

**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE:

APPLICATION OF OPTASITE TOWERS LLC
AND OMNIPOINT COMMUNICATIONS, INC.
FOR A CERTIFICATE OF ENVIRONMENTAL
COMPATIBILITY AND PUBLIC NEED FOR
THE CONSTRUCTION, MAINTENANCE AND
OPERATION OF A TELECOMMUNICATIONS
FACILITY AT 93 LAKE STREET
MANCHESTER, CONNECTICUT

DOCKET NO. 351

Date: JANUARY 22, 2008

PRE-FILED TESTIMONY OF KEITH COPPINS

Q1. Mr. Coppins, please summarize your professional background in telecommunications.

A. I am the Vice President of Development at Optasite where I lead a development team in the growing Northeast Region telecommunications development and site acquisition activities. I have been part of the telecommunications industry for more than a decade and my primary focus is on property development, lease contract negotiations, and construction of newly-approved towers. I joined Optasite from Site Acquisitions, Inc. where I was Vice-President and oversaw the leasing, zoning and construction of new towers sites. I also managed a consulting team for AT& T Wireless and T-Mobile.

Prior to Site Acquisitions, I was General Manager for American Tower Corporation and managed a consulting group for Cellular One and Southern New England Telephone. My primary responsibilities were site acquisitions, lease negotiations and zoning of new cellular sites in the New England and New York

markets. I have successfully completed all aspects of development activities for more than 300 sites in Connecticut, Massachusetts, Vermont and New York.

Q2. What is the purpose of your testimony?

A. My testimony provides background information relating to this application for a Certificate of Environmental Compatibility and Public Need for the proposed Manchester facility. In addition, I will address the specific site search resulting in the proposed site as well as both Optasite and T-Mobile's activities prior to initiation of this application.

Q3. What is Optasite's and T-Mobile's relationship in this application?

A. As described in detail below, Optasite has a working relationship with T-Mobile to co-develop new tower facilities in the State of Connecticut. T-Mobile identified a need for a new facility in this area of Manchester and Optasite conducted the site search. The arrangement between T-Mobile and Optasite provides for Optasite and T-Mobile to make a joint application to the Council; for Optasite to own, construct and maintain the site as the Certificate holder; and for T-Mobile to serve as the anchor tenant.

Q4. How does Optasite conduct a site search?

A. Optasite maintains close relationships with T-Mobile as well as other wireless carriers, follows the development activities of others and has an in-depth understanding of the fluctuating market conditions. When T-Mobile (or another

wireless carrier) contacts Optasite regarding the need for a new facility, Optasite conducts an extensive review of the area. The first activity after assignment of a search ring to acquisition personnel is a review of the area for a suitable existing structure. Only once Optasite exhausts its search for existing structures on which to locate does it then begin to study the area for suitable locations to construct a new facility. Optasite first studies the area to determine whether industrial or commercial 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. Obviously, the list of potential locations is further refined based on the willingness of property owners to make their property available.

Q6. Please describe Optasite's search for the proposed Manchester wireless facility.

A. Optasite commenced a search for a site in this area of Manchester in March, 2005. In that area, Optasite found no existing towers suitable for use as a wireless communications facility. The nearest tower(s) suitable for use as a wireless communications facility are outside of T-Mobile's search area or not useable due to existing terrain in the area. In addition, Optasite identified no existing structures which were suitable for use and available. Specifically, Optasite investigated the Rockledge/Green Hill water tower owned by the Town of Manchester. The Town of Manchester has indicated that this site is not available for co-location. In addition, this included investigation of a tower

proposed at 12 Carpenter Road in Bolton (Docket 323). As discussed during that hearing, T-Mobile has indicated that even with the approval of the 12 Carpenter Road facility, it will still require an additional facility in this area of Manchester in order to provide coverage to the Route 6/Route 44 area.

Turning to locations for a new tower proposal, Optasite found that site selection in the area was limited by residential development throughout the area. Prior to obtaining a lease for the Site, Optasite had entered into a lease agreement for the development of a facility at 1027 Middle Turnpike East. This site was filed with the Siting Council in Docket No. 328. Based upon concerns raised by residents in the area and elected officials, Optasite continued to investigate additional parcels in this area even after Docket 328 had been filed. Optasite then entered into a lease agreement for the Rossetto property. The Rossetto property was uniquely suited to development of a tower site due to its large size and natural screening due to mature vegetation on the Site. At approximately twenty-three acres in size, it is significantly larger than other properties in the area. In addition, while the 1027 Middle Turnpike East location required a minimum height of 127 feet AGL, due to topography in the area, a facility at the Rossetto property only requires a minimum height of 107 feet AGL.

Q7. Have the Applicants consulted with municipal officials with regard to their plans?

A. Yes. In compliance with Section 16-50(e), consultation with municipal officials was undertaken by Optasite. On June 28, 2007, Optasite provided technical information to the Mayor of Manchester and other municipal officials.

On July 19, 2007, Optasite met with the officials from the Town of Manchester including Mark Pellegrini, Director of Planning and Economic Development, Jack McCoy, Chief Information Officer and Robert Dusza, Jr., Project and Technical Support Manager for the Town of Manchester.

Q8. Has Optasite received any indications from the Town of Manchester that it is interested in locating emergency service equipment at this Site?


A. Yes, the Town of Manchester has indicated that it has a need in this area of Town and is interested in locating its emergency service equipment at this Site. Optasite will make space available for the Town's emergency service equipment, free of charge.

The statements above are true and complete to the best of my knowledge.

1-22-08
Date


Keith Coppins

Subscribed and sworn before me this 22nd day of January, 2008.

By: 
Notary

TINA CODELLA
NOTARY PUBLIC
My Comm. Expires 12/31/2012