

THOMPSON 2 - SITE A

**347 Riverside Drive
North Grosvenordale, Connecticut**

Description of Proposed Cell Site

Cellco Partnership d/b/a Verizon Wireless
99 East River Drive
East Hartford, CT 06108

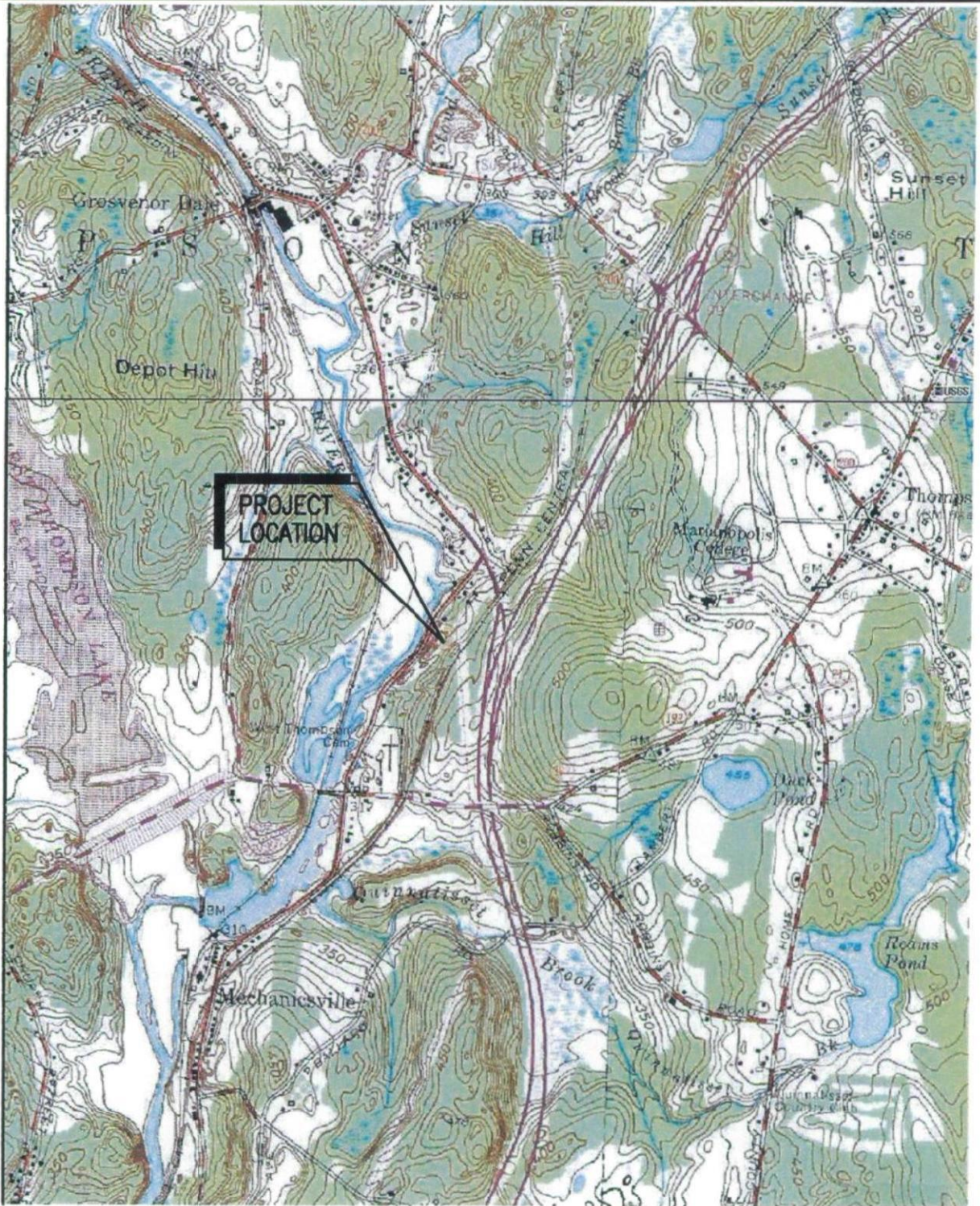
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SITE NAME: THOMPSON 2 (SITE A) – 347 Riverside Drive, North Grosvenordale, CT

GENERAL CELL SITE DESCRIPTION

The proposed Site A cell site would be located within an approximately 1.98 acre parcel at 347 Riverside Drive (the “Site A Property”). The Site A Property is owned by Rene B. and Mary V. Santerre, Trustees and is currently used as a masonry contractors business and storage yard, by D&R Tire & Masonry Supply Co. The Site A facility would consist of a 140-foot telecommunications tower. Cellco antennas would be mounted near the top of the tower with their centerline at the 137-foot level. The top of Cellco’s antennas will not extend above the top of the tower. Cellco’s radio equipment and a back-up generator will be located inside a 12’ x 30’ equipment shelter located near the base of the tower. Vehicle access to the site would extend from Riverside Drive over a portion of an existing gravel driveway a distance of approximately 205 feet then over a new gravel driveway, an additional distance of approximately 20 feet to the site compound. Utility service would extend from existing service along Riverside Drive.



1 USGS TOPO MAP: PUTNAM 41071-H8
 SCALE: 1" = 2000'
 0 1000 2000
 SCALE IN FEET

TRUE NORTH



Site A

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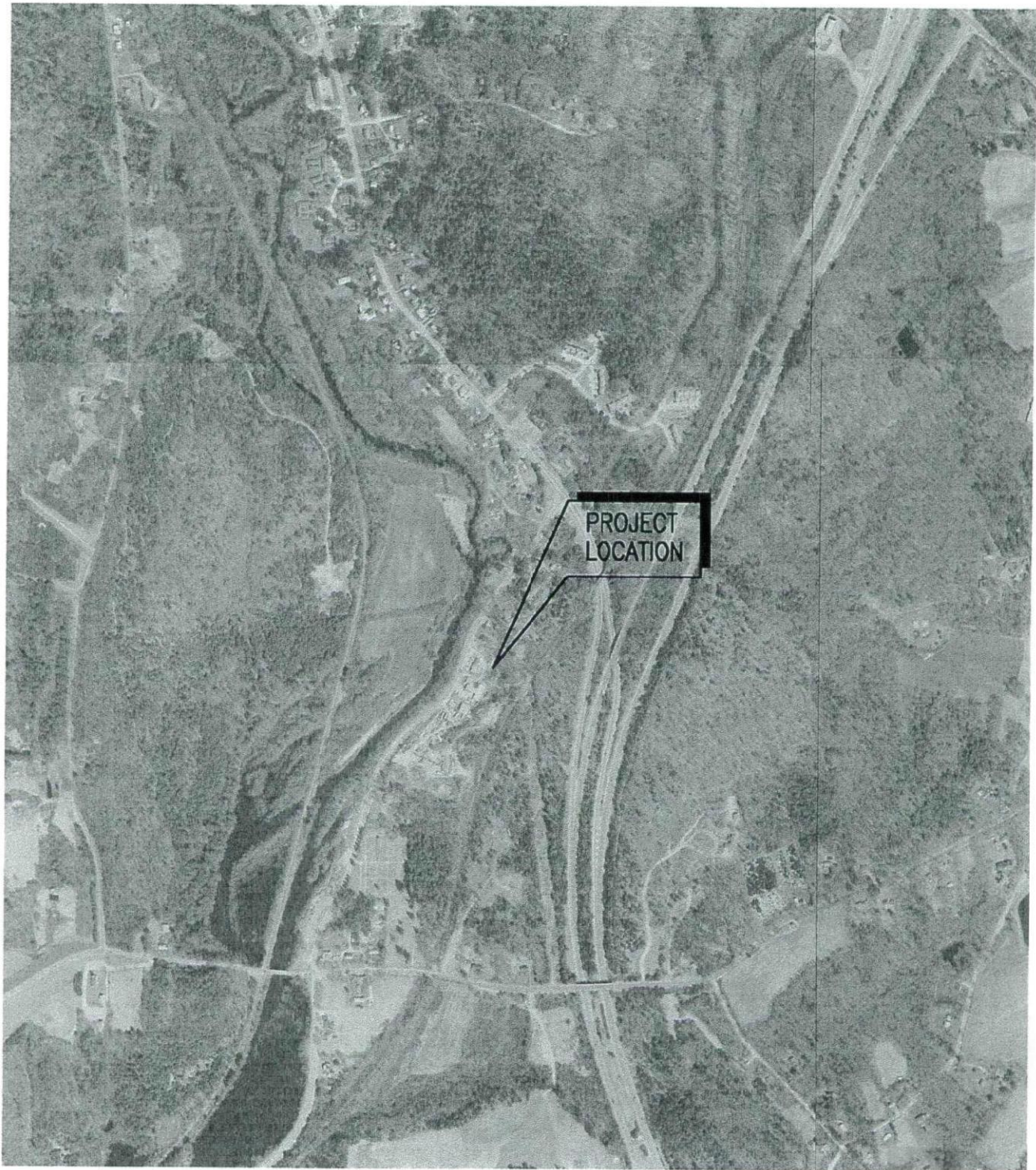
SITE NAME:
 THOMPSON 98 A

SITE ADDRESS:
 347 RIVERSIDE DRIVE
 NORTH GROSVENORDALE, CT
 06255
 WINDHAM COUNTY

SHEET TITLE:
 USGS TOPO MAP

DATE:
 07/06/07

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1 **2004 AERIAL PHOTO**
 SCALE: 1" = 1000'
 0 500 1000
 SCALE IN FEET



Site A

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SITE NAME:
THOMPSON 98 A
 SITE ADDRESS:
**347 RIVERSIDE DRIVE
 NORTH GROSVENORDALE, CT
 06255
 WINDHAM COUNTY**

SHEET TITLE:
AERIAL PHOTO

DATE:
07/06/07

REVISION:
0

SITE EVALUATION REPORT

SITE NAME: THOMPSON 2 (SITE A) – 347 Riverside Drive, North Grosvenordale , CT

I. LOCATION

- A. COORDINATES: 41° 57' 11.5" N 71° 53' 1" W
- B. GROUND ELEVATION: Approximately 327± feet AMSL
- C. USGS QUADRANGLE MAP: Putnam, CT
- D. SITE ADDRESS: 347 Riverside Drive, North Grosvenordale , CT
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within 1/4 mile of the cell site is zoned Commercial.

II. DESCRIPTION

- A. SITE SIZE: 100' x 100' Site Compound Area
- B. LESSOR'S PARCEL: Approximately 1.98 acres
- C. TOWER TYPE/HEIGHT: 140' Monopole Tower
140' to top of the Cellco antennas
- D. SITE TOPOGRAPHY AND SURFACE: The westerly portion of the Site A Property is generally flat. The easterly portion of the site slopes up from west to east toward the railroad right-of-way. Some clearing and more significant site grading of the leased area will be required.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The tower is located in an open and partially level portion of the site. The rear portion of the site compound will require regrading of an existing hillside to maintain a level compound area. No wetland areas exist within or near the site compound or access driveway.
- F. LAND USE WITHIN 1/4 MILE OF SITE: The Site A Facility is surrounded by commercial/industrial uses to the south and west; a railroad right-of-way to the east; and a residential uses to the north.

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power

- B. POWER PROXIMITY TO SITE: Approximately 225 feet to the northwest.
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: Same as power
- E. VEHICLE ACCESS TO SITE: Vehicle access to the site would extend from Riverside Drive over a portion of an existing gravel driveway and new 12-foot wide gravel driveway extension to the site compound a total distance of approximately 225 feet.
- F. CLEARING AND FILL REQUIRED: Some clearing would be required for construction of the tower, site compound and new access drive. More significant grading of the easterly portion of the site compound area will be required. Detailed construction plans would be developed after approval of the site by the Siting Council.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: Rene B. and Mary V. Santerre, Trustees
- C. ADDRESS: 347 Riverside Drive, North Grosvenordale , CT 06255
- D. DEED ON FILE AT: Town of Thompson , CT Land Records

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ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: THOMPSON 2 (SITE A) – 347 Riverside Drive, North Grosvenordale , CT

I. PHYSICAL IMPACT

A. WATER FLOW AND QUALITY

No water flow and/or water quality changes are anticipated as a result of the construction or operation of the Site A Facility. There are no lakes, ponds, rivers, streams, wetlands or other regulated bodies of water located in the area to be used for the access drive, tower or equipment shelter. The equipment used will not discharge any pollutants to area surface or groundwater systems.

B. AIR QUALITY

Under ordinary operating conditions, the equipment that would be used at the site would emit no air pollutants of any kind. For limited periods during power outages and periodically for maintenance purposes, minor levels of emissions from the on-site generator would result.

Pursuant to R.C.S.A. § 22a-174-3, the on-site emergency back-up generator proposed as a part of this application would require the issuance of a Connecticut Department of Environmental Protection Air Bureau permit for potential emissions. Cellco would obtain this permit prior to installing the generator at the approved cell site.

C. LAND

Minimal clearing and some significant grading of the tower compound will be required. The remaining land will remain unchanged by the construction and operation of the cell site and will continue to be used as a masonry contractors facility and material storage area.

D. NOISE

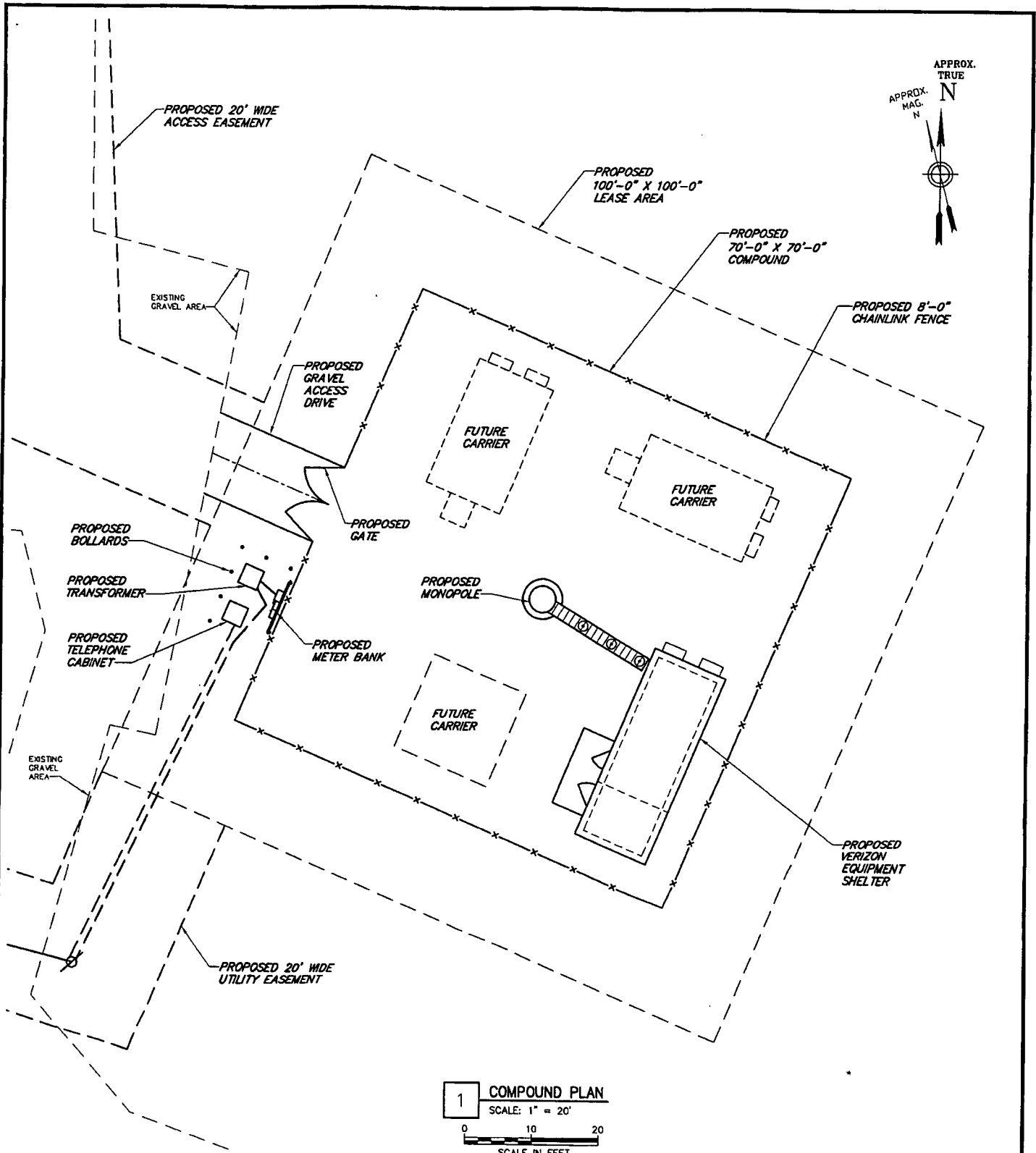
The equipment to be in operation at the Site A Facility would emit no noise of any kind, except for operation of the installed heating, air conditioning and ventilation systems and occasional operation of a back-up generator which would be run during power failures and periodically for maintenance purposes. Some noise is anticipated during cell site construction, which is expected to take approximately four to six weeks.

E. POWER DENSITY

The worst-case calculation of power density for Cellco's antennas at the Thompson 2 Site A Facility would be 8.33% of the Standard.

F. VISIBILITY

See Visual Analysis Report included as Attachment 11.



BASEMAP NOTES:
1. BASEMAP INFORMATION OBTAINED FROM A SURVEY PERFORMED BY CLOUGH HARBOUR & ASSOCIATES LLP IN JUNE 2007.

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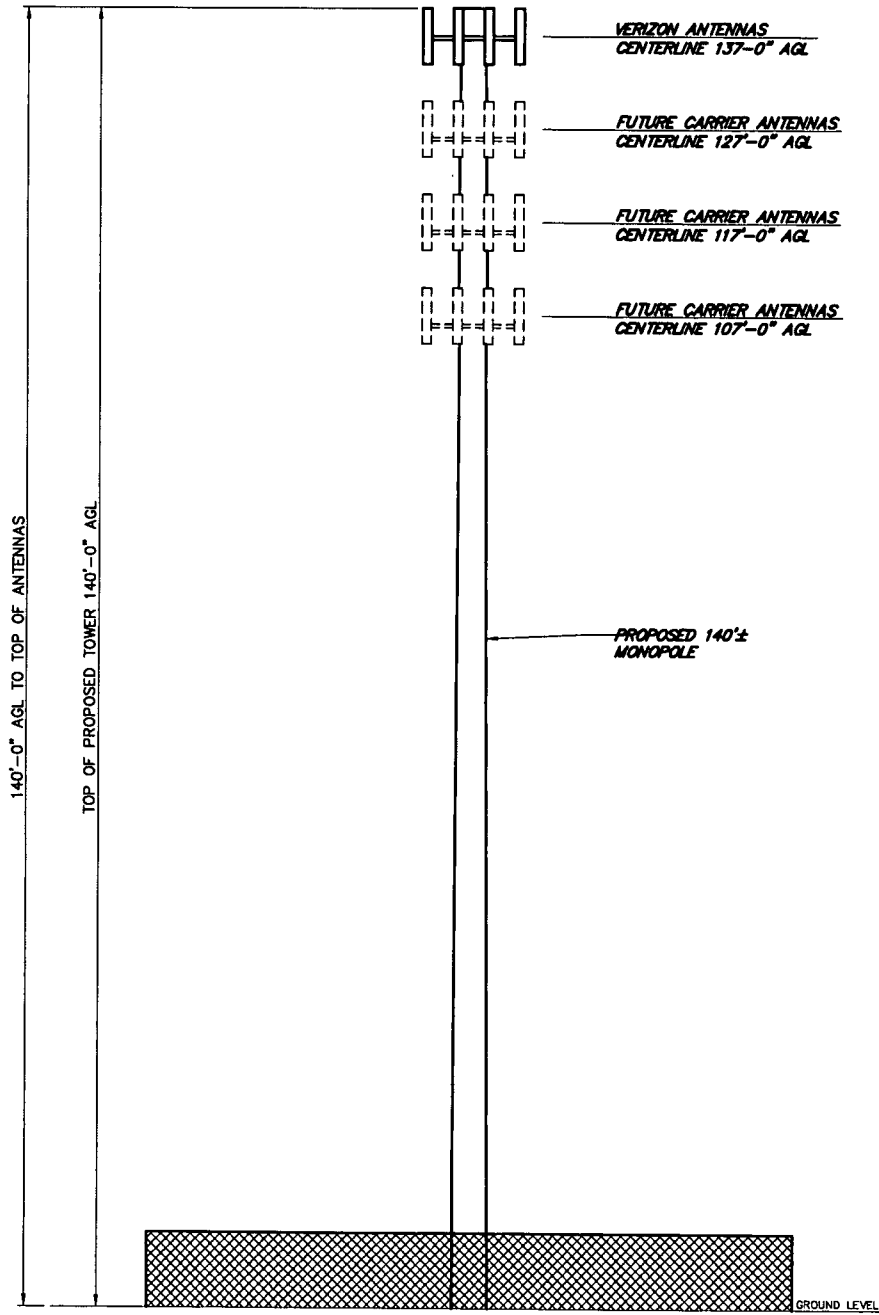
SITE NAME:
THOMPSON 98 A

SITE ADDRESS:
347 RIVERSIDE DRIVE
NORTH GROSVENORDALE, CT
06255
WINDHAM COUNTY

SHEET TITLE:
COMPOUND PLAN

DATE:
07/06/07

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1 TOWER ELEVATION
SCALE: 1" = 20'

0 10 20
SCALE IN FEET

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SITE NAME:
THOMPSON 98 A

SITE ADDRESS:
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NORTH GROSVENORDALE, CT
06255
WINDHAM COUNTY**

SHEET TITLE:
TOWER ELEVATION

DATE:
08/15/07

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3