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CONNECTICUT
SITING COUNCIL

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 52 STADLEY ROUGH ROAD,
DANBURY, CONNECTICUT

DOCKET NO. 366

December 16, 2008

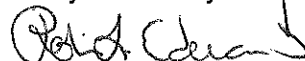
THIRD SET OF PRE-HEARING INTERROGATORIES
OF CITY OF DANBURY TO
OPTASITE TOWERS LLC ("OPTASITE") AND
OMNIPOINT COMMUNICATIONS, INC. ("T-MOBILE")

1. Please investigate and evaluate 35 Hayestown Road, owned by the City of Danbury, as a potential alternate site for the location of the proposed telecommunications facility. A copy of the field card for this property is attached hereto. Please provide all results of such investigation and evaluation, including, but not limited to propagation mapping.
2. Please indicate the exact location of the two alternate sites identified by David Martin and depicted in the aerial photographs supplied by him at the hearing on December 8th. Upon identification of said sites, the City of Danbury will also endeavor to ascertain if said sites are potentially available as alternate locations.

The City of Danbury reserves the right to offer additional exhibits, testimony, witnesses and administratively noticed materials as may be necessary during the hearing process.

Dated at Danbury, Connecticut, this 16th day of December 2008.

City of Danbury



Robin L. Edwards
Assistant Corporation Counsel
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810
(203) 797-4518

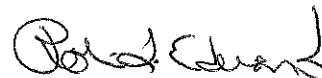
CERTIFICATE OF SERVICE

I hereby certify that the original copy of the foregoing was delivered to the Connecticut Siting Council via overnight mail, with an electronic copy sent via email, and one (1) copy of the above was mailed to the Applicant's legal counsel via overnight mail, with a copy also electronically delivered, as follows:

Christopher Fisher, Esq.
Lucia Chiocchio, Esq.
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cfisher@cuddyfeder.com

Dated: December 16, 2008

City of Danbury



Robin L. Edwards
Assistant Corporation Counsel
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155 Deer Hill Avenue
Danbury, CT 06810
(203) 797-4518

CITY OF DANBURY	TOPO	UTILITIES	SEWT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED VALUE	ASSESSED VALUE
155 DEER HILL AVE	1 Level	3 Public Sewer	1 Paved		Comm	200	3,300,700	2,310,500
DANBURY, CT 06810-7769					Comm	200	561,500	393,000
Additional Owners:					Comm	200	68,600	48,000
SUPPLEMENTAL DATA					VISION			
Other ID: F/SALE X					6034			
TC MAP F/SALE E					Danbury, CT			
TC LOT F/SALE C								
Census Tract 2112 F/SALE								
F/SALE F/SALE								
GIS ID: 1090810000 ASSOC PID#								

RECORD OF OWNERSHIP	BI-VOL/PAGE	SALE DATE	Yr	Code	ASSESSED VALUE	Yr	Code	ASSESSED VALUE
CITY OF DANBURY	0236/0123	03/11/1949	2007	200	2,310,500	2006	200	1,137,500
			2007	200	393,000	2006	200	227,200
			2007	200	48,000	2006	200	48,000
Total:					2,751,500	Total:		1,412,700

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.
NBHD/ SUB		NBHD NAME	STREET INDEX NAME	TRACING	BATCH	
3500/A						
NOTES						
P.A.L-ATHLETIC GYM						

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD						
ASSESSING VALUE SUMMARY						
Appraised Bldg. Value (Card) 3,199,600						
Appraised XF (B) Value (Bldg) 101,100						
Appraised OB (L) Value (Bldg) 68,600						
Appraised Land Value (Bldg) 561,500						
Special Land Value 0						
Total Appraised Parcel Value 3,930,800						
Valuation Method: C						
Adjustment: 0						
Net Total Appraised Parcel Value 3,930,800						

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insr. Date	% Comp.	Date Comp.	Comments
	35694	11/05/2003	CO	CO ISSUED	84,450	07/30/2004	100	07/30/2004	ELEVATOR

LAND LINE VALUATION SECTION	Use	Description	Zone	D	Frontage	Depth	Units	Unit Price	I Factor	S.A.	C Factor	ST. Idx	Adj.	Notes- Adj.	Special Pricing	Adj. Unit Price	Land Value
	1	2001 Commercial MDI-96					2.00 AC	175,000.00	0.97	A	1.00	3500	1.44				488,300
	1	200 Commercial MDI-94					1.27 AC	40,000.00	1.00	0	1.00	3500	1.44				73,200
Total Land Value: 561,500																	

VISIT/CHANGE HISTORY	Date	Type	IS	ID	Cd.	Mess. & Listed	Purpose/Result
	3/21/1999		DS	00			

Use	Description	Zone	D	Frontage	Depth	Units	Unit Price	I Factor	S.A.	C Factor	ST. Idx	Adj.	Notes- Adj.	Special Pricing	Adj. Unit Price	Land Value
1	2001 Commercial MDI-96					2.00 AC	175,000.00	0.97	A	1.00	3500	1.44				488,300
1	200 Commercial MDI-94					1.27 AC	40,000.00	1.00	0	1.00	3500	1.44				73,200
Total Card Land Units: 3.27 AC Parcel Total Land Area: 3.27 AC																

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	89		Other Municip				
Model	96		Ind/Comm				
Grade	03		Average				
Stories	2						
Occupancy	1						
Exterior Wall 1	27		Pre-finish Metl				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	01		Metal/Tin				
Interior Wall 1	05		Drywall/Sheet				
Interior Floor 1	12		Hardwood				
Interior Floor 2							
Heating Fuel	03		Gas				
Heating Type	04		Forced Air-Duc				
AC Type	01		None				
Bldg Use	2001		Commercial MDL-96				
Total Rooms	00						
Total Bedrms	00						
Total Baths	00						
Heat/AC	00		NONE				
Frame Type	05		STEEL				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	06		CELL & WALLS				
Rooms/Prtus	02		AVERAGE				
Wall Height	20						
% Conn Wall	00						

OB-OUTBUILDING & YARD ITEMS/ XI-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	U/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value
PAVI	Paving-Asphalt			L	55,000	2.00	1999	0	0			60	66,000	
SHDZ	Shed-Gd			L	144	18.00	2002	0	0			100	2,600	
SPRI	Sprinklers-Wet			B	22,200	1.50	2003	1	1			100	32,000	
	ELEVATOR			B	1	72,000.00	2003	1	1			100	69,100	

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc Value
BAS	First Floor	17,960	17,960	17,960	151.58	2,722,577
FUS	Finished Upper Story	4,028	4,240	4,028	144.00	610,564
Tl. Gross Liv/Lease Area:		21,988	22,200	21,988		3,332,941

