

THOMPSON 2 - SITE B

**407 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 B) – 407 Riverside Drive, North Grosvenordale , CT

GENERAL CELL SITE DESCRIPTION

The proposed Site B cell site would be located within an approximately 3.43 acre parcel at 407 Riverside Drive (the “Site B Property”). The Site B Property is owned by David F. Rogers. The Site B 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 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 an existing gravel driveway, a distance of approximately 230 feet, then over a new gravel driveway, an additional distance of approximately 235 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



Site B

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 CLOUGH HARBOUR & ASSOCIATES LLP
 2158 Sites Deans Highway, Suite 215 - Rocky Hill, CT 06067-2338
 Main: (860) 257-4557 • www.cloughha.com

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MCF Communications, Inc.
 733 TURNPIKE STREET, SUITE 105
 NORTH ANDOVER, MA 01845
 OFFICE: (978) 687-2536
 FAX: (978) 258-8850

SITE NAME:
THOMPSON 98 B

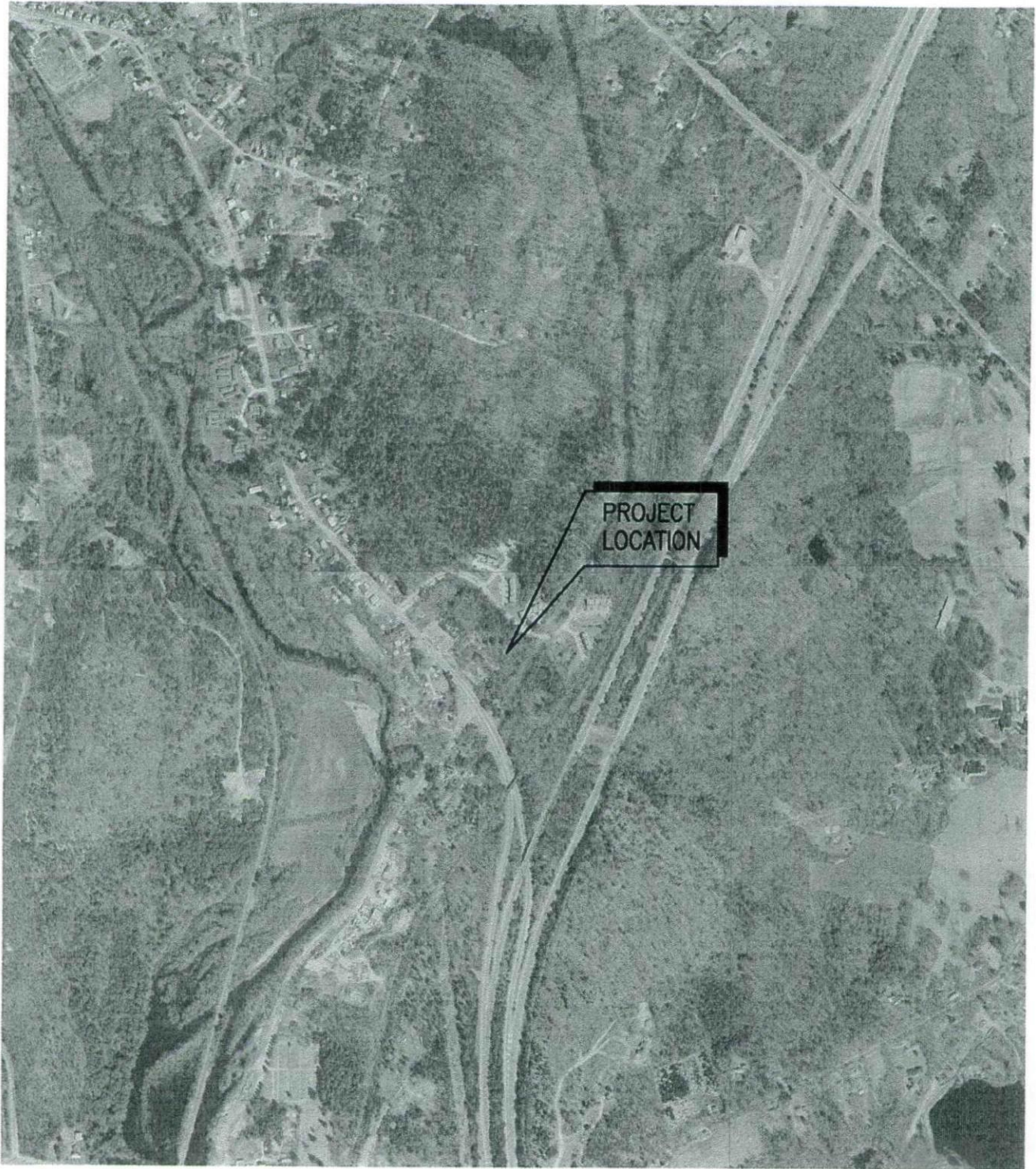
SITE ADDRESS:
**407 RIVERSIDE DRIVE
 NORTH GROSVENORDALE, CT
 06255
 WINDHAM COUNTY**

SHEET TITLE:
USGS TOPO MAP

DATE:
07/06/07

REVISION:
0

File: J:\14957\001\1-14-07\14-07-07-01\14-07-07-01.dwg, Plot Date: 7/6/07 11:44:00 AM, Plotter: HPGL-PT, Plot Size: 11.00 x 17.00, Plot Scale: 1.00



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



Site B

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 3130 Stax Deane Highway, Suite 212 - Rocky Hill, CT 06067-2336
 Main: (860) 257-4337 - www.cloughharbour.com

CHA PROJ. NO. - 14957-1008

MCF Communications, Inc.

733 TURNPIKE STREET, SUITE 105
 NORTH ANDOVER, MA 01845
 OFFICE: (978) 687-2536
 FAX: (978) 258-8850

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 THOMPSON 98 B

SITE ADDRESS:
 407 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 B) – 407 Riverside Drive, North Grosvenordale , CT

I. LOCATION

- A. COORDINATES: 41° 57' 26.6" N 71° 52' 51.7" W
- B. GROUND ELEVATION: Approximately 370± feet AMSL
- C. USGS QUADRANGLE MAP: Putnam, CT
- D. SITE ADDRESS: 407 Riverside Drive, North Grosvenordale , CT
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within 1/4 mile of the cell site is zoned R-20 Residential.

II. DESCRIPTION

- A. SITE SIZE: 100' x 100' Site Compound Area
- B. LESSOR'S PARCEL: Approximately 3.43 acres
- C. TOWER TYPE/HEIGHT: 140' Monopole Tower
140' to top of antennas
- D. SITE TOPOGRAPHY AND SURFACE: The topography in the area generally slopes down from northeast to southwest. Clearing and grading of the leased area and access driveway will be required.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The tower is located in a wooded and relatively level portion of the Site B Property. The overall terrain of the site slopes down from northeast to southwest. No wetland areas exist within or near the site compound or the access driveway. The closest wetland area is located more than 120 feet to the southeast.
- F. LAND USE WITHIN 1/4 MILE OF SITE: The Site B Facility is surrounded by a residential condominium development to the east with additional undeveloped condominium property to the south. To the west is residential property along Riverside Drive and to the north a medical building operated by Day Kimball Hospital.

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power

- B. POWER PROXIMITY TO SITE: Approximately 465 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 the lessor's existing driveway, then over a new 12-foot wide gravel driveway to the site compound a total distance of approximately 465 feet.
- F. CLEARING AND FILL REQUIRED: Clearing and grading would be required for construction of the tower, site compound and new access drive. Detailed construction plans would be developed after approval of the site by the Siting Council.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: David F. Rogers
- C. ADDRESS: 407 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 B) – 407 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 B 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 closest wetland area is located more than 120 feet to the southeast of the compound area. 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

Clearing and grading of the tower compound and access drive will be required. The remaining land of the lessor would remain unchanged by the construction and operation of the cell site.

D. NOISE

The equipment to be in operation at the Site B 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 Celco's antennas at the Thompson 2 Site B Facility would be 8.33% of the Standard.

F. VISIBILITY

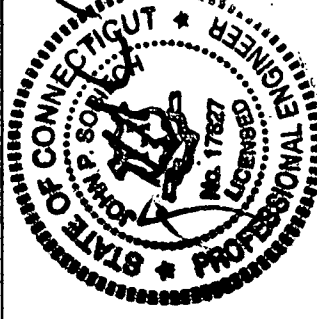
See Visual Analysis Report included as Attachment 11.

MCF Communications, Inc.
 733 TURKPIRE STREET, SUITE 105
 NORTH ANDOVER, MA 01845
 OFFICE: (978) 687-2535
 FAX: (978) 268-8850

CHA
 CLOUGH HARBOUR & ASSOCIATES LLP
 2139 State Route Highway, Suite 212, Rocky Hill, CT 06067-2336
 Phone: (860) 257-4537 www.cloughharbour.com

CHA PROJECT NO:
 14957 - 1008 - 1801

NO.	SUBMITTAL	DATE	BY:	CHK:	APP'D:
0	ISSUED FOR REVIEW	07/06/07	CHK: PAL	APP'D: JPS	
1	CHANGED TOWER HEIGHT	08/13/07	CHK: PAL	APP'D: JPS	



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE NAME:
 THOMPSON 98 B

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

SHEET TITLE
 SITE ACCESS MAP

SHEET NUMBER
 A02

NOTES:
 1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON FEBRUARY 25, 1996. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE OBTAINED FROM THE SURVEY RECORDS OF OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

TYPE OF SURVEY: COMPILED PLAN

BOUNDARY DETERMINATION CATEGORY: NONE

CLASS OF ACCURACY: HORIZONTAL CLASS A-2
 VERTICAL CLASS Y-2
 TOPOGRAPHIC CLASS T-2

2. PROPERTY LINES SHOWN HEREON ARE FROM RECORD DEEDS AND TAX MAPS AS OVERLAIN ON ANY MONUMENTATION OR OTHER EVIDENCE THAT MAY HAVE BEEN LOCATED DURING THE TOPOGRAPHIC SURVEY. A PROPERTY SURVEY WAS NOT PERFORMED AT THE TIME OF THIS SURVEY. THE PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT PRESENT A PROPERTY/BOUNDARY OPINION.

3. BASE MAPPING PREPARED BY CLOUGH HARBOUR & ASSOCIATES LLP FROM A JUNE 2007 FIELD SURVEY.

4. NORTH ORIENTATION IS TRUE NORTH BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY.

5. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND THEREFORE THEIR EXACT LOCATION AND DEPTH ARE APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION.

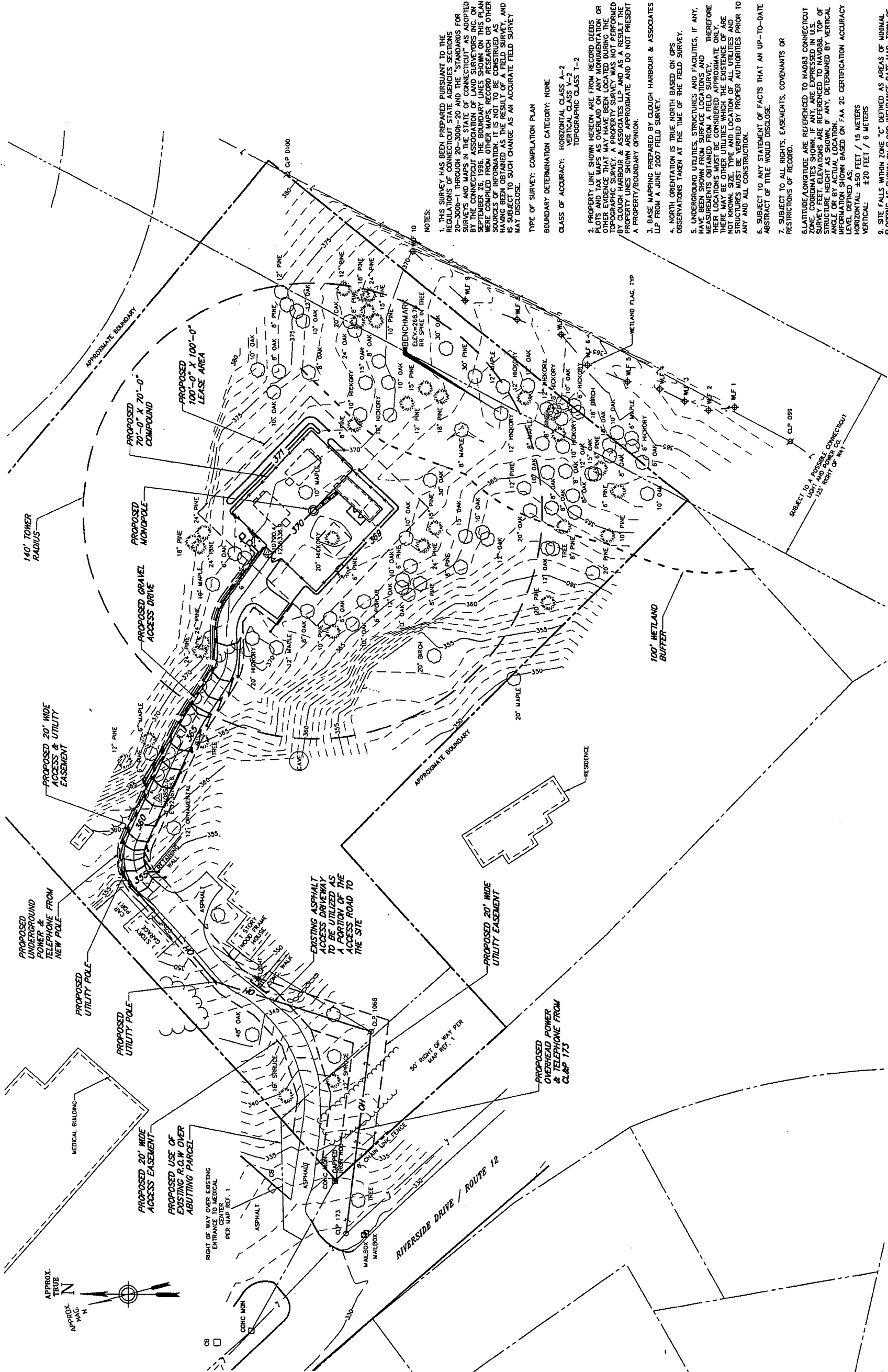
6. SUBJECT TO ANY STATEMENT OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.

7. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

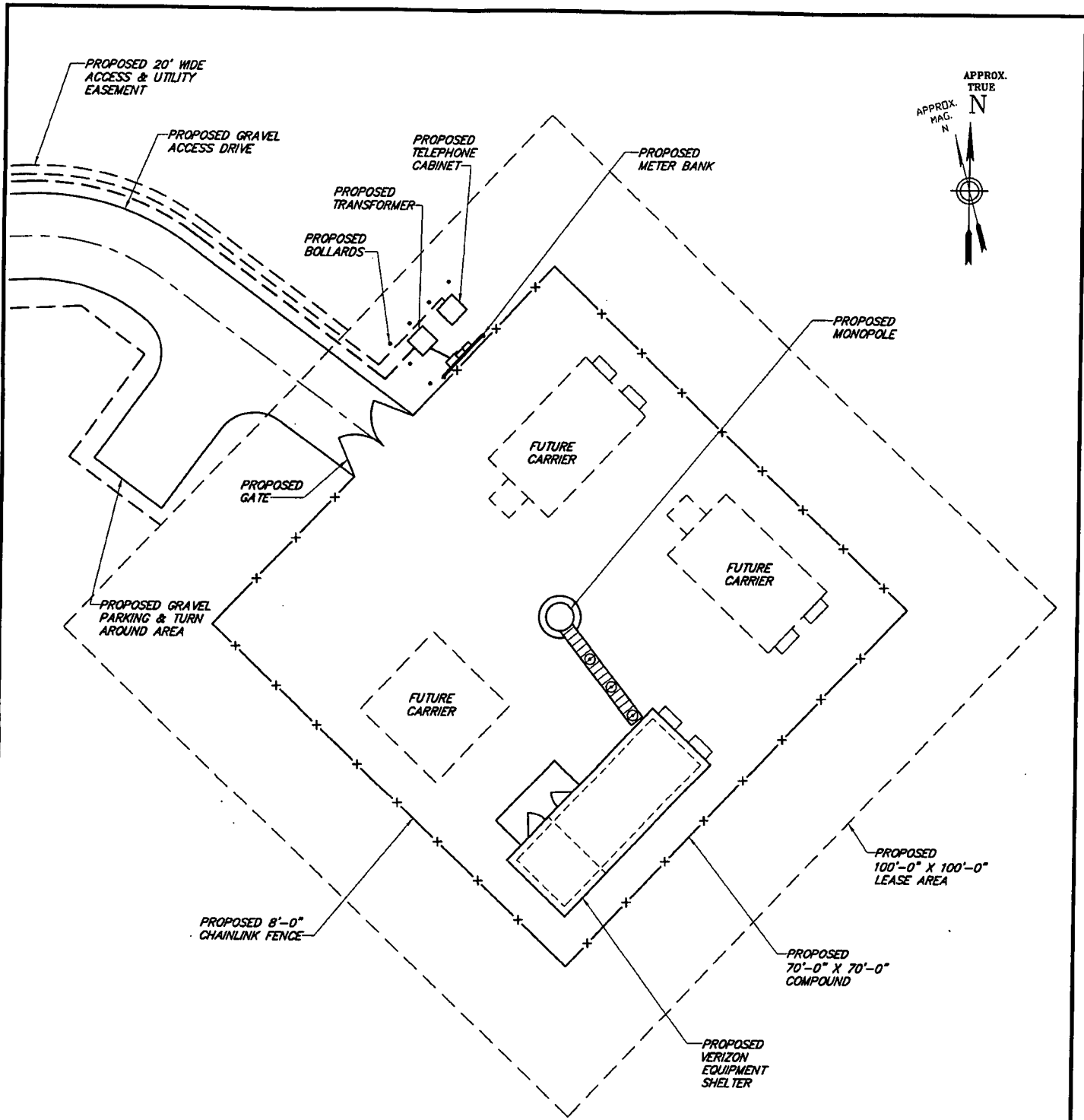
8. ELEVATIONS AND ANGLE ARE REFERENCED TO NAD83, CONNECTICUT ZONE. COORDINATES SHOWN, IF ANY, ARE EXPRESSED IN U.S. SURVEY FEET. ELEVATIONS ARE REFERENCED TO NAVD83. TOP OF STRUCTURE HEIGHT AS SHOWN, IF ANY, DETERMINED BY VERTICAL ANGLE OR BY ACTUAL LOCATION.

9. SITE FALLS WITHIN ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP, TOWN OF THOMPSON, CONNECTICUT, WINDHAM COUNTY, PANEL 12 OF 20, COMMUNITY PANEL NUMBER 090117 0012 B, EFFECTIVE DATE NOVEMBER 1, 1984.

MAP REFERENCES:
 1. "DOMELDA DEOTTE" PREPARED BY ALBERT L. FITZBACK R.L.S. DATED MAY 12, 1980
 2. "SURVEY PLAN TO A DECLARATION FOR THOMPSON MEDICAL ARTS BUILDING, A CONDOMINIUM" PREPARED BY CME AND DATED MAY 8, 2000 LAST REVISED JUNE 15, 2000
 3. "THOMPSON HILLS WEST" PREPARED BY ALBERT L. FITZBACK R.L.S. DATED SEPT. 1, 1987




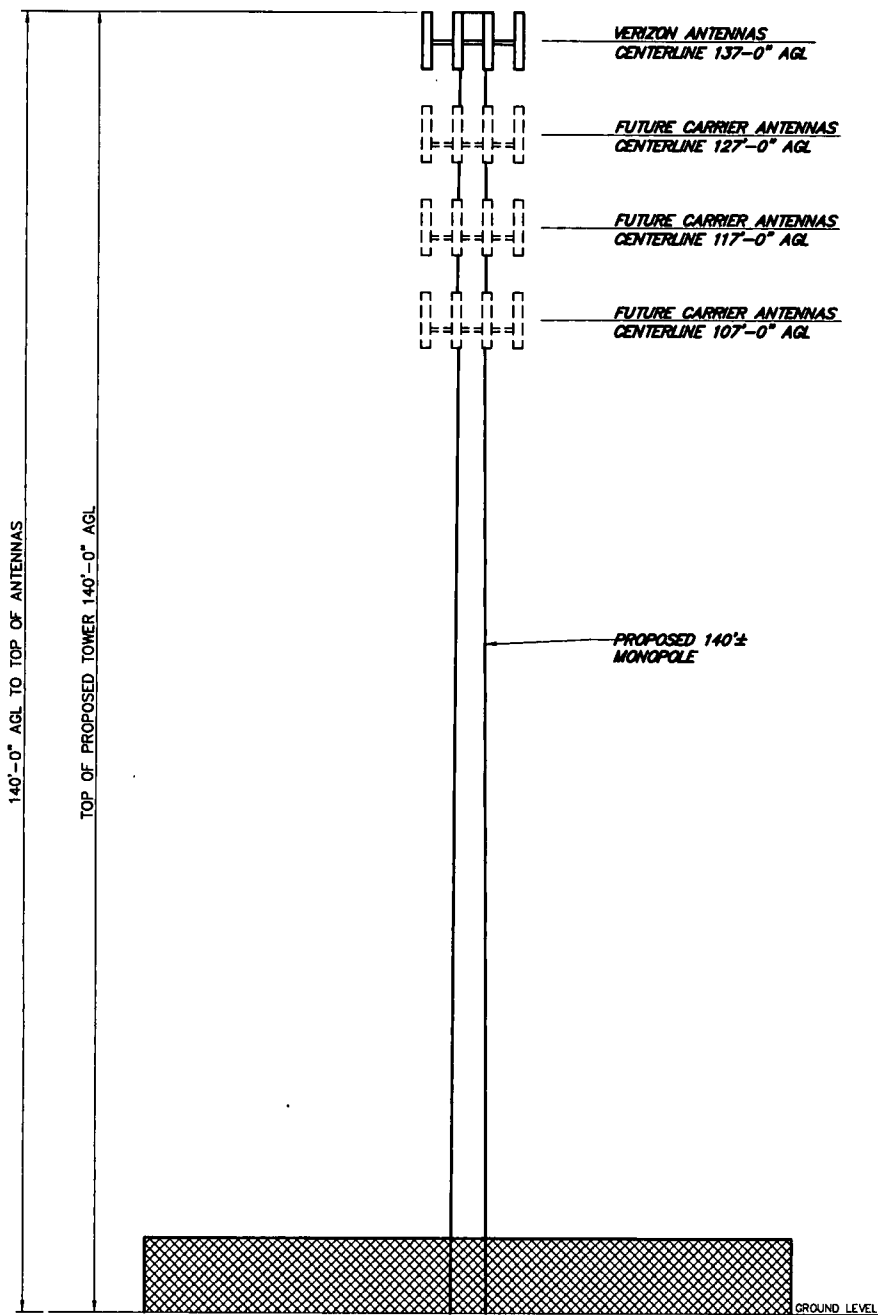
1 SITE ACCESS MAP
 SCALE: 1" = 30' FULL SIZE
 1" = 60' 11" X 17"
 0 30 60
 SCALE IN FEET



1 **COMPOUND PLAN**
 SCALE: 1" = 20'
 0 10 20
 SCALE IN FEET

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

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		SITE ADDRESS: 407 RIVERSIDE DRIVE NORTH GROSVENORDALE, CT 06255 WINDHAM COUNTY	DATE: 07/06/07
			REVISION: 0



1 TOWER ELEVATION
SCALE: 1" = 20'

0 10 20
SCALE IN FEET

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2130 Blue Oceans Highway, Suite 212 - Rocky Hill, CT 06067-2338
Tel: (860) 257-4887 • www.cloughharbour.com

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MCF Communications, Inc.

733 TURNPIKE STREET, SUITE 105
NORTH ANDOVER, MA 01845
OFFICE: (978) 687-2536
FAX: (978) 258-8850

SITE NAME:
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SITE ADDRESS:
**407 RIVERSIDE DRIVE
NORTH GROSVENORDALE, CT
06255
WINDHAM COUNTY**

SHEET TITLE:
TOWER ELEVATION

DATE:
08/15/07

REVISION:
3