

ATTACHMENT 4

SITE EVALUATION REPORT
KENT CT757

I. LOCATION

- A. COORDINATES: 41° 43' 16.42" N
73° 25' 40.80" W
- B. GROUND ELEVATION: 1300.0'± AMSL
- C. USGS MAP: USGS 7.5 quadrangle for Kent
- D. SITE ADDRESS: Bald Hill Road
Kent, CT 06785
- E. ZONING WITHIN ¼ MILE OF SITE: Abutting areas to the north, south, east and west are zoned Rural District.

II. DESCRIPTION

- A. SITE SIZE: 1.99 Ac (Vol 185 - Page 644)
LEASE AREA/COMPOUND AREA: 5,400 SF/3,950 SF
- B. TOWER TYPE/HEIGHT: A 154' Monopole.
- C. SITE TOPOGRAPHY AND SURFACE: Subject vacant land site slopes and decreases from north to south.
- D. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The proposed compound is located in the southwestern corner of a 1.99 acre vacant parcel. To the north, south, east and west are residential properties. There are off-site wetlands located 580'± west of the proposed compound.
- E. LAND USE WITHIN ¼ MILE OF SITE: Residential properties to the south, east and west. Residential property and a public school to the north.

III. FACILITIES

- A. POWER COMPANY: Eversource

- B. POWER PROXIMITY TO SITE: 340'±
- C. TELEPHONE COMPANY: Frontier
- D. PHONE SERVICE PROXIMITY: 340'±
- E. VEHICLE ACCESS TO SITE: Access to the proposed telecommunication facility will be along a proposed gravel access driveway (300'+/-).
- F. OBSTRUCTION: None.
- G. CLEARING AND FILL REQUIRED: Total area of disturbance is 15,500 sf.; 22 trees will need to be removed. The site improvements shall entail approximately 150 CY of cut for utility trenching and net 450 CY of excavation for the construction of the compound and access driveway. Approximately 210 CY of broken stone is needed for the compound and driveway construction.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: InSite Towers Development, LLC
- C. ADDRESS: 1199 North Fairfax Street, Ste. 700, Alexandria, VA 22314
- D. DEED ON FILE AT: Volume 189 - Page 224

SITE A: BALD HILL ROAD
Facilities and Equipment Specification

I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: To be determined
- B. TYPE: Self-supporting monopole tower
- C. HEIGHT: 154' AGL
DIMENSIONS: Tower structure tapered
- D. TOWER LIGHTING: None required.

II. TOWER LOADING:

- A. AT&T – up to 9 panel antennas
 - a. Model – TBD
 - b. Antenna Dimensions – approximately 96”H x 12”W x 9”D
 - c. Position on Tower – 150' centerline AGL
 - d. Transmission Lines – DC and Fiber lines internal to tower.
 - e. (18) Remote Radio Units on proposed antenna mounts
- B. Future Carriers – To be determined

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The tower will be designed in accordance with American National Standards Institute TIA/EIA-222-G “Structural Standards for Steel Antenna Towers and Antenna Support Structures” and the 2012 International Building Code with 2016 Building Code Amendment. The foundation design would be based on soil conditions at the site. The details of the tower and foundation design will be provided as part of the final D&M plan.



Site Impact Statement

Site: Kent CT757
Site Address: Bald Hill Road
Kent, CT 06785

Access distances:

Distance of proposed gravel access driveway: (300'+/-).

Distance to Nearest Wetlands

580'+/- west of the proposed compound.

Distance to Property Lines:

215'+/- to the northern property boundary from the tower
67'+/- to the southern property boundary from the tower
63'+/- to the western property boundary from the tower
270'+/- to the eastern property boundary from the tower

177'+/- to the northern property boundary from the compound
25'+/- to the southern property boundary from the compound
29'+/- to the western property boundary from the compound
231'+/- to the eastern property boundary from the compound

Residence Information:

There are 16 single family residences within 1,000' feet of the compound. The closest off site residence is approximately 151 feet to the south and is located at Parcel 10-22-37 (15 Bald Hill Road).

Special Building Information:

None.

Tree Removal Count:

22 trees need to be removed to improve the access driveway and construct the compound area.

6" - 10" dbh	7 trees
10" - 14" dbh	5 trees
14" or greater dbh	10 trees

Cut/Fill: The site improvements shall entail approximately 150 CY of cut for utility trenching and net 450 CY of excavation for the construction of the compound and access driveway. Approximately 210 CY of broken stone is needed for the compound and driveway construction.

Clearing/Grading Necessary: Total area of disturbance = 15,500+/- SF



Tree Inventory

May 17, 2019

Cuddy & Feder, LLP
Attn: Lucia Chiocchio
445 Hamilton Avenue
14th Floor
White Plains, NY 10601

RE: Tree Inventory
Site: Kent CT757
Bald Hill Road
Kent, CT 06785

Dear Ms. Chiocchio:

A Tree Inventory was completed at the subject site on April 25, 2019 to determine the size and quantity of existing trees that will need to be removed for the installation of the proposed facility. The proposed site has suitable access, but clearing and earthwork will be required to improve the access route and to construct the compound area. Installation of the proposed compound area and access driveway improvements will require the removal of 22 trees.

6" – 10" dbh	- 7 tree
10" – 14" dbh	- 5 trees
14" or greater dbh	- 10 trees

The area to be disturbed for construction of the compound area will be approximately 3,950 square feet of interior area currently vacant. A new access driveway will be installed to connect to the proposed compound. The total combined area of disturbance for compound, access drive, and utility improvements is 15,500 sf.

Sincerely,

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

Robert C. Burns, P.E.
Program Manager

**HOMELAND TOWERS
KENT
1000' RESIDENTIAL BUILDING LIST**

PARCEL ID	STREET ADDRESS	BUILDING TYPE	DISTANCE FROM COMPOUND* (ft)
10-22-37	15 BALD HILL ROAD	Single Family	151+/-
10-22-36	9 BALD HILL ROAD	Single Family	222+/-
10-22-34	5 BALD HILL ROAD	Single Family	509+/-
10-22-30	303 SEGAR MTN ROAD	Single Family	939+/-
10-23-4	2 BALD HILL ROAD	Single Family	515+/-
16-23-2	12 DAVIS ROAD	Single Family	603+/-
16-23-1	335 SEGAR MTN ROAD	Single Family	921+/-
10-23-3	22 BALD HILL ROAD	Single Family	379+/-
10-23-1	26 BALD HILL ROAD	Single Family	470+/-
10-23-2	23 BALD HILL ROAD	Single Family	923+/-
10-22-39	25 BALD HILL ROAD	Single Family	215+/-
10-22-40	28B STONE FENCES LANE	Single Family	440+/-
10-22-41	26 STONE FENCES LANE	Single Family	415+/-
10-22-33	20 STONE FENCES LANE	Single Family	806+/-
10-22-21	18 STONE FENCES LANE	Single Family	742+/-
10-22-42	24 STONE FENCES LANE	Single Family	727+/-

*Information gathered from Kent Assessor Map 10 and Map 16 and Bing Digiglobe Aerial Images (1-ft resolution)