initially expressed interest in the project but ultimately decided not to lease the property.
19. **857 Route 169:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).
20. **543 Route 169, Woodstock:** This site was submitted and rejected by Cellco's RF Engineer.
21. **(1) Childs Hill Road, Woodstock:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).
22. **96 Arvidson Road, Woodstock:** A certified letter was sent to the property owners who initially express interest. The site was approved by Cellco's RF Engineer. Cellco's project team completed site walks, developed a Lease Exhibit and was working on Lease Agreement. The owner eventually made the decision not to proceed with a lease.
23. **534 Route 169, Woodstock:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).

24. **118 Old Hall Road:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).
25. **582 Route 169:** The property owner did not respond to Cellco's outreach (certified letter, telephone calls and voicemail messages).
26. **49 Paine District Road:** This is the Town's Transfer station parcel and was presented by the First Selectman as a possible alternative during the municipal consultation process. The site is located approximately 1.5 miles east of the proposed Woodstock 2 Facility, is at a lower ground elevation and would not adequately cover the targeted gaps along Route 169. A site at this location would also not help to off-load capacity from Cellco's Coatney Hill and Woodstock Relo sites.

