ALL-POINTS
TECHNOLOGY CORPORATION

VISUAL ASSESSMENT

WILLIMANTIC EAST 2 CT
132 BASS ROAD
WINDHAM, CT

PREPARED FOR:

verticalbridge

verizon

PREPARED BY:
All-Points Technology Corporation, P.C.
567 Vauxhall Street Extension – Suite 311
Waterford, CT 06385

VISUAL ASSESSMENT

The Towers, LLC ("The Towers") is seeking approval for the development of a new wireless communications facility (the "Facility") at 132 Bass Road in Windham, Connecticut (the "Host Property"). All-Points Technology Corporation, P.C. ("APT") completed this assessment to evaluate the potential visual effects of the proposed Facility from within a two-mile radius (the "Study Area"). The Study Area also includes a portion of the neighboring municipalities of Scotland to the east and south, Hampton to the northeast, and Chaplin to the north.

Project Setting

The Host Property is a primarily wooded, ±12.4-acre parcel developed with a residence and multiple outbuildings. The Facility would be located in the northern portion of the Host Property (the "Site") within woodlands.

The surrounding area is characterized by a mix of sparse residential development, wooded land, and agricultural fields. Beaver Brook State Park is located approximately 0.38-mile northwest of the Host Property, and contains both the Beaver Brook Park Trail and the Air Line State Park Trail. The Windham Center Historic District, listed on the National Register of Historic Places, is located approximately 2.2 miles southwest of the Facility, outside of the Study Area. The Scotland Historic District, a local historic district, is located approximately 2.3 miles to the southeast of the Facility, outside of the Study Area.

Topography within the Study Area consists of rolling hills. Ground elevations range from 644 feet above mean sea level ("AMSL") approximately 1.2 miles northeast of the Site to 240 feet AMSL approximately 2 miles southeast of the Site. The Site is located at a ground elevation of approximately 417 feet AMSL. Tree cover within the Study Area (consisting of mixed deciduous hardwoods and interspersed stands of conifers) occupies approximately 6,567 acres of the 8,042-acre Study Area (nearly 82%) and open water covers an additional approximately 58 acres (<1%).

Project Undertaking

Based on information contained in Site Plan Drawings (the "Drawings"; Revision 0 dated February 7, 2025 prepared by Airosmith Engineering), the Facility would include a 156-foot-tall steel monopole tower enclosed within a 50-foot by 50-foot gravel-based, fenced compound. A 5-foot-tall lightning rod would be affixed to the top of the monopole. Verizon Wireless would be the anchor tenant and install antennas, remote radio heads and surge protectors on a triangular platform at a centerline of 150 feet above ground level with associated ground-mounted

equipment within the compound. The Facility has been designed to accommodate multiple service providers.

Methodology

APT used the combination of a predictive computer model, in-field analysis, and a review of various data sources to evaluate the visibility associated with the proposed Facility on both a quantitative and qualitative basis. The predictive model provides a measurable assessment of visibility throughout the entire Study Area, including private properties and other areas inaccessible for direct observations. The in-field analysis consisted of a balloon test and field reconnaissance of the Study Area to observe existing conditions, verify results of the model, inventory areas of visibility, and provide photographic documentation from publicly accessible areas. A description of the procedures used in the analysis is provided below.

Preliminary Computer Modeling

To conduct this assessment, a predictive computer model was developed specifically for this project using ESRI's ArcMap GIS[1] software and available GIS data. The predictive model incorporates Project- and Study Area-specific data, including the Site 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).

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[2] LAS[3] 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," "surface water" 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

[1] 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.

[2] Light Detection and Ranging

[3] An LAS file is an industry-standard binary format for storing airborne LiDAR data.

by identifying those cells[4] 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 that was then overlaid onto aerial photograph and topographic base maps. 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 viewshed results are also cross-checked against the most current aerial photographs to assess whether significant changes (a new housing development, for example) have occurred since the time the LiDAR-based LAS datasets were captured.

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 its limitations. For instance, 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 Analysis maps as theoretically offering potential visibility of the Facility may be over-predictive 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.

Seasonal Visibility

Visibility also varies seasonally with increased, albeit obstructed, views occurring during "leaf-off" conditions. Beyond the variabilities associated with density of woodland stands found within any given Study Area, each individual tree also has its own unique trunk, pole timber, and branching patterns that provide varying degrees of screening in leafless conditions which, as introduced above, cannot be precisely modeled. Seasonal visibility is therefore estimated based on a combination of factors including the type, size, and density of trees within a given area; topographic constraints; and other visual obstructions that may be present. Considering these dynamics, areas depicting seasonal visibility on the Viewshed Analysis maps are intended to represent locations from where there is a potential for views through intervening trees, as opposed to indicating that leaf-off views will exist from within an entire seasonally-shaded area.

[4] Each DSM cell size is 1 square meter.

Balloon Test and Field Reconnaissance

To supplement the results of the computer modeling efforts, APT completed in-field verification activities on April 2, 2025 consisting of a balloon test, vehicular and pedestrian reconnaissance, and photo-documentation. A brightly-colored (red) ±4-foot diameter balloon was positioned at the Site directly above the center of the proposed monopole. APT conducted a Study Area reconnaissance by driving publicly accessible locations to inventory where the balloon could, and could not, be seen. Visual observations from the reconnaissance were used to evaluate the results of the preliminary visibility mapping, including identifying any overt discrepancies in the initial modeling, and to obtain photo-documentation from representative locations within the Study Area.

Photographic Documentation and Simulations

Photographs were taken with a Canon EOS 6D digital camera body[5] and Canon EF 24 to 105 millimeter ("mm") zoom lens. The coordinates of the proposed monopole location were entered as a "waypoint" into a handheld global positioning system ("GPS") device, with the "find" tool on the GPS unit then used to provide the distance and orientation to the balloon's position. The geographic coordinates of each photo location were recorded as meta data using GPS technology internal to the camera.

APT typically uses a standard focal length of 50 mm to present a consistent field of view. On occasion, photos are taken at lower focal lengths to provide a greater depth of field and to provide context to the scene by including surrounding features within the photograph. During this evaluation, one (1) photograph was taken at a 24 mm focal length.

Photographic simulations were generated to portray scaled renderings of the Facility from 5 locations presented herein where the monopole will be recognizable above or through the trees. Using field data, Site plan information and 3-dimensional (3D) modeling software, spatially referenced models of the Site and Facility were generated and merged. The geographic coordinates obtained in the field for the photograph locations were incorporated into the model to produce virtual camera positions within the spatial 3D model. Photo-simulations were created by combining a 3D-generated rendering with a corresponding "existing conditions" photo and merging the two using Adobe Photoshop image editing software. The resulting "proposed conditions" image provides the viewer with an accurate representation of the Facility's appearance by ensuring consistency in scale, perspective, and alignment between the photograph and the 3D model. This is achieved by matching focal length, camera angle, and

[5] The Canon EOS 6D is a full-framed camera which includes a lens receptor of the same size as the film used in 35 mm cameras. As such, the images produced are comparable to those taken with a conventional 35 mm camera.

geographic reference points, allowing for a precise overlay of the rendered elements onto the real-world imagery.

For presentation purposes in this report, the photographs were produced in an approximate 6.75-inch by 10-inch format. Reproducing the images in this format size presents sufficiently large views while also providing key contextual landscape elements (existing development, street signs, utility poles, etc.) so that the viewer can interpret the proportionate scale of each object within the scene. Photo-documentation of the field reconnaissance and photo-simulations of the proposed Facility are presented in the attachments at the end of this report. The field reconnaissance photos that include the balloon in the view provide visual reference points for the approximate height and location of the proposed Facility relative to the scene. The corresponding photo-simulations depict post-Project development conditions with the monopole and antenna infrastructure. The photo-simulations are intended to provide the reader with a general understanding of the different view characteristics associated with the Facility from various locations. Photographs were taken from publicly accessible areas and unobstructed view lines were chosen wherever possible.

Each photograph and simulation location, view orientation and distance relative to the Site, and the general characteristics of the view are summarized in the attachments to this report. A photolog depicting the location of each photograph, corresponding photo-simulations, and viewshed maps are also provided in the attachments.

Final Visibility Mapping

Information obtained during the field reconnaissance was incorporated into the mapping data layers, including observations, the photograph locations, areas that experienced recent land use changes, and those places where the initial model was found to over or under-predict visibility. Once the additional data was integrated into the model, APT recalculated the visibility of the proposed Facility within the Study Area.

Conclusions

Views of the Facility along roads are limited to locations within approximately 0.75 mile of the site, along Bass Road, Back Road, and Beaver Hill Road. Views from Back Road and Beaver Brook State Park to the west extend slightly over the tree line (see photo locations 4-6). Near-range views of the Facility are limited to the Host Property, and a small section of Bass Road (see photo location 12).

The majority of visibility would occur in the Town of Windham on the Host Property and over open fields along Back Road and Beaver Hill Road. Additional visibility is predicted to the

east/southeast of the Site in a few locations in the Town of Scotland over undeveloped wetlands and cultivated fields.

Year-round visibility associated with the Facility is predicted to cover ±28 acres. Seasonal visibility, when leaves are off the deciduous trees, is predicted to extend over an additional ±50 acres. The combined approximately 78 acres of predicted visibility represents less than one percent (±0.98%) of the 8,042-acre Study Area. The rolling terrain and dense tree cover aid in minimizing the visibility associated with the proposed Facility.

No schools or commercial child day care centers are located within 250 feet of the Site. The closest school is Parish Hill Middle/High School located approximately 1.8 miles to the north-northeast at 304 Parish Hill Road in Chaplin. The closest commercial child day care center is The Learning Den, LLC approximately 2.6 miles to the northwest at 174 Willimantic Road in Chaplin. The Facility will not be visible from either location.

Limitations

The Viewshed Analysis maps presented in the attachments to this report depict areas where the proposed 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 intervening topography, tree canopy, and structures. This analysis may not account for all visible locations, as it is based on the combination of computer modeling, incorporating aerial photographs, and in-field observations from publicly accessible locations. This analysis does not claim to depict the only areas, or all locations, where visibility may occur; it is intended to provide a representation of those areas where the Facility is likely to be seen.

The photo-simulations provide a representation of the Facility under similar settings as those encountered during the field review and reconnaissance. Views of the Facility can change throughout the seasons and the time of day, and are dependent on weather and other atmospheric conditions (e.g., haze, fog, clouds); the location, angle, and intensity of the sun; and the specific viewer location. Weather conditions on the day of the field review included partly sunny to clear skies.

ATTACHMENTS

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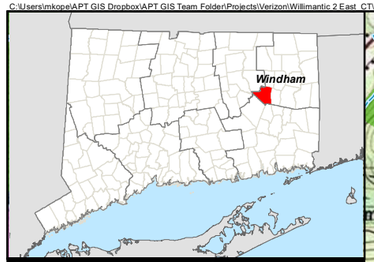
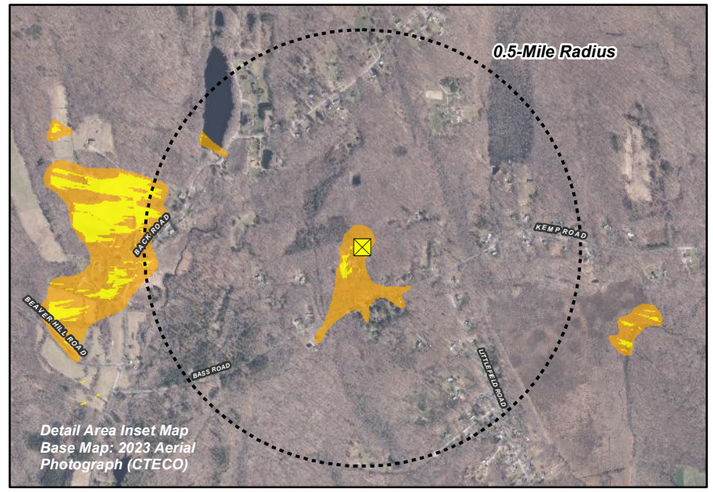


Statewide and Regional Overview Map



Viewshed Analysis Map

Proposed WirelessTelecommunications Facility
Willimantic East 2 CT
132 Bass Road
Windham, Connecticut

Proposed facility height is 156 feet AGL.
Forest canopy height is derived from LiDAR data.
Study area encompasses a two-mile radius and includes 8,042 acres.
Existing conditions field verified by APT on April 2, 2025
during leaf-off conditions
Base Map Source: USGS 7.5 Minute Topographic
Quadrangle Map, Hampton, CT (1970), Scotland, CT (1983),
Spring Hill, CT (1983), and Willimantic, CT (1984)
Map Date: May 2025

Legend

- Proposed Site
- Study Area (2-Mile Radius)
- Areas of Potential Seasonal Visibility (50 Acres)
- Predicted Year-Round Visibility (28 Acres)
- National Register District
- Local Historic District
- Scenic Highway*
- Locally Designated Scenic Road*
- Trail
- 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, 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

**Item not located within map extent*

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 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.

0.5 0.25 0 0.5 Miles

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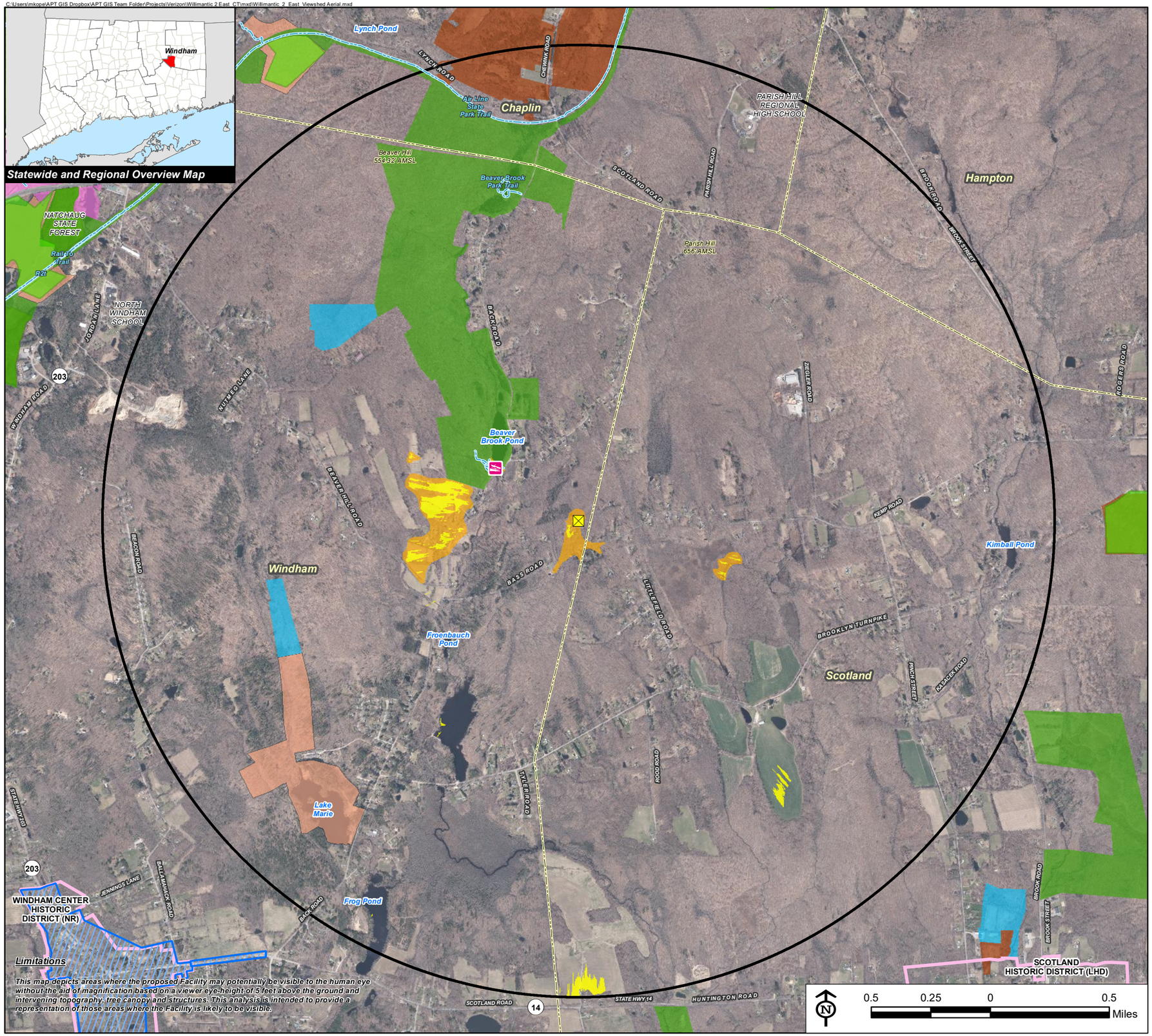

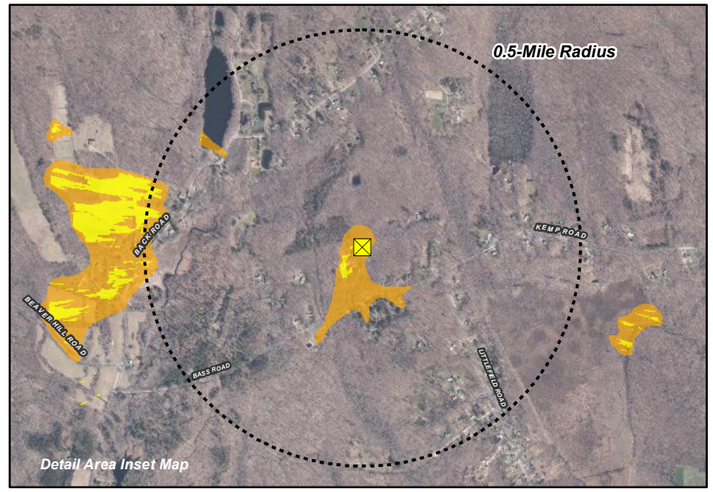

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Proposed facility height is 156 feet AGL.
Forest canopy height is derived from LiDAR data.
Study area encompasses a two-mile radius and includes 8,042 acres.
Existing conditions field verified by APT on April 2, 2025
during leaf-off conditions
Base Map Source: 2023 Aerial Photograph (CTECO)
Map Date: May 2025

Legend

- Proposed Site
- Study Area (2-Mile Radius)
- Areas of Potential Seasonal Visibility (50 Acres)
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- National Register District
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Photo Locations

Photo	Location	Orientation	Distance	Visibility
1	PARISH HILL ROAD	SSW	+/- 0.60 MILE	NOT VISIBLE
2	PARISH HILL ROAD	S	+/- 0.41 MILE	NOT VISIBLE
3	BACK ROAD	SE	+/- 0.47 MILE	NOT VISIBLE
4	BACK ROAD - BEAVER BROOK POND	SE	+/- 0.45 MILE	YEAR ROUND
5	BACK ROAD	E	+/- 0.44 MILE	SEASONAL
6	BACK ROAD	E	+/- 0.51 MILE	YEAR ROUND
7	BACK ROAD	ENE	+/- 0.57 MILE	NOT VISIBLE
8	BEAVER HILL ROAD	E	+/- 0.78 MILE	NOT VISIBLE
9	BEAVER HILL ROAD	ENE	+/- 0.72 MILE	YEAR ROUND
10	BEAVER HILL ROAD	ENE	+/- 0.63 MILE	NOT VISIBLE
11	BASS ROAD*	NE	+/- 0.23 MILE	NOT VISIBLE
12	BASS ROAD	N	+/- 0.14 MILE	SEASONAL
13	BASS ROAD - TOWN OF SCOTLAND	WNW	+/- 0.15 MILE	NOT VISIBLE
14	BEAVER BROOK	NNE	+/- 1.19 MILES	NOT VISIBLE
15	CONE ROAD - TOWN OF SCOTLAND	NNW	+/- 0.50 MILE	NOT VISIBLE
16	BROOKLYN TURNPIKE - TOWN OF SCOTLAND	NW	+/- 1.07 MILES	NOT VISIBLE
17	PINCH STREET - TOWN OF SCOTLAND	WNW	+/- 1.36 MILES	NOT VISIBLE
18	KEMP ROAD AT ZIEGLER ROAD - TOWN OF SCOTLAND	W	+/- 1.01 MILES	NOT VISIBLE
19	ZIEGLER ROAD - TOWN OF SCOTLAND	WSW	+/- 1.06 MILES	NOT VISIBLE
20	PARISH HILL ROAD - TOWN OF CHAPLIN	SSW	+/- 1.85 MILES	NOT VISIBLE

*Photograph was taken at 24 mm focal length.

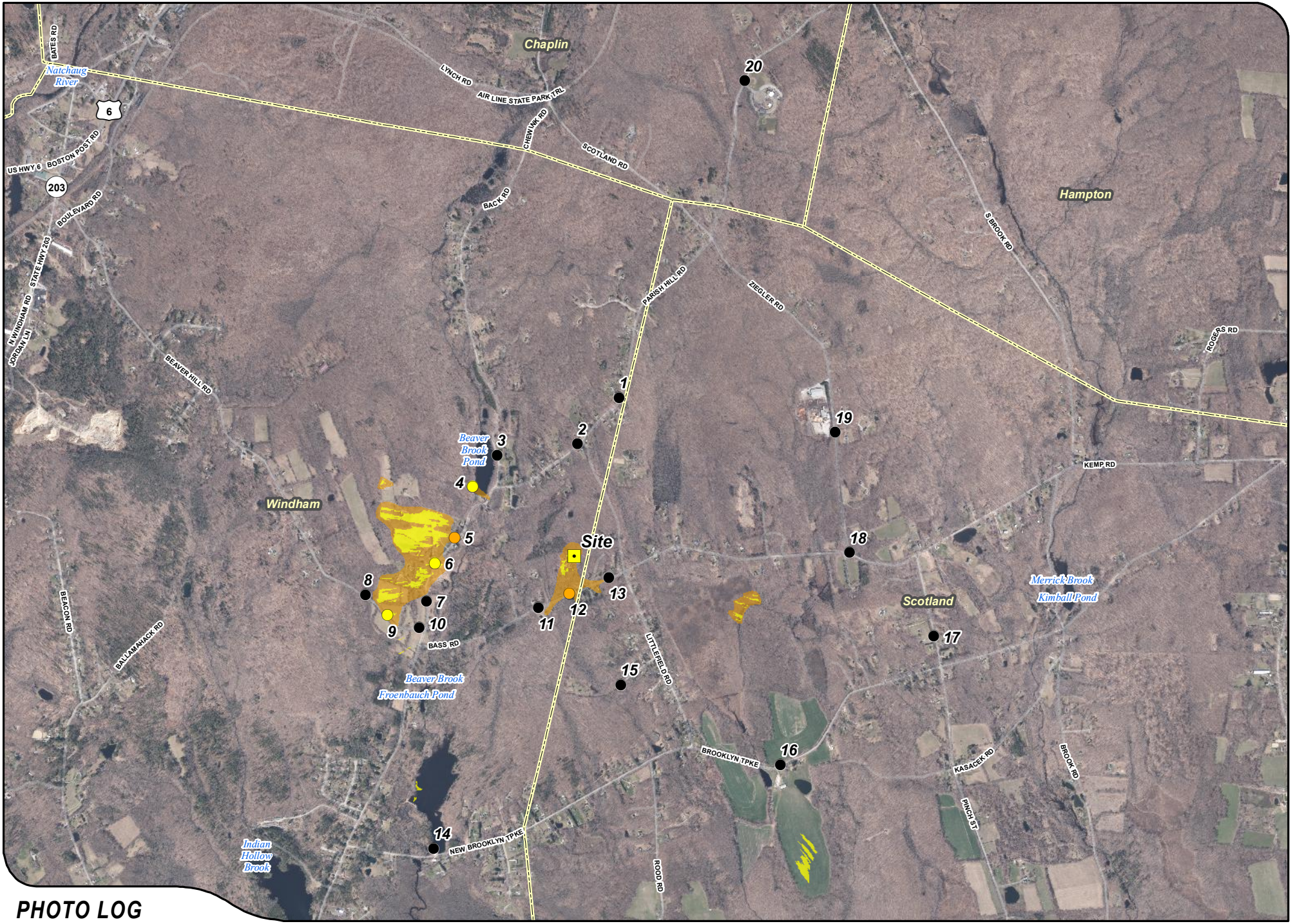

PHOTO LOG

Legend

- Site
- Not Visible
- Seasonal
- Year-Round
- Municipal Boundary
- *Areas of Potential Seasonal Visibility
- *Predicted Year-Round Visibility

*Visibility layers obtained from viewshed analysis mapping contained in this document

N W E S

1 inch = 2,400 feet

2,400 1,200 0 2,400 Feet

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vertical bridge

verizon

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	PARISH HILL ROAD	SSW	+/- 0.60 MILE	NOT VISIBLE

EXISTING

PHOTOGRAPHED ON 4/2/2025

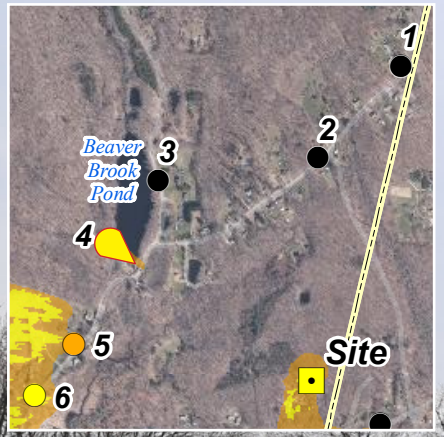
PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	PARISH HILL ROAD	S	+/- 0.41 MILE	NOT VISIBLE

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	BACK ROAD	SE	+/- 0.47 MILE	NOT VISIBLE

EXISTING



PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	BACK ROAD - BEAVER BROOK POND	SE	+/- 0.45 MILE	YEAR ROUND

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	**BACK ROAD - BEAVER BROOK POND**	**SE**	**+/- 0.45 MILE**	**YEAR ROUND**

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
5	BACK ROAD	E	+/- 0.44 MILE	SEASONAL

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
5	BACK ROAD	E	+/- 0.44 MILE	SEASONAL

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	BACK ROAD	E	+/- 0.51 MILE	YEAR ROUND

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	**BACK ROAD**	**E**	**+/- 0.51 MILE**	**YEAR ROUND**

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	BACK ROAD	ENE	+/- 0.57 MILE	NOT VISIBLE

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
8	**BEAVER HILL ROAD**	**E**	**+/- 0.78 MILE**	**NOT VISIBLE**

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vertical bridge
verizon

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
9	BEAVER HILL ROAD	ENE	+/- 0.72 MILE	YEAR ROUND

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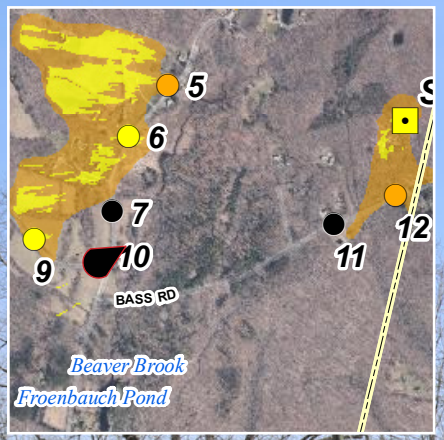
vertical bridge
verizon

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
9	**BEAVER HILL ROAD**	**ENE**	**+/- 0.72 MILE**	**YEAR ROUND**

EXISTING



PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
10	**BEAVER HILL ROAD**	**ENE**	**+/- 0.63 MILE**	**NOT VISIBLE**

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EXISTING

24mm Focal Length

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
11	**BASS ROAD**	**NE**	**+/- 0.23 MILE**	**NOT VISIBLE**

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
12	BASS ROAD	N	+/- 0.14 MILE	SEASONAL

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PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
12	**BASS ROAD**	**N**	**+/- 0.14 MILE**	**SEASONAL**

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verizon

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
13	BASS ROAD - TOWN OF SCOTLAND	WNW	+/- 0.15 MILE	NOT VISIBLE

ALL-POINTS TECHNOLOGY CORPORATION
verticalbridge
verizon

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
14	**BEAVER BROOK**	**NNE**	**+/- 1.19 MILES**	**NOT VISIBLE**

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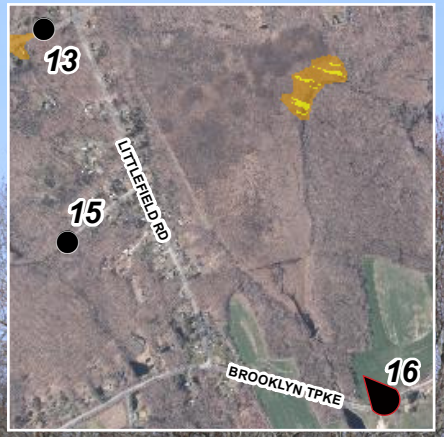
EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
15	**CONE ROAD - TOWN OF SCOTLAND**	**NNW**	**+/- 0.50 MILE**	**NOT VISIBLE**

EXISTING



PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
16	**BROOKLYN TURNPIKE - TOWN OF SCOTLAND**	**NW**	**+/- 1.07 MILES**	**NOT VISIBLE**

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
17	PINCH STREET - TOWN OF SCOTLAND	WNW	+/- 1.36 MILES	NOT VISIBLE

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verizon

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
18	KEMP ROAD AT ZIEGLER ROAD - TOWN OF SCOTLAND	W	+/- 1.01 MILES	NOT VISIBLE

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
19	**ZIEGLER ROAD - TOWN OF SCOTLAND**	**WSW**	**+/- 1.06 MILES**	**NOT VISIBLE**

EXISTING

PHOTOGRAPHED ON 4/2/2025

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
20	**PARISH HILL ROAD - TOWN OF CHAPLIN**	**SSW**	**+/- 1.85 MILES**	**NOT VISIBLE**

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