



CLOUGH HARBOUR & ASSOCIATES LLP

September 18, 2006

Mr. Michael McFadden
MCF Communications, Inc.
733 Turnpike Street, Suite 105
North Andover, MA 01845

RE: Visibility Study
Site: Groton
237 Sandy Hollow Road
Groton, CT 06355
CHA # 14957-1004-1601

Dear Mr. McFadden:

Clough Harbour & Associates LLP (CHA) conducted a visibility study for the proposed 130'-0" monopole located at 237 Sandy Hollow Road, Groton, CT. The purpose of the study was to determine the visual impact, if any, that a proposed 130'-0" monopole would have on the surrounding community. The first portion of the study involved developing a computer model to estimate how the surrounding topography and vegetation within a 2 mile radius may obstruct the monopole's visibility. USGS topography maps were utilized to determine the ground elevations within the study area and 2004 aerial photographs were utilized to estimate the approximate limits of vegetation. The limits of vegetation were incorporated on the topography map and assumed to be 65' in height. The ground elevation at the base of the tower was determined from a 2C survey. The computer model developed hatched areas on the map indicating areas of potential visibility based on the surrounding topography, vegetation, and tower height.

Next, research of the surrounding study area was conducted to determine the locations of sensitive visual receptors such as historic sites, historic districts, schools, churches, cemeteries, parks, playgrounds, recreational areas, beaches, and scenic roads. Historic sites and districts were determined from national and state registers. Surrounding schools, churches, cemeteries, parks, playgrounds, recreational areas, and beaches were determined from street maps and town GIS data. Scenic roads were determined from the CTDOT list of designated scenic roads. All of the above sensitive visual receptors were added to the viewshed map.

To further investigate the potential visibility prior to completing the field analysis, sight lines were generated from USGS topography maps. Eight sight lines were produced showing the visibility along a two mile radius from the proposed monopole. A sight line was produced from all directions. The sight lines supplement the computer generated viewshed map by further illustrating how the topography and trees around the site will affect the monopole's visibility within the two mile study area.

On July 25, 2006 a field visual analysis was conducted to verify the sensitive visual receptors and the limit of visibility determined from our research and computer model. Weather conditions were favorable on the date of the visibility study as it was a clear and sunny day with winds between 7 and 10 MPH; therefore, visibility of the balloon from surrounding areas was not affected. In general, the field visibility study was conducted as follows: A 60" diameter red balloon was flown at a height of 120'-0" above existing grade, which was the tower height at the time of the study. Once the balloon was flown, CHA completed a field drive of the

surrounding area to determine the visibility of the balloon, and thus the proposed tower. Visibility from the sensitive visual receptors was our primary focus so photos were taken from each of these locations. Photos were also taken from major streets, intersections, and residential areas; from key areas where the balloon was visible; and from key areas where it was not visible. The limits of visibility determined from the computer model were field verified and adjusted as needed. Areas of potential seasonal visibility were field determined and marked on the viewshed map. Finally, the number of residences within the seasonal and year round visible areas was determined.

In conclusion, the year round visual impact to the surrounding community within a two mile radius is limited to the immediate area surrounding the proposed monopole. The red hatched areas on the viewshed map indicate the year round visual impact limit, which is approximately 0.25%, or 20 Acres, of the total study area. The limit of year round visibility includes the area surrounding the following public streets: a 1,300' stretch along Sandy Hollow Road , a 1,400' stretch along Route 614, a 300' stretch along I-95, and a 500' stretch along Pequot road. The proposed monopole will not be seen year round from any of the sensitive visual receptors listed on the viewshed map. Immediately outside this limit of year round visibility, trees start to screen the proposed monopole giving the potential for seasonal views. The blue hatched areas on the viewshed map indicate the seasonal visual impact, which is approximately 0.75%, or 56 acres, of the total study area. The limit of seasonal visibility includes the area surrounding the following public streets: an 800' stretch along Sandy Hollow Road , a 1,100' stretch along Route 614, a 2,600' stretch along I-95, and a 450' stretch along Pequot road. The area with seasonal visibility is mostly residential and will impact the following number of residences: 6 residences along Pequot Road and 2 residences along Sandy Hollow Road. The proposed monopole will not be seen seasonally from any of the sensitive visual receptors listed on the viewshed map. The remainder of the two mile radius study area is screened by topography & vegetation (7,977 Acres, 99%). Photos documenting the nonvisible and visible conditions described above have been included in the photo-simulations with their locations marked on the viewshed map.

If you have any questions or comments pertaining to the manner in which CHA completed the visibility study, or our conclusions, please do not hesitate to contact our office.

Historic Sites:

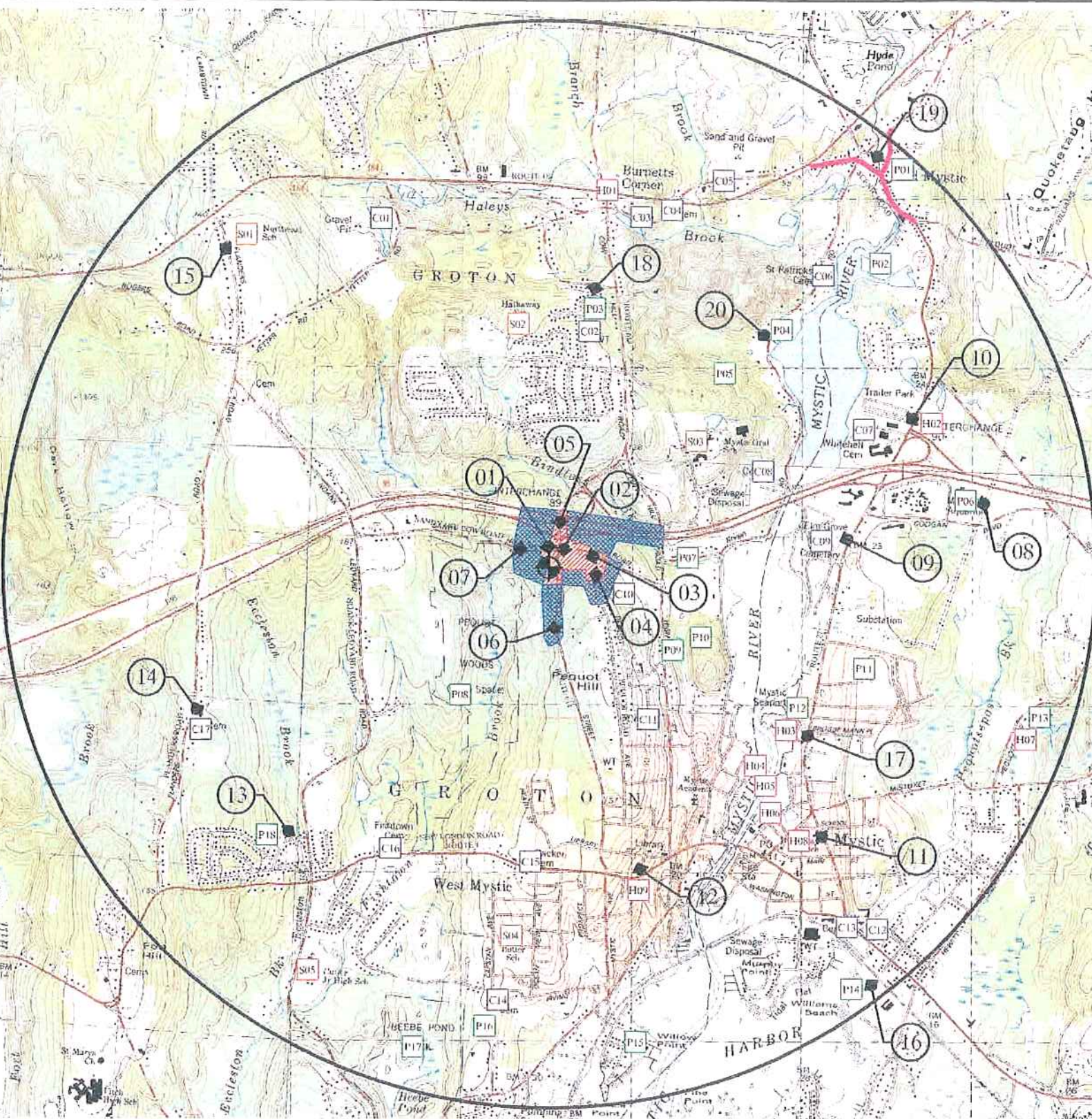
- H01 Burnett's Corner Historic District
- H02 Whitehall Mansion 42 Whitehall Avenue 1750-1799 Colonial
- H03 Charles W. Morgan Whaling Vessel Built in 1841
- H04 Sabino Steam Ship Built in 1908
- H05 Emma C. Berry Fishing Sloop Built in 1866
- H06 L. A. Dunton Fishing Schooner Built in 1921
- H07 Pequotsep Manor Pequotsep Rd. 1717
- H08 Mystic Bridge Historic District
- H09 Mystic River Historic District

Schools:

- S01 Northeast School
- S02 Freeman Hathaway Elementary School
- S03 Mystic Oral School
- S04 S. B. Butler Elementary School
- S05 Carl C. Cutler Middle School

Church/Cemetery:

- C01 Wightman Cemetery
- C02 Cemetery East of Nantucket Drive
- C03 Cemetery Packer Road
- C04 Cemetery East of Packer Road
- C05 Cemetery Wells Road
- C06 Saint Patrick's Cemetery
- C07 Whitehall Cemetery
- C08 Mystic Oral School Cemetery
- C09 Elm Grove Cemetery
- C10 Fish Cemetery
- C11 Wormhoudt Cemetery
- C12 Cemetery West of Avery Street
- C13 Cemetery Route 1
- C14 Denison Cemetery
- C15 Packer Cemetery
- C16 Fishtown Cemetery
- C17 Chesbro Cemetery



Parks / Playgrounds / Recreational Areas:

- | | | | | |
|---|--|---------------------------------|--|-------------------------|
| P01 Old Mystic Playground | P05 Mystic Community Center Open Space | P09 Akely Nature Preserve | P13 Denison Pequotsep Nature Center | P17 Beebe Pond Park |
| P02 The Nature Conservancy Group Salt Marsh | P06 Mystic Aquarium | P10 Peace Sanctuary Trust, Inc. | P14 Williams Beach (Mystic Community Center) | P18 Bel Aire Playground |
| P03 Avon Place / Fieldcrest Play Area | P07 Bindloss Sanctuary | P11 Mystic Little League Field | P15 Mystic Shipyard | |
| P04 Avalonia Land Conservancy | P08 Pequot Woods Park | P12 Mystic Seaport | P16 Avalonia Land Conservancy | |

Visibility by Residence

STREET	RESIDENCES
PEQUOT ROAD	6 (S)
SANDY HOLLOW ROAD	2 (S)

(S) = SEASONAL VIEW
(Y) = YEAR ROUND VIEW

NOTES:

1. Only visible areas are shown on the map utilizing the process described in note 2. The remainder of the map has been estimated to be nonvisible utilizing the process described in note 3.
2. Seasonal and year round areas of visibility were estimated from a field visual analysis within public R.O.W. and public properties. Areas shown on private property were interpolated from the field visual analysis.
3. Nonvisible areas were estimated from a computer generated topography & vegetation analysis and field verification of vegetation & building screening within public R.O.W and public properties. Vegetation limits were determined from 2004 aerial photos and is assumed to be 65' high. Verification of vegetation height, coverage, and type within private areas not visible from public R.O.W or public properties was not field verified.
4. Historical areas were determined from national and state historical registers.
5. Parks, schools, cemeteries, and churches were determined from street maps and field observations.
6. Scenic roads, if any, were determined from the CTDOT list of designated scenic roads and field observations.

Legend

APPROXIMATE LOCATION OF PROPOSED MONOPOLE	COMPUTER SIMULATION PHOTOGRAPH LOCATION
APPROXIMATE LIMIT OF SEASONAL TOWER VISIBILITY	APPROXIMATE LIMIT OF YEAR ROUND TOWER VISIBILITY
CHURCH/CEMETERY	PARKS / PLAYGROUNDS / RECREATIONAL AREAS
HISTORICAL SITE	SCHOOL
SCENIC ROAD	

Visibility by Acreage

ITEM	APPROXIMATE ACRES	% OF TOTAL AREA
2 MILE RADIUS AREA	8,053	100%
NOT VISIBLE DUE TO TOPOGRAPHY AND/OR VEGETATION	7977	99%
YEAR ROUND VISIBILITY	20	0.25%
SEASONAL VISIBILITY	56	0.75%

Distances from Photo Locations to Tower

PHOTO	DISTANCE (FT)	PHOTO	DISTANCE (FT)	PHOTO	DISTANCE (FT)
01	300	08	8,500	15	8,800
02	490	09	5,800	16	10,200
03	860	10	7,600	17	6,000
04	940	11	7,500	18	5,500
05	960	12	6,200	19	10,200
06	1,160	13	7,200	20	6,200
07	660	14	7,400		

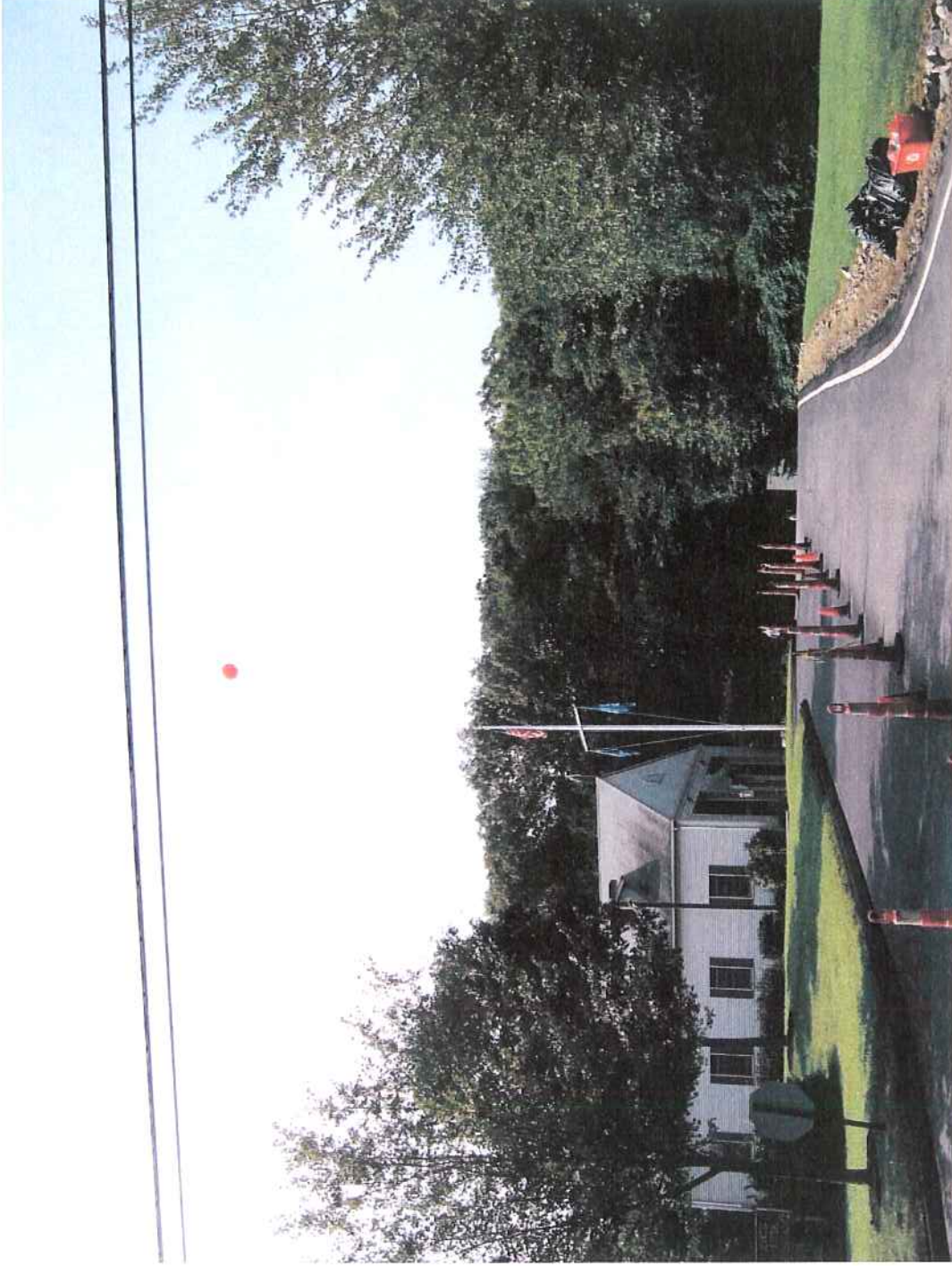
2 MILE VIEWSHED ANALYSIS MAP
MCF GROTON
VISUAL IMPACT ASSESSMENT

PREPARED FOR:
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PREPARED BY:
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Main: (860) 257-4507 • www.cloughharbour.com
CHA Project No. 14957-1004-1601

JULY 2006

NORTH
FIGURE VS-GROTON



Photosim for conceptual purposes only - actual antenna & equipment locations to be determined based on final engineering design



DATE: SEPT 2006

SITE: GROTON

VIEW 1 - EXISTING
SANDY HOLLOW ROAD LOOKING
SOUTH TOWARDS SITE

MCF Communications, Inc.

733 TURNPIKE STREET
NORTH ANDOVER, MA 01845
(978) 658-7360



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CLOUGH HARBOUR & ASSOCIATES LLP

DATE: SEPT 2006

SITE: GROTON

VIEW 1 - PROPOSED
SANDY HOLLOW ROAD LOOKING
SOUTH TOWARDS SITE

MCF Communications, Inc.

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DATE: SEPT 2006

SITE: GROTON

VIEW 2 - EXISTING
CORNER OF SANDY HOLLOW
ROAD & ROUTE 614 LOOKING
SOUTHWEST TOWARDS SITE

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(978) 658-7360



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DATE: SEPT 2006

SITE: GROTON

VIEW 2 - PROPOSED
CORNER OF SANDY HOLLOW
ROAD & ROUTE 614 LOOKING
SOUTHWEST TOWARDS SITE

MCF Communications, Inc.

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DATE: SEPT 2006

SITE: GROTON

VIEW 3 - EXISTING
CORNER OF SANDY HOLLOW
ROAD & PEQUOT ROAD LOOKING
WEST TOWARDS SITE

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DATE: SEPT 2006

SITE: GROTON

VIEW 3 - PROPOSED
CORNER OF SANDY HOLLOW
ROAD & PEQUOT ROAD LOOKING
WEST TOWARDS SITE

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DATE: SEPT 2006

SITE: GROTON

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VIEW 4 - EXISTING
VIEW FROM 492 PEQUOT ROAD
LOOKING WEST TOWARDS SITE



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VIEW 4 - PROPOSED
VIEW FROM 492 PEQUOT ROAD
LOOKING WEST TOWARDS SITE

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SITE: GROTON



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SITE: GROTON

VIEW 5 - EXISTING
 VIEW FROM ROUTE 614 AT 1-95
 SOUTH BRIDGE LOOKING
 SOUTHWEST TOWARDS SITE

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DATE: SEPT 2006

SITE: GROTON

VIEW 5 - PROPOSED
VIEW FROM ROUTE 614 AT 1-95
SOUTH BRIDGE LOOKING
SOUTHWEST TOWARDS SITE

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VIEW 6 - NOT VISIBLE
VIEW FROM ROUTE 614 LOOKING
NORTHWEST TOWARDS SITE

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DATE: SEPT 2006

SITE: GROTON

VIEW 7 - NOT VISIBLE
VIEW FROM SANDY HOLLOW ROAD
LOOKING SOUTHEAST TOWARDS
SITE

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SITE: GROTON

VIEW 8 - NOT VISIBLE
 VIEW FROM OLDE MISTICK VILLAGE
 / MYSTIC AQUARIUM LOOKING WEST
 TOWARDS SITE

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SITE: GROTON

VIEW 9 - NOT VISIBLE
VIEW FROM ELM GROVE CEMETERY
LOOKING WEST TOWARDS SITE

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VIEW 10 - NOT VISIBLE
 VIEW FROM WHITEHALL MANSION
 LOOKING SOUTHWEST TOWARDS
 SITE



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DATE: SEPT 2006

SITE: GROTON

VIEW 11 - NOT VISIBLE
VIEW FROM MYSTIC BRIDGE
HISTORIC DISTRICT LOOKING
NORTHWEST TOWARDS SITE

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DATE: SEPT 2006

SITE: GROTON

VIEW 12 - NOT VISIBLE
VIEW FROM MYSTIC RIVER
HISTORIC DISTRICT LOOKING
NORTH TOWARDS SITE

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VIEW 13 - NOT VISIBLE
VIEW FROM BELAIRE
PLAYGROUND LOOKING
NORTHEAST TOWARDS SITE



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DATE: SEPT 2006

SITE: GROTON

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SITE: GROTON

VIEW 14 - NOT VISIBLE
VIEW FROM CHESBRO CEMETERY
LOOKING NORTHEAST
TOWARDS SITE

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VIEW 15 - NOT VISIBLE
 VIEW FROM NORTHEAST SCHOOL
 LOOKING SOUTHEAST
 TOWARDS SITE

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SITE: GROTON



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DATE: SEPT 2006

SITE: GROTON

VIEW 16 - NOT VISIBLE
VIEW FROM WILLIAMS BEACH
LOOKING NORTHWEST
TOWARDS SITE

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VIEW 17 - NOT VISIBLE
 VIEW FROM CHARLES W. MORGAN
 WHALING VESSEL LOOKING
 NORTHWEST TOWARDS SITE

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SITE: GROTON



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VIEW 18 - NOT VISIBLE
VIEW FROM AVON PLACE /
FIELDCREST PLAY AREA LOOKING
SOUTH TOWARDS SITE



DATE: SEPT 2006

SITE: GROTON



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DATE: SEPT 2006

SITE: GROTON

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VIEW 19 - NOT VISIBLE
VIEW FROM OLD MYSTIC
PLAYGROUND LOOKING
SOUTHWEST TOWARDS SITE



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DATE: SEPT 2006

SITE: GROTON

VIEW 20 - NOT VISIBLE
 VIEW FROM AVALONIA LAND
 CONSERVANCY LOOKING
 SOUTHWEST TOWARDS SITE

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CHA PROJECT NO.
14527 - 1004 - 1601

NO.	DATE	REVISION	BY	CHKD	DATE
0	07/29/08	DESIGNED FOR REVIEW			
1	08/14/08	REVISED FOR PERMITS			
2	08/20/08	REVISED FOR PERMITS			
3	09/01/08	REVISED FOR PERMITS			
4	09/11/08	REVISED FOR PERMITS			
5	09/23/08	REVISED FOR PERMITS			
6	10/01/08	REVISED FOR PERMITS			
7	10/14/08	REVISED FOR PERMITS			
8	10/21/08	REVISED FOR PERMITS			

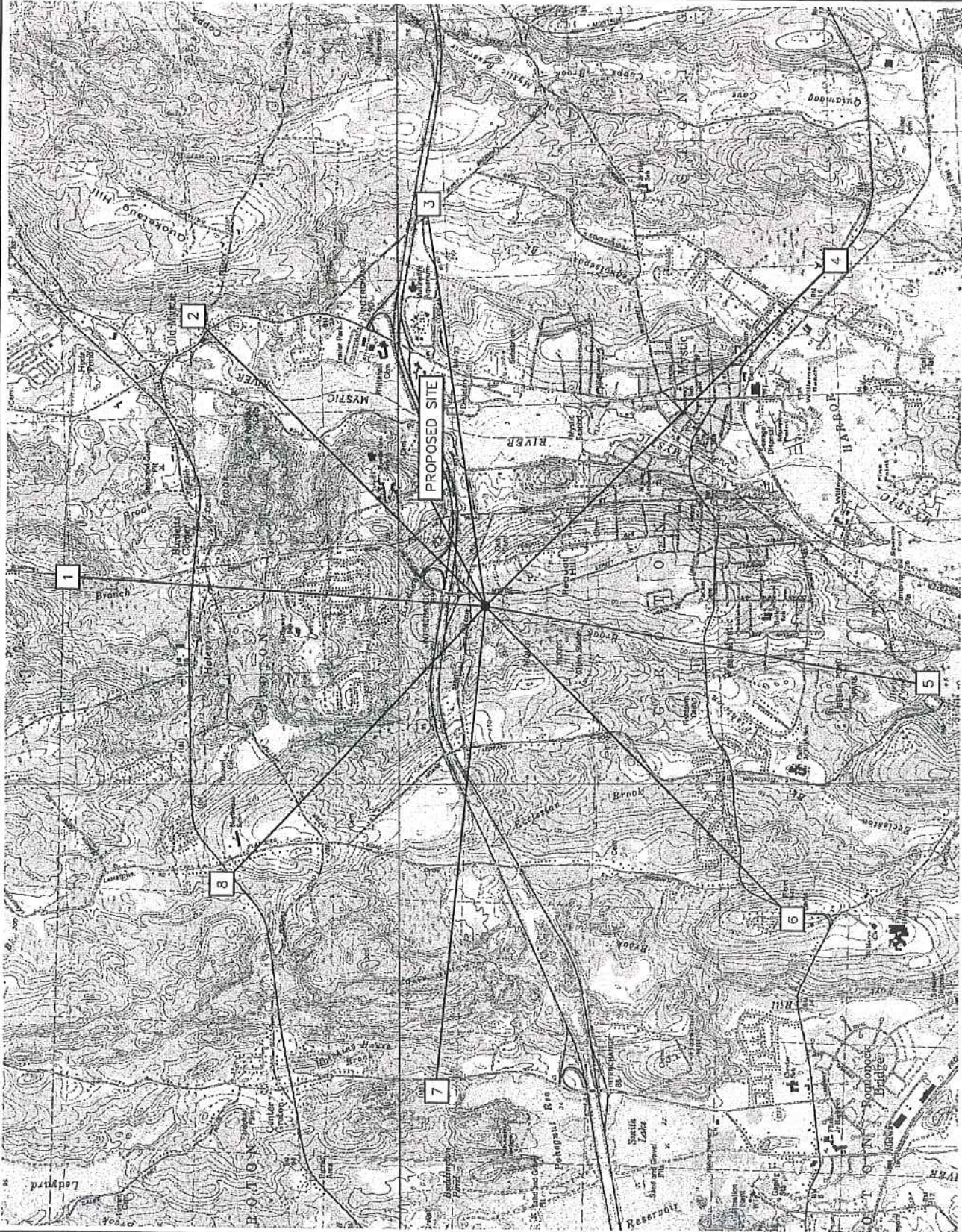
SITE NAME:
MCF GROTON

SITE ADDRESS:
**237 SANDY HOLLOW RD
GROTON, CT
06355**

NEW LONDON COUNTY

SHEET TITLE
**SIGHTLINES
LOCATION MAP**

SHEET NUMBER
SL-1



- NOTE:
- MAPPING BASED ON USGS QUAD MAPS.
 - # = SIGHT LINE NUMBER
 - = TOWER LOCATION

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CHA
 CLOUGH HANBOUR & ASSOCIATES LLP
 270 EAST MAIN AVENUE, SUITE 217, HARTFORD, CT 06103-2326
 TEL: (860) 261-5251 FAX: (860) 261-5252
 CHA PROJECT NO:
 14957 - 1004 - 1801

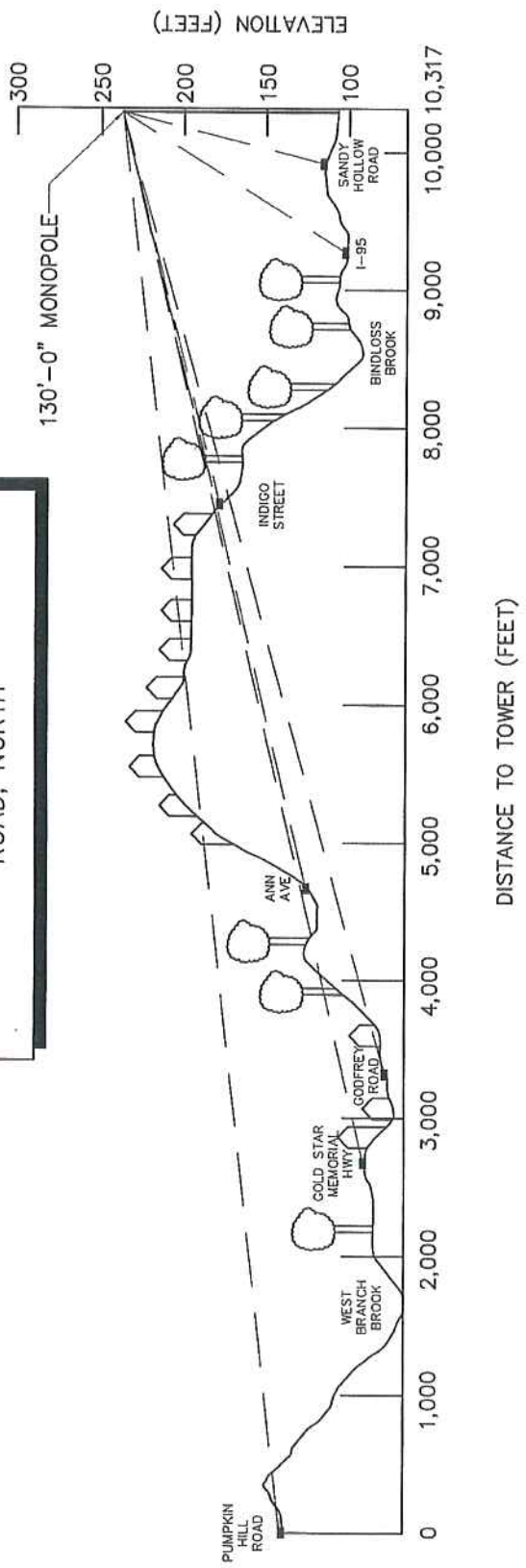
NO.	SUBMITTAL	
	DATE	DESCRIPTION
1	07/22/08	ISSUED FOR REVIEW
2	08/14/08	DATE PAL
3		APPROVAL
4		
5		
6		
7		
8		
9		
10		

SITE NAME:
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 SITE ADDRESS:
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 06355
 NEW LONDON COUNTY**

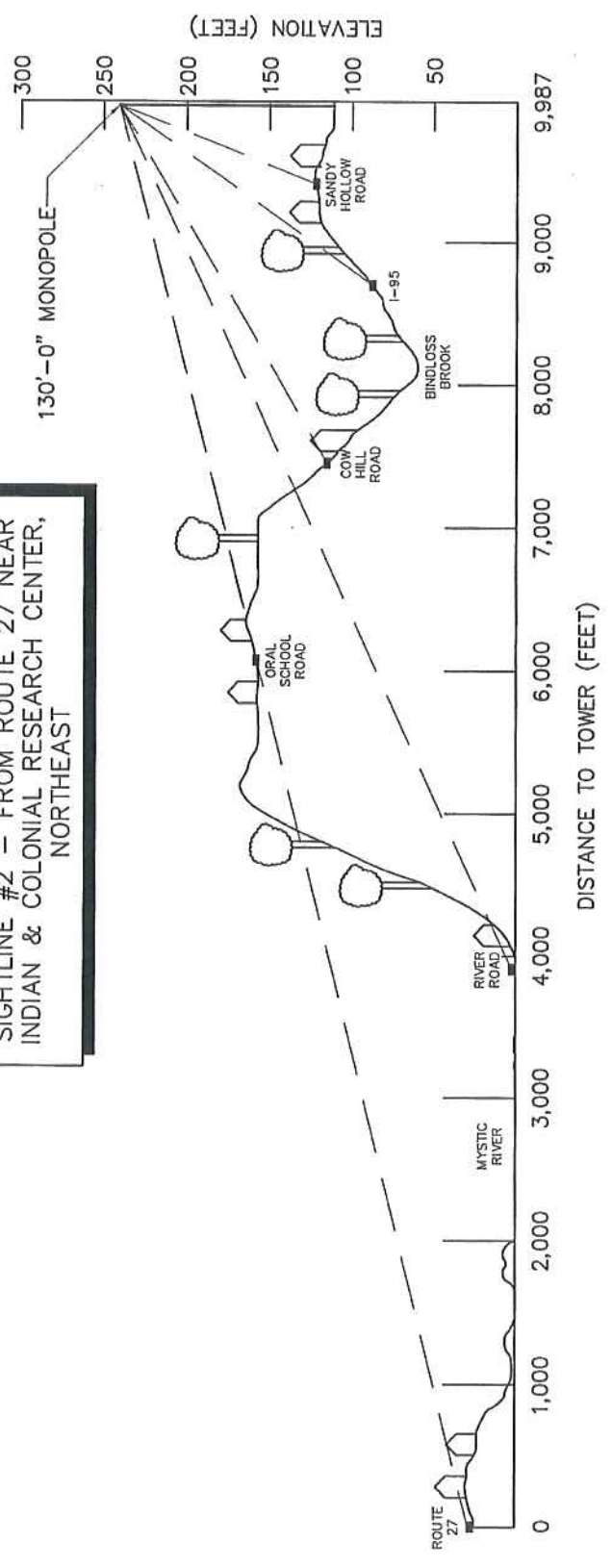
SHEET TITLE
**SIGHTLINES
 # 1 & # 2**

SHEET NUMBER
SL-2

SIGHTLINE #1 - FROM PUMPKIN HILL ROAD, NORTH



SIGHTLINE #2 - FROM ROUTE 27 NEAR INDIAN & COLONIAL RESEARCH CENTER, NORTHEAST



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14927 - 1004 - 1601

SUBMITTAL				
NO.	DATE	BY	CHK. BY	APP'D. BY
1	07/26/05	MS	MS	MS
2				
3				
4				
5				
6				
7				
8				
9				

SITE NAME:
MCF GROTON

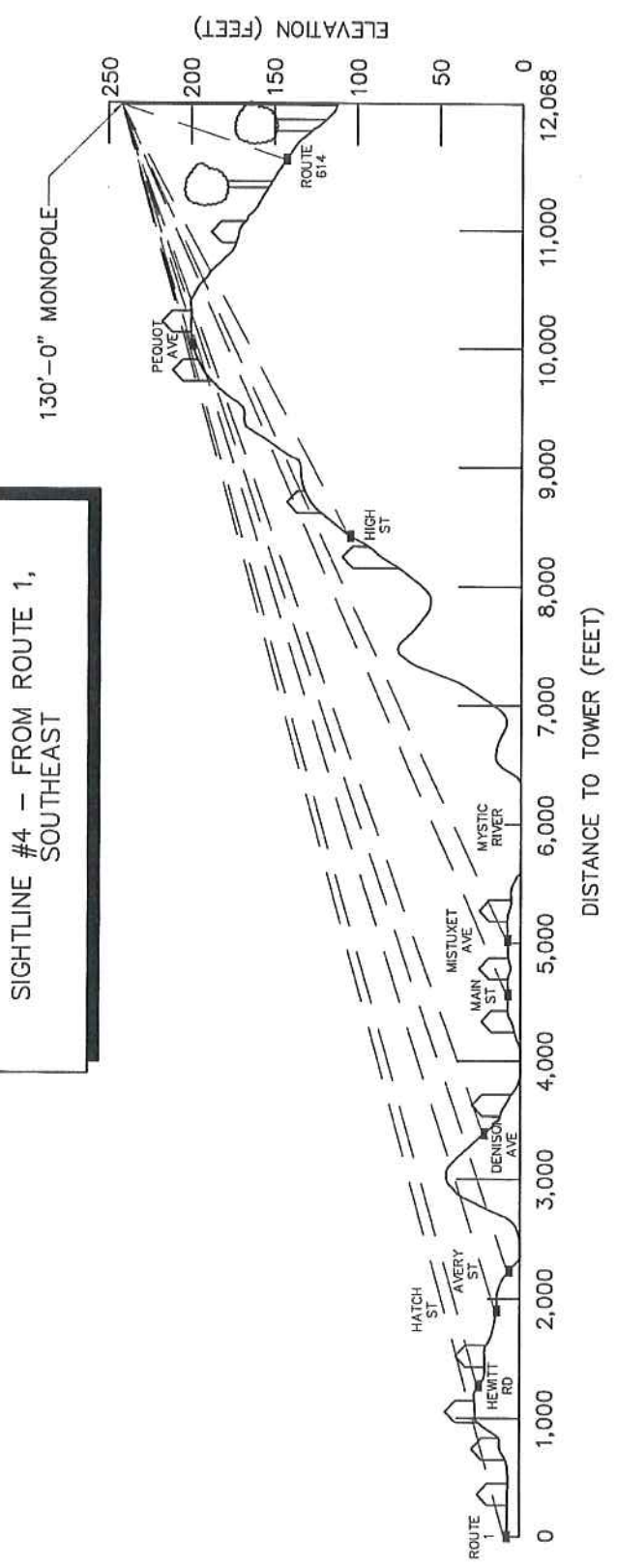
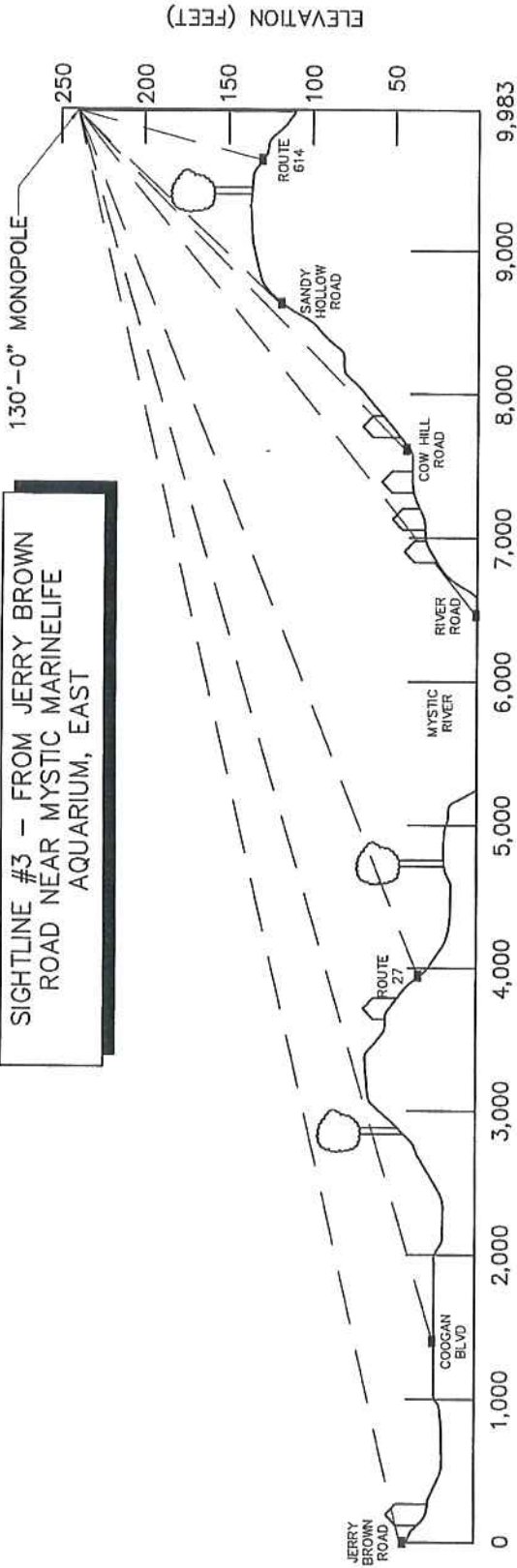
SITE ADDRESS:
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06355
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SHEET TITLE

SIGHTLINES
3 & # 4

SHEET NUMBER

SL-3



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CHA PROJECT NO.
14957 - 1004 - 1001

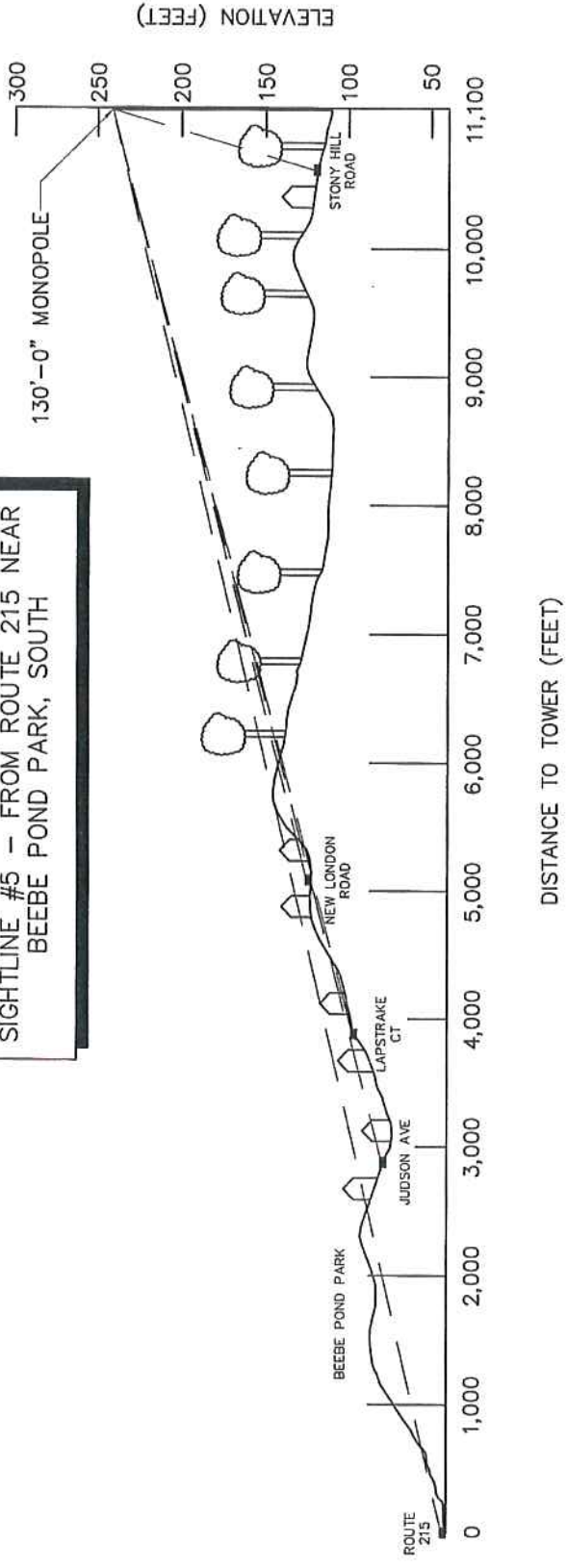
SUBMITTAL			
NO.	DATE	ISSUED FOR REVIEW	DATE
0	07/28/05	CONC. PAL.	08/01/05

SITE NAME:
MCF GROTON
SITE ADDRESS:
237 SANDY HOLLOW RD
GROTON, CT
06355
NEW LONDON COUNTY

SHEET TITLE
SIGHTLINES
5 & # 6

SHEET NUMBER
SL-4

SIGHTLINE #5 - FROM ROUTE 215 NEAR
BEEBE POND PARK, SOUTH



SIGHTLINE #6 - FROM NEW LONDON
ROAD, SOUTHWEST

