

## Site Search Process and Selection

Section 16-50j-74(j) of the Regulations of Connecticut State Agencies requires the applicant to submit a statement that describes “the narrowing process by which other possible sites were considered and eliminated.” In accordance with this requirement, the description of the general site search process, the identification of the target search area and the alternative locations considered for development of the proposed New Milford telecommunications facility are provided below.

As a tower developer, Optasite bases its decision to seek out a site in an area on its knowledge and understanding of existing weaknesses in the systems of the several wireless carriers operating in the area and/or consultation with individual carriers. A target area is chosen central to the area in which the coverage and/or capacity needs have been identified. The area targeted is the geographical location where the installation of a site would, based on general radio frequency engineering and system design standards, be likely to address the identified problem. Optasite’s goal is to locate sites that will provide for orderly integration into the existing wireless systems of multiple carriers. In this case, T-Mobile had previously initiated a search for a site in this area and identified the proposed location. Subsequently, T-Mobile agreed to pursue development of a site through Optasite, and Verizon Wireless has also identified a need for a site in the area.

Optasite is sensitive to State and local desires to minimize the construction of new towers, and does not initiate searches in areas with known acceptable structures. In the area of New Milford that is the subject of this site search, there are no existing towers, transmission line structures or other suitable structures. Moreover, any existing towers are too far from the target area to provide coverage specifically to the target area.

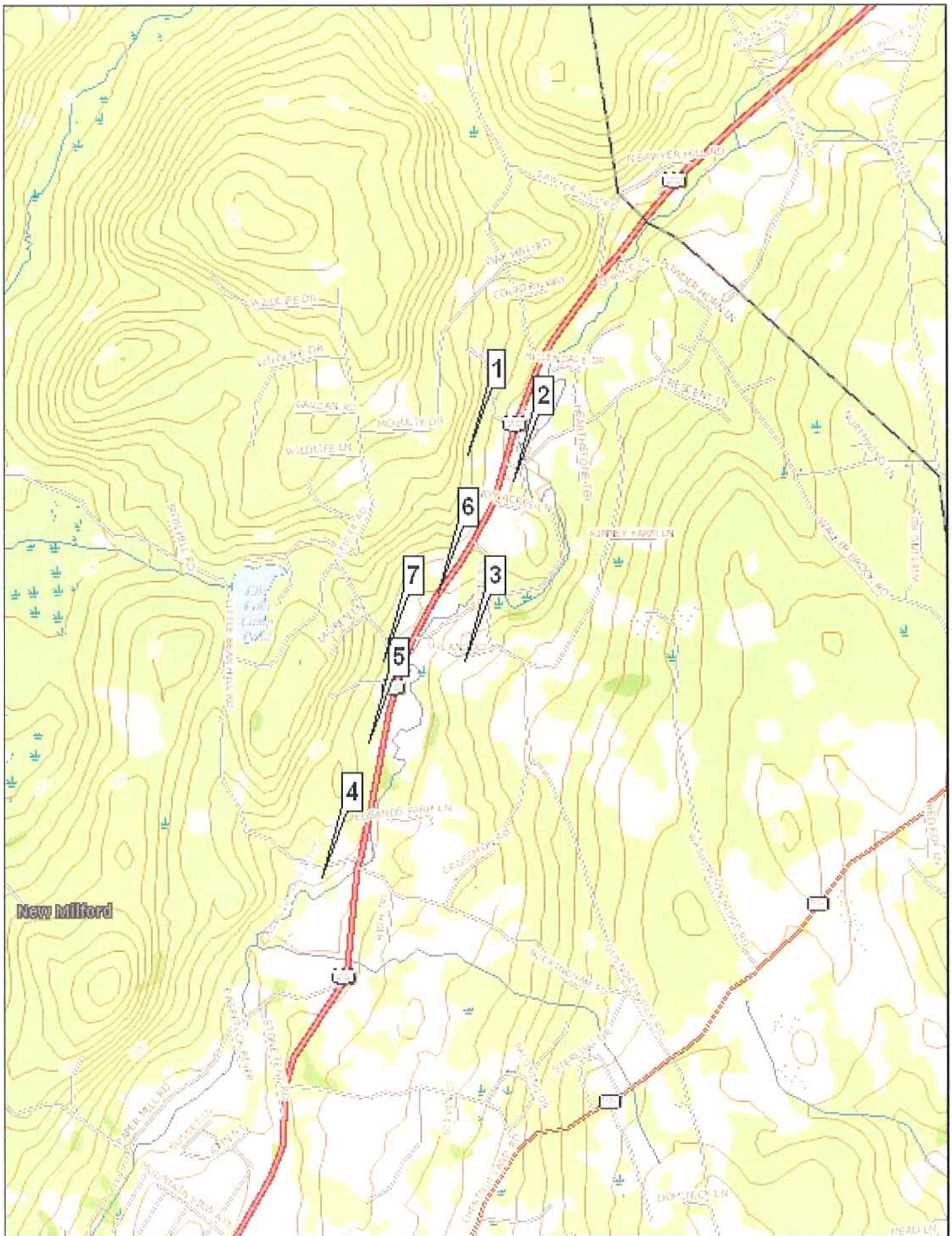
In general, Optasite first studies the area to determine whether industrial or commercial areas or areas which have appropriate environmental and land use characteristics are present. Potential locations are studied by radio frequency engineers to determine whether the locations will meet the technical requirements for a site in the area. The list of potential locations is further refined based on the willingness of property owners to make their property available. Analysis of potential environmental effects and benefits may further narrow the alternatives. In each site search, the weight afforded to relevant factors may vary depending on the nature of the area and the availability of potential sites.

There are no large areas of commercial or industrial use in or next to the target area. The surrounding area is generally residential. In addition, there is a cemetery nearby.

Optasite investigated numerous properties in the area of the property owned by the Estate of Edward J. Drazl at 425 Litchfield Road. Optasite investigated several

parcels of land owned by the Town of New Milford. These included parcels located at Wheaton Drive, and Upland Road. The property on Wheaton Drive is used as a town park and is within close proximity to approximately twelve homes. The property on Upland Road is subject to a conservation and public recreation easement, and development on the property is prohibited. Optasite also investigated property located at 9 Little Bear Hill Road, owned by the Northville Baptist Church. This property is a church, provides little in the way of natural screening for a tower, and abuts a stream. Property investigated at 333 Litchfield Road is owned by George and Linda Meyerle, who decided not to pursue a tower deal. Optasite also investigated property at 387 Litchfield Road owned by the Robert WX Martin & Gilda Partnership. The owners did not respond to any solicitations and, if viable, would provide little natural screening.

The property owned by the Estate of Edward J. Drazl at 425 Litchfield Road (the "Property") is superior to other properties in the area. The Property is an approximately 28.86 acre parcel, significantly larger than others in the area. Large portions of the property remain undeveloped and wooded. Topographical features and vegetation afford significant screening of the proposed site. In addition, Optasite will utilize an existing gravel driveway as a portion of the access road to the site so that all of the natural screening provided by the trees in the front of the Property on Litchfield Road will remain.



New Milford



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