

JESSE A. LANGER

PLEASE REPLY TO: Bridgeport
E-Mail Address: jlanger@cohenandwolf.com

June 21, 2010

VIA FEDERAL EXPRESS and ELECTRONIC MAIL

Mr. S. Derek Phelps
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

***Re: Docket No. 386 – Application of T-Mobile Northeast, LLC,
For a Certificate of Environmental Compatibility and Public
Need for the Construction, Maintenance and Operation of a
Telecommunications Facility at 123 Pine Orchard Road in
the Town of Branford, Connecticut***

Dear Mr. Phelps:

Please find enclosed twenty-two (22) sets of the Development and Management Plan ("D&M Plan") pertaining to the telecommunications facility approved by the Connecticut Siting Council ("Council") in the above-captioned docket. The Applicant, T-Mobile Northeast LLC ("T-Mobile"), submits this D&M Plan in accordance with the Council's Decision and Order ("Decision") and Certificate of Environmental Compatibility and Public Need ("Certificate"), dated February 25, 2010.

Development and Management Plan

Pursuant to Order Number 1, the telecommunications facility to be located at 123 Pine Orchard Road ("Facility") includes a monopole at a height of 125 feet above grade level ("AGL"). As designed, the monopole would accommodate the antennas of T-Mobile, New Cingular Wireless PCS LLC, and other entities, both public and private.

Pursuant to Order Number 2, T-Mobile has prepared a D&M Plan in accordance with the Decision and applicable regulations. Additionally, T-Mobile attempted to negotiate in good faith with the owner of 119 Pine Orchard Road regarding continued use of the existing driveway entrance. Despite multiple telephone calls, as well as electronic and certified

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mailings, T-Mobile has not received any response from the adjoining property owner. After several weeks with no response, T-Mobile determined that the adjoining property owner is not interested in negotiation. See attached correspondence. The D&M Plan includes a twelve foot spruce tree to be planted in the front yard of 121 Pine Orchard Road.

Pursuant to Order Number 3, prior to commencement of operation, T-Mobile will provide the Council with worst-case modeling of electromagnetic radio frequency power density of all proposed entities' antennas at the closest point of uncontrolled access to the Facility base.

Pursuant to Order Number 6, T-Mobile shall provide reasonable space on the Facility for no compensation for the Town of Branford public safety services (police, fire and medical services), provided such use can be accommodated and is compatible with the structural integrity of the Facility.

Conclusion

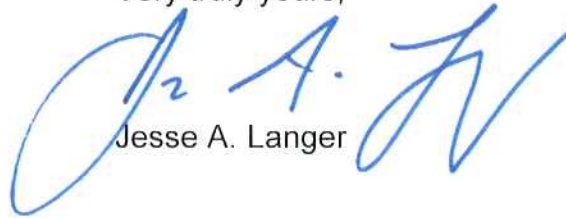
In accordance with the provisions of § 16-50j-77 of the Regulations of Connecticut State Agencies and Order Number 12, T-Mobile hereby notifies the Council of its intention to commence clearing and related site work immediately upon D&M Plan approval and to commence other construction activities immediately upon issuance of a building permit by the Town of Branford. The supervisor for all construction related matters on this project is John Luisi of HPC Development, LLC, and he can be reached by phone at (860) 680-9104.

T-Mobile respectfully requests that this matter be included on the Council's next agenda for review and approval. In the event that the Council requires additional information prior to completing its review of the D&M Plan, T-Mobile respectfully requests that partial approval be granted in order to allow T-Mobile to commence clearing and excavation work.

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Connecticut Siting Council
June 21, 2010
Page 3

Please contact me if you have any questions.

Very truly yours,

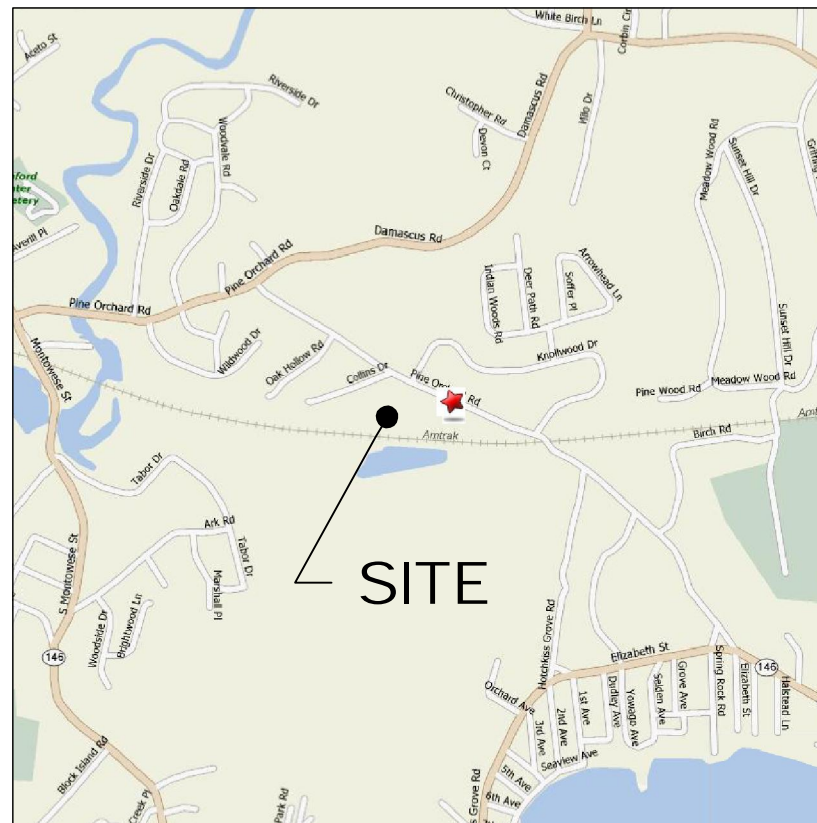


Jesse A. Langer

JAL:dln
Enclosures

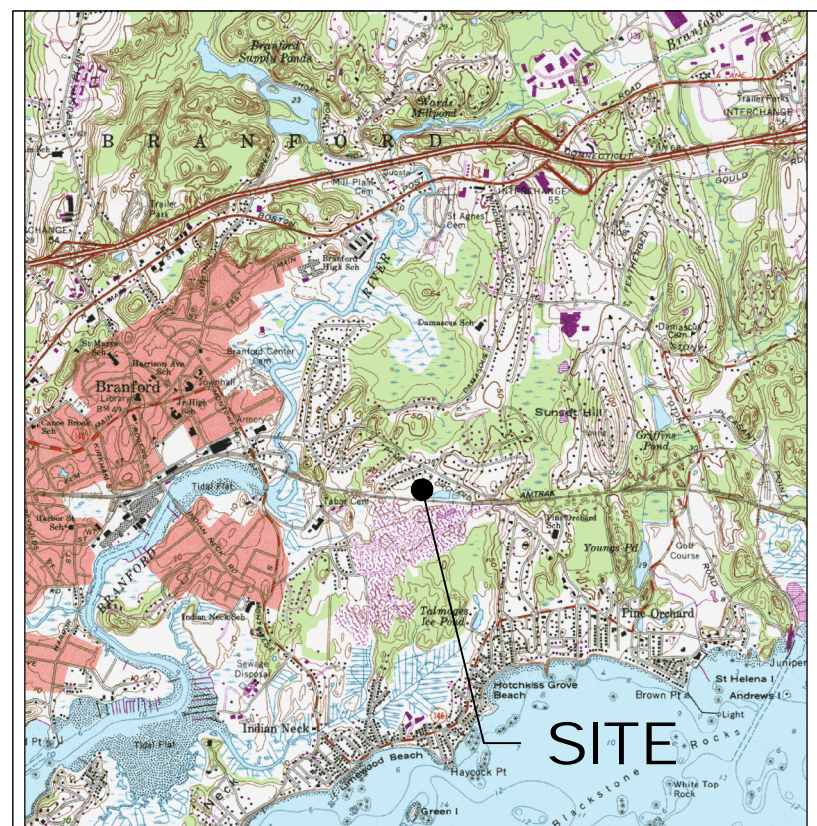
cc: The Service List
Town of Branford

LOCATION MAP



SCALE: N.T.S.

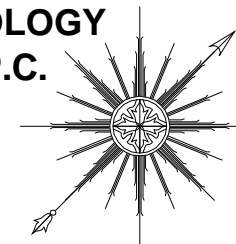
USGS TOPOGRAPHIC MAP



SCALE: N.T.S.

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

3 SADDLEBROOK DRIVE
KILLINGWORTH, CT. 06419
PHONE: (860)-663-1697
FAX: (860)-663-0935
www.allpointstech.com



CONTACT PERSONNEL

APPLICANT:
T-MOBILE NORTHEAST, LLC
35 GRIFFIN ROAD
BLOOMFIELD, CT 06002

LANDLORD:
MALAVASI INVESTMENTS LLC
(d/b/a ACE TRUCKING)
35 STONY CREEK ROAD
BRANFORD, CT

T-MOBILE PROJECT MANAGER:
JOHN LUISI (860) 680-9104

T-MOBILE PROJECT ATTORNEY:
JULIE D. KOHLER, ESQ.
COHEN AND WOLF, P.C.
1115 BROAD STREET
BRIDGEPORT, CT 06604
203-337-4157

POWER PROVIDER:
CL&P (203) 245-5325
CONTACT: TONY SARUBBI CASE#1299955

TELCO PROVIDER:
AT&T: (800)-727-8368

CALL BEFORE YOU DIG:
(800) 922-4455

GOVERNING CODES:
2005 CONNECTICUT BUILDING CODE (2003 IBC BASIS)
NATIONAL ELECTRIC CODE
EIA/TIA 222F
2002 CONNECTICUT GUIDELINES FOR SOIL EROSION
& SEDIMENT CONTROL

SITE INFORMATION

CTNH801B
AMTRAK BRANFORD
123 PINE ORCHARD ROAD
BRANFORD, CT 06405-3939

DEVELOPMENT & MAINTENANCE PLAN

DRAWING INDEX

- | | |
|--|----------------------------|
| T-1 TITLE SHEET & INDEX | S-1 COMPOUND DETAILS |
| R-1 ABUTTERS MAP & CONSTRUCTION SEQUENCE | N-1 NOTES & SPECIFICATIONS |
| SP-1 SITE PLAN | |
| SP-2 DRIVEWAY ENTRANCE PLAN | |
| A-1 COMPOUND PLAN & TOWER ELEVATION | |
| C-1 T-MOBILE EQUIPMENT PLAN & DETAILS | |
| C-2 AT&T WIRELESS EQUIP. PLAN & DETAILS | |

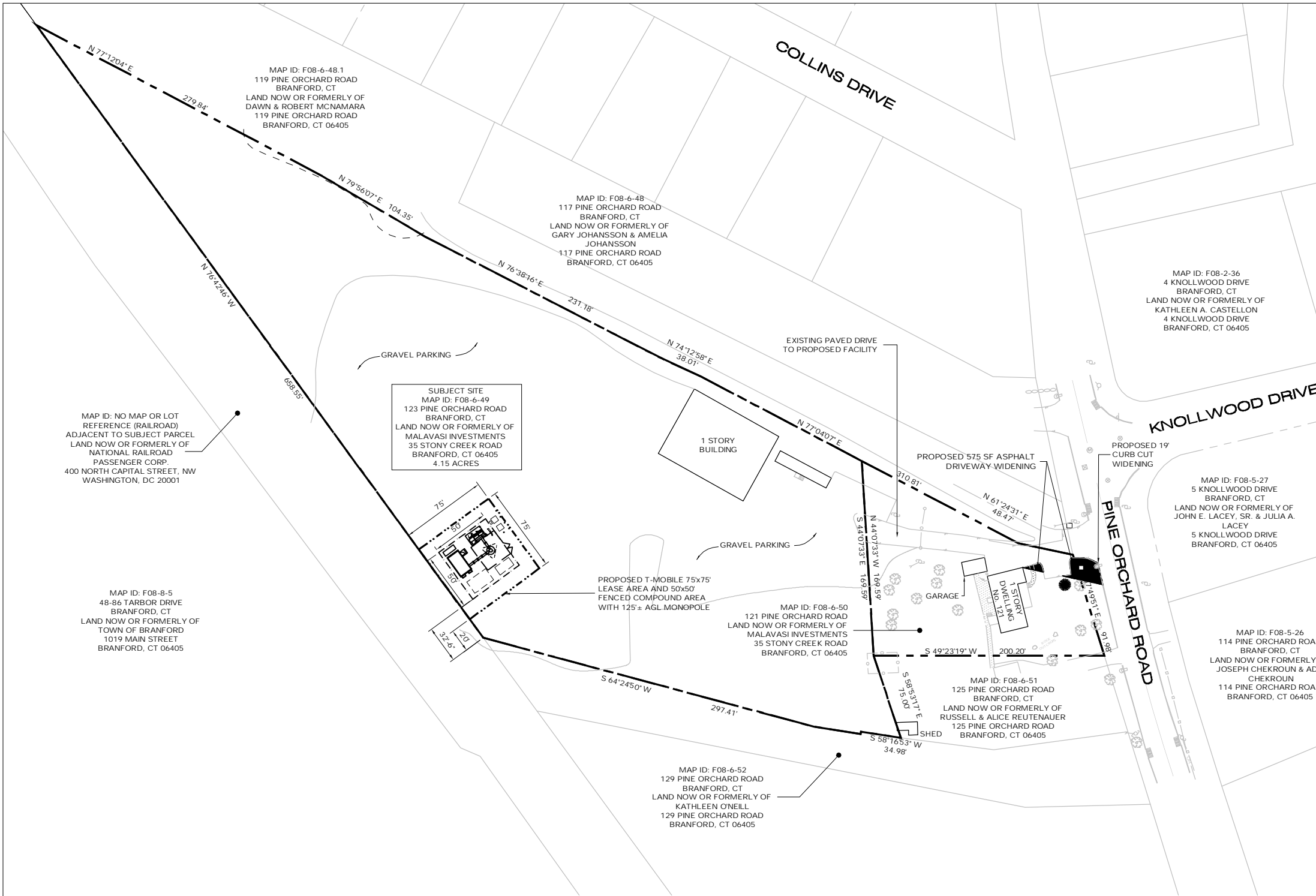
*SITE INFORMATION:
-SITE NAME:..... AMTRAK BRANFORD
-SITE ID NUMBER:..... CTNH801B
-SITE ADDRESS:..... 123 PINE ORCHARD ROAD
BRANFORD, CT 06405

-MAP:..... F08
-BLOCK:..... 6
-LOT:..... 49

-ZONE:..... R3
-LATITUDE:..... 41° 16' 29.50" N
-LONGITUDE:..... 72° 47' 35.08" W
-ELEVATION:..... 31'± AMSL
-FEMA/FIRM DESIGNATION:..... ZONE 'C'
-ACREAGE:..... 4.15 Ac

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DEVELOPMENT & MANAGEMENT DOCUMENTS		TITLE SHEET AND INDEX	
AMTRAK BRANFORD 123 PINE ORCHARD ROAD BRANFORD, CT 06405-3939		APT FILING NUMBER: CT-2557-360	
DESIGN TYPE: RAW LAND		APT DRAWING NUMBER: CTNH810B T-1.DWG	
DRAWN BY: RCB		SCALE: AS NOTED	
CHECKED BY: SMC		DATE: 05/22/10	
REVISIONS:		SHEET NUMBER:	
REV.0: 06/18/10: FOR REVIEW: SMC		T-1	
REV.1:			
REV.2:			
REV.3:			
REV.4:			



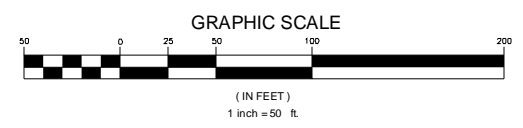
CONSTRUCTION SEQUENCING

CONTRACTOR TO FOLLOW THE FOLLOWING CONSTRUCTION PHASING AS CLOSELY AS POSSIBLE:

1. MOBILIZATION: BRING MATERIAL AND EQUIPMENT TO SITE. ALL CONSTRUCTION TRAFFIC AND ACTIVITIES MUST RESIDE INSIDE ACCESS PATH DELINEATED, WITHIN STAGING AND STOCKPILE AREA, OR WITHIN AREA WHERE PROPOSED WORK IS BEING COMPLETED. THE CONTRACTOR IS TO PROTECT WETLANDS FROM DISTURBANCE AT ALL TIMES AND NO CONSTRUCTION ACTIVITIES OR DUMPING SHALL OCCUR IN THE WETLANDS.
2. INSTALL TEMPORARY EROSION AND SEDIMENTATION CONTROL BARRIERS.
3. REMOVE EXISTING 38" OAK AND CLEAR AREA OF NEW DRIVEWAY.
4. INSTALL NEW JUNCTION BOX AND UTILITY CONDUITS IN THE AREA OF NEW DRIVEWAY.
5. CONSTRUCT NEW DRIVEWAY.
6. CLEAR AND ROUGH GRADE THE PROPOSED EQUIPMENT COMPOUND.
7. EXCAVATE FOR TOWER FOUNDATION AND UTILITIES.
8. INSTALL FORMS, STEEL REINFORCING, AND CONCRETE FOR TOWER FOUNDATION.
9. INSTALL BURIED GROUND RINGS, GROUND RODS, GROUND LEADS, UTILITY CONDUITS, AND UTILITY EQUIPMENT.
10. BACKFILL FOUNDATION AND UTILITY TRENCHES.
11. ERECT MONOPOLE.
12. INSTALL TELECOMMUNICATIONS EQUIPMENT ON TOWER AND IN COMPOUND.
13. INSTALL COMPOUND GRAVEL SURFACES.
14. INSTALL FENCING.
15. CONNECT GROUNDING LEADS AND LIGHTENING PROTECTION.
16. FINAL GRADE AROUND COMPOUND.
17. INSTALL LANDSCAPING AND MULCH, AS REQUIRED.
18. LOAM AND SEED DISTURBED AREAS OUTSIDE COMPOUND, AS REQUIRED.
19. REMOVE SILT FENCING AFTER SEEDED AREAS HAVE ESTABLISHED VEGETATION.
20. FINAL CLEANUP AND EQUIPMENT TESTING.

THE ESTIMATED TIME FOR COMPLETION OF THE WORK IS APPROXIMATELY FOUR (4) WEEKS. THE EXACT PROCESS MAY VARY DEPENDING ON THE CONTRACTORS' AND SUBCONTRACTORS' AVAILABILITY TO COMPLETE WORK AND WEATHER DELAYS.

SITE AREAS & VOLUMES OF EARTHWORK
SITING SHALL ENTAIL 50 CUBIC YARDS OF CUT MATERIAL AND 50 CUBIC YARDS OF FILL. APPROXIMATELY 50 CUBIC YARDS OF CRUSHED STONE SHALL BE BORROWED TO COMPLETE THE ENTRANCE ROAD AND COMPOUND.
WORK AREA SLOPES: EXISTING - 1% PROPOSED - 1%
TOTAL AREA OF DISTURBANCE = 8,225 ± SF
STORMWATER VELOCITY: PRIOR TO GROUND COVER = <1.0 FT/SEC FOLLOWING GROUND COVER = <1.0 FT/SEC
GROUND COVER TO BE ESTABLISHED AS FOLLOWS: - WHITE CLOVER @ 0.20#/1000 SF - TALL FESCUE @ 0.45#/1000 SF - RYEGRASS @ 0.10#/1000 SF

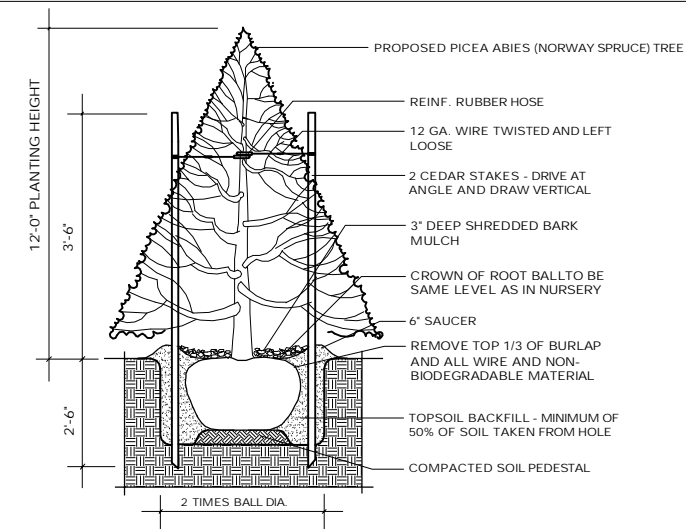
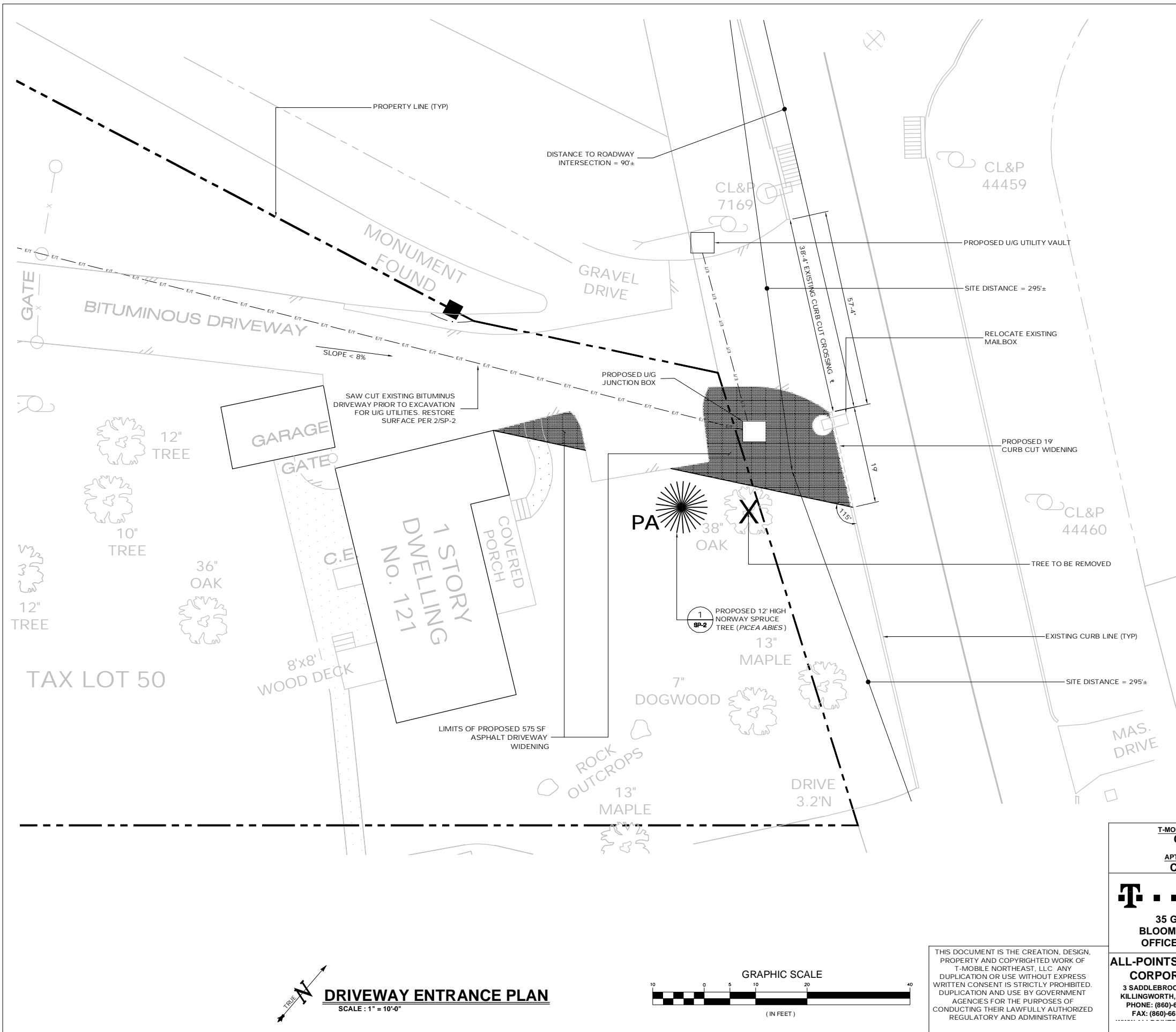


ABUTTERS MAP
SCALE: 1" = 50'



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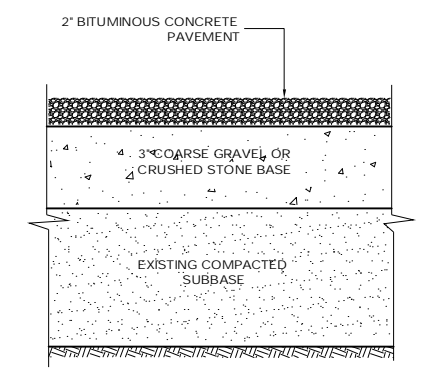
T-Mobile 35 GRIFFIN ROAD BLOOMFIELD, CT 06002 OFFICE: (860)-692-7100	T-MOBILE SITE NUMBER: CTNH801B	DEVELOPMENT & MANAGEMENT DOCUMENTS AMTRAK BRANFORD 123 PINE ORCHARD ROAD BRANFORD, CT 06405-3939	ABUTTERS MAP & CONSTR. SEQUENCE
	APT FILING NUMBER: CT-255T-360	DESIGN TYPE: RAW LAND	
ALL-POINTS TECHNOLOGY CORPORATION, P.C. 3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 PHONE: (860)-663-1697 FAX: (860)-663-0935	REVISIONS: REV.0: 06/18/10: FOR REVIEW: SMC REV.1: REV.2: REV.3: REV.4:	DRAWN BY: RCB CHECKED BY: SMC	SCALE: AS NOTED DATE: 05/22/10
	SHEET NUMBER: R-1		



QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1	PA	PICEA ABIES	NORWAY SPRUCE	12H	FULL & DENSE TO GROUND

NOTE: PLANTING SHALL BE MAINTAINED & WARRANTED FOR A PERIOD OF ONE YEAR

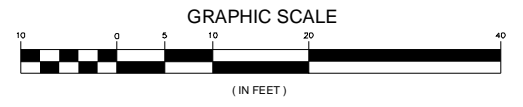
1 EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



- NOTES:
- SUBBASE MAY CONSIST OF NATIVE MATERIALS IF FOUND ACCEPTABLE BY THE ENGINEER. SUBBASE TO BE COMPACTED TO 95% MAX DRY DENSITY.
 - SUBBASE IS TO BE FREE FROM DEBRIS AND UNSUITABLE MATERIALS.
 - RECYCLED CONCRETE MAY BE SUBSTITUTED FOR GRAVEL OR CRUSHED STONE BASE.

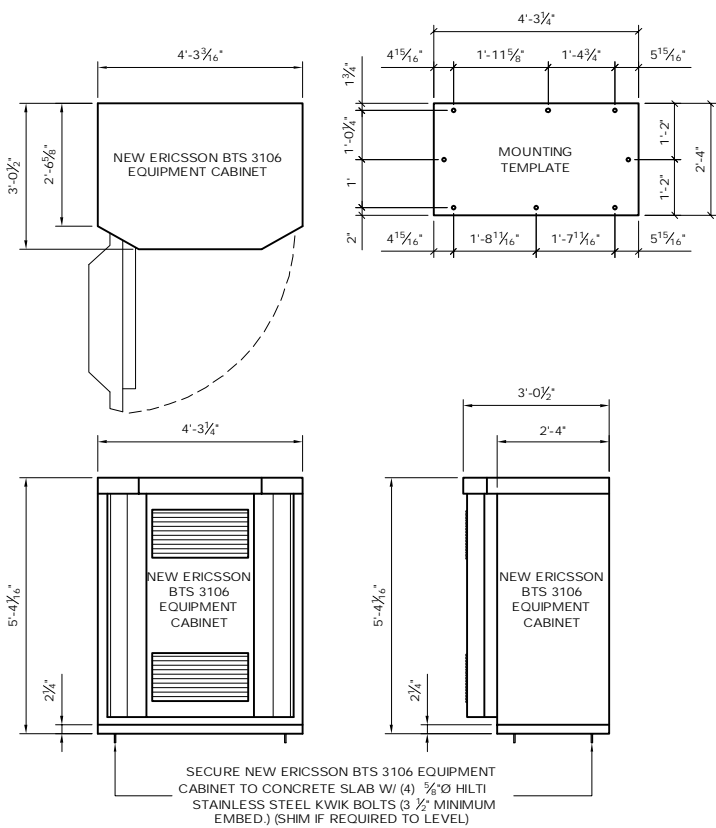
2 BITUMINOUS DRIVEWAY/APRON SECTION
SCALE: NTS

DRIVEWAY ENTRANCE PLAN
SCALE: 1" = 10'-0"

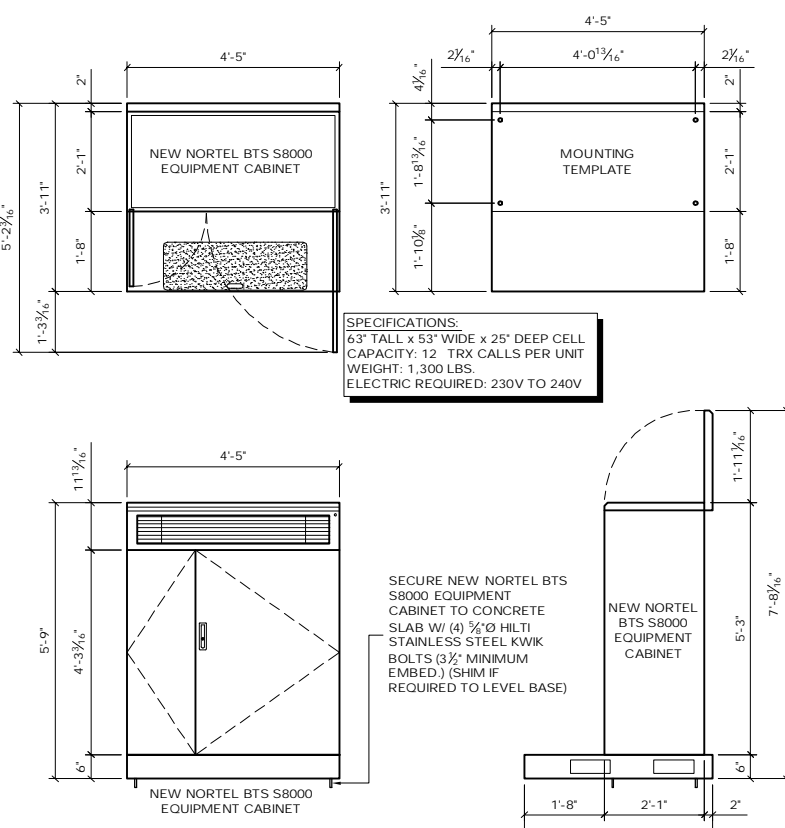


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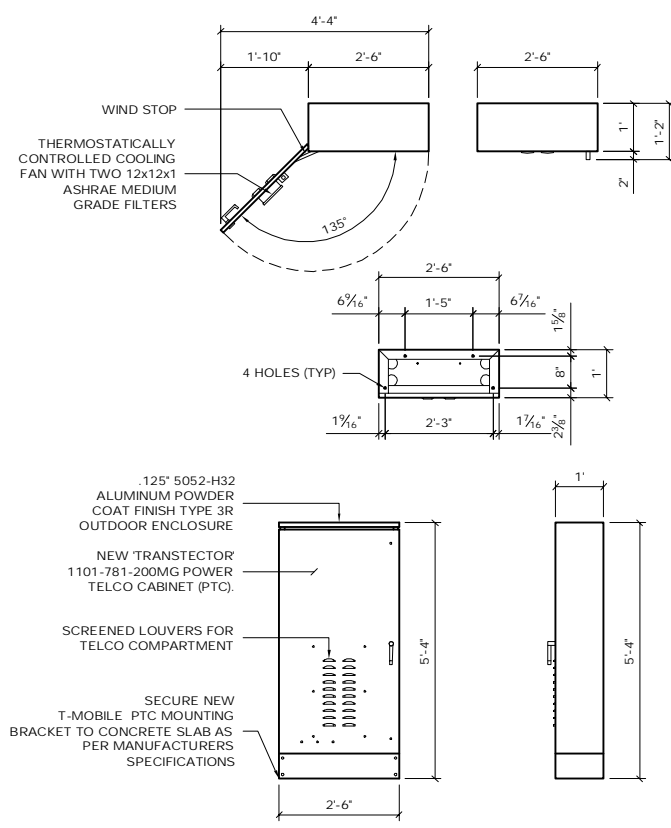
<p>T-MOBILE SITE NUMBER: CTNH801B</p> <p>APT FILING NUMBER: CT-255T-360</p> <p>T-Mobile</p> <p>35 GRIFFIN ROAD BLOOMFIELD, CT 06002 OFFICE: (860)-692-7100</p>	<p>DEVELOPMENT & MANAGEMENT DOCUMENTS</p> <p>AMTRAK BRANFORD 123 PINE ORCHARD ROAD BRANFORD, CT 06405-3939</p>	<p>DRIVEWAY ENTRANCE PLAN</p>
	<p>DESIGN TYPE:</p> <p>RAW LAND</p>	<p>APT FILING NUMBER: CT-255T-360</p> <p>APT DRAWING NUMBER: CTNH810B SP-2.DWG</p> <p>DRAWN BY: RCB</p> <p>CHECKED BY: SMC</p> <p>SCALE: AS NOTED</p> <p>DATE: 05/22/10</p>
<p>ALL-POINTS TECHNOLOGY CORPORATION, P.C.</p> <p>3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 PHONE: (860)-663-1697 FAX: (860)-663-0935</p>	<p>SHEET NUMBER:</p> <p>SP-2</p>	



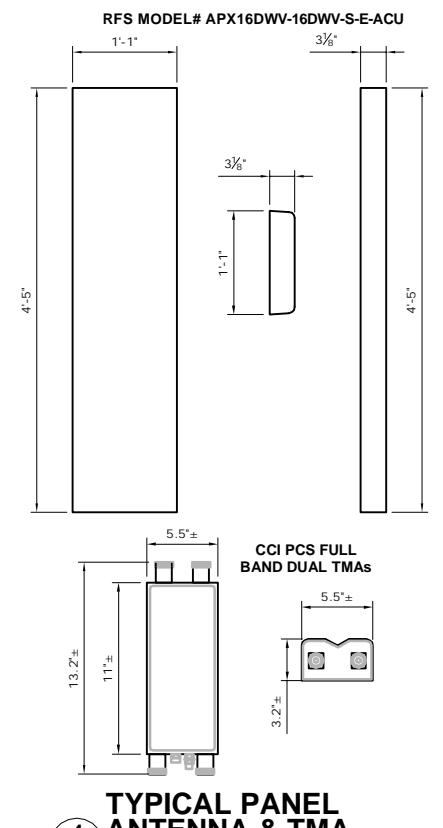
1 ERICSSON RBS 3106 EQUIPMENT CABINET
SCALE: 1/2" = 1'-0"



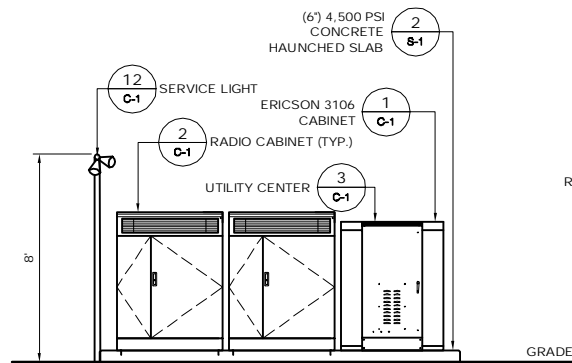
2 NORTEL BTS S8000 EQUIPMENT CABINET
SCALE: 1/2" = 1'-0"



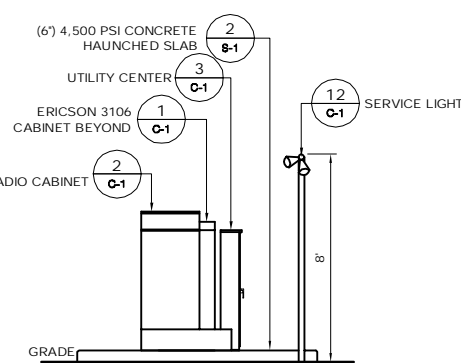
3 TRANSTECTOR PTC CABINET
SCALE: 1/2" = 1'-0"



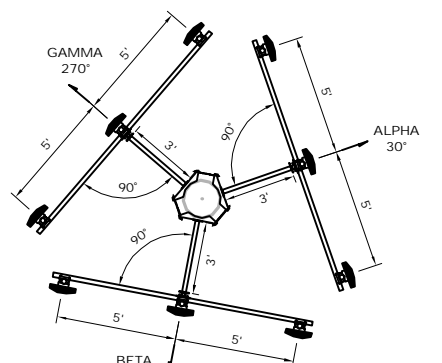
4 TYPICAL PANEL ANTENNA & TMA
SCALE: NTS



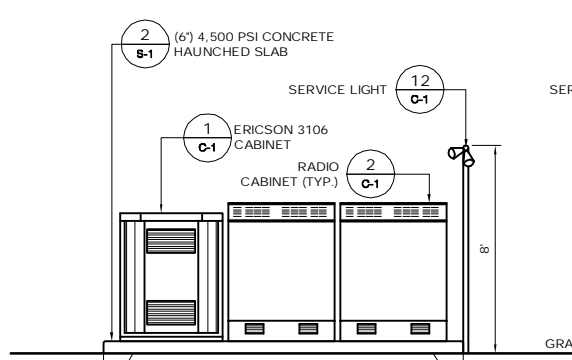
5 WESTERN ELEVATION
SCALE: 1/2" = 1'-0"



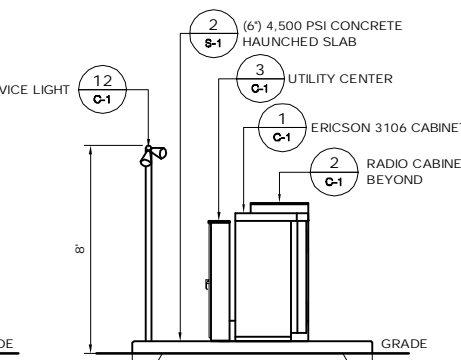
6 NORTHERN ELEVATION
SCALE: 1/2" = 1'-0"



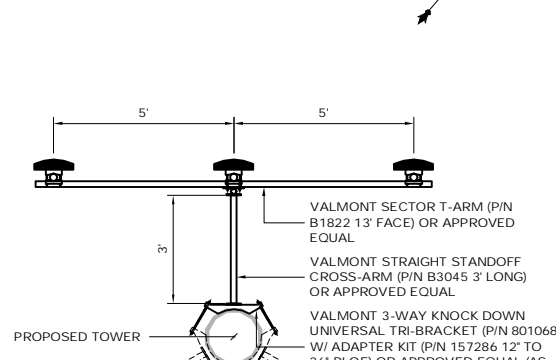
10 ANTENNA PLAN
SCALE: 1/2" = 1'-0"



7 EASTERN ELEVATION
SCALE: 1/2" = 1'-0"



8 SOUTHERN ELEVATION
SCALE: 1/2" = 1'-0"

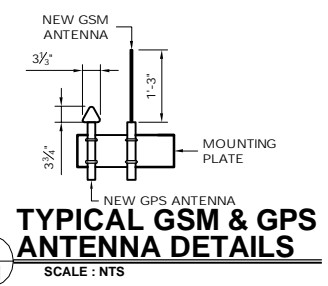


9 ANTENNA MOUNT
SCALE: 1/2" = 1'-0"

DESIGN LOAD CRITERIA

EQUIPMENT SHELTER SHALL BE DESIGNED AND MANUFACTURED TO MEET ALL STATE AND LOCAL CODES. ITS LAYOUT SHALL BE COORDINATED WITH CARRIERS.

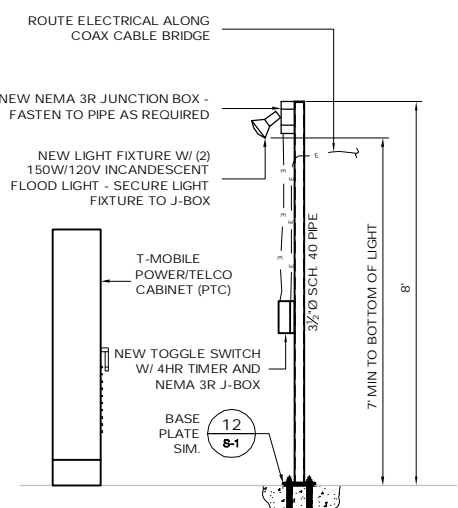
DESIGN BASIS	CONNECTICUT STATE BUILDING CODE
GOVERNING CODE	40 PSF (ASCE 7-02)
DESIGN LIVE LOADS	II
IMPORTANCE CATEGORY	
SNOW LOAD:	
GROUND SNOW LOAD (Pg)	30 PSF
IMPORTANCE FACTOR	1.0
EXPOSURE FACTOR (Ce)	0.9
THERMAL FACTOR (Ci)	1.0
WIND LOAD:	
BASIC WIND LOAD	110 MPH (3 SECOND GUST)
EXPOSURE GROUP	C
IMPORTANCE FACTOR	1.00
EQUIPMENT LOAD:	
EQUIPMENT DL	9,000 LBS
SEISMIC DESIGN PARAMETERS:	
SEISMIC USE GROUP	II
MCE SPECTRAL ACCELERATION SHORT (Sa)	0.278
MCE SPECTRAL ACCELERATION SHORT (S)	0.082
SITE CLASS	D FOR UNKNOWN SOIL PROPERTIES
IMPORTANCE FACTOR	1.0



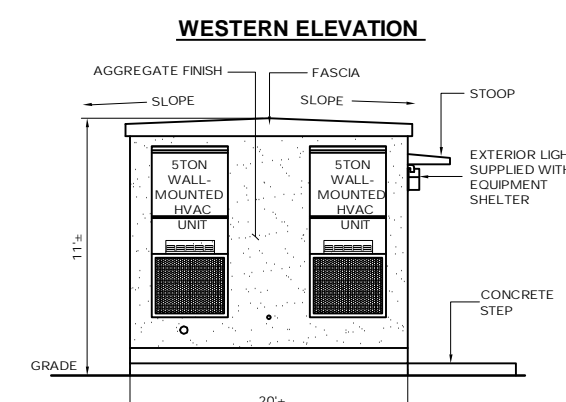
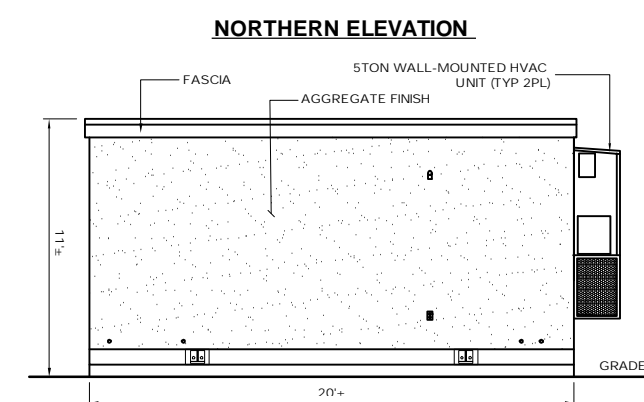
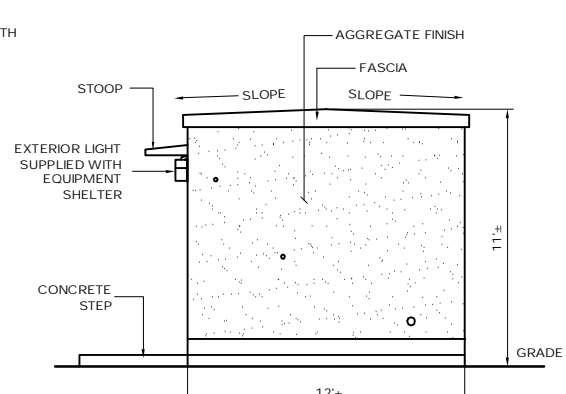
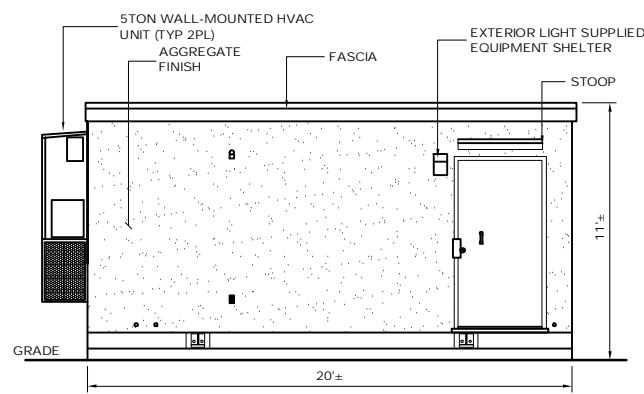
11 TYPICAL GSM & GPS ANTENNA DETAILS
SCALE: NTS

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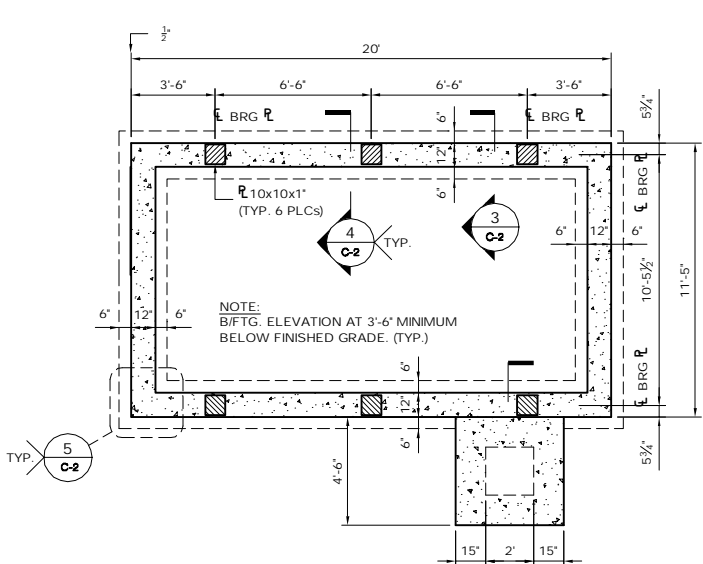
T-MOBILE SITE NUMBER: CTNH801B	DEVELOPMENT & MANAGEMENT DOCUMENTS	T-MOBILE EQUIPMENT PLAN & DETAILS
APT FILING NUMBER: CT-255T-360	AMTRAK BRANFORD 123 PINE ORCHARD ROAD BRANFORD, CT 06405-3939	APT FILING NUMBER: CT-255T-360
T-Mobile	DESIGN TYPE:	APT DRAWING NUMBER: CTNH810B
35 GRIFFIN ROAD BLOOMFIELD, CT 06002 OFFICE: (860)-692-7100	RAW LAND	DRAWN BY: RCB
ALL-POINTS TECHNOLOGY CORPORATION, P.C. 3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 PHONE: (860)-663-1697 FAX: (860)-663-0935	REVISIONS:	CHECKED BY: SMC
	REV.0: 06/18/10: FOR REVIEW: SMC	SCALE: AS SHOWN
	REV.1:	DATE: 05/22/10
	REV.2:	SHEET NUMBER:
	REV.3:	C-1
	REV.4:	



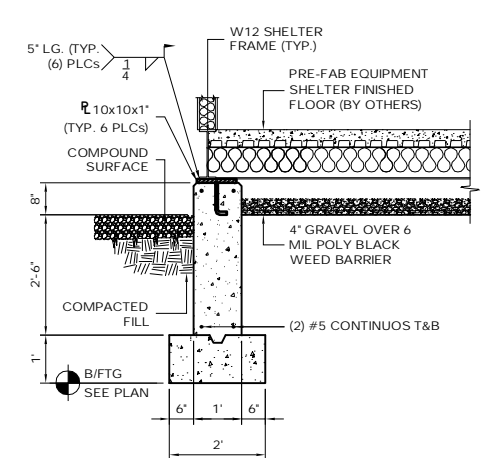
12 SERVICE LIGHT
SCALE: 1/2" = 1'-0"



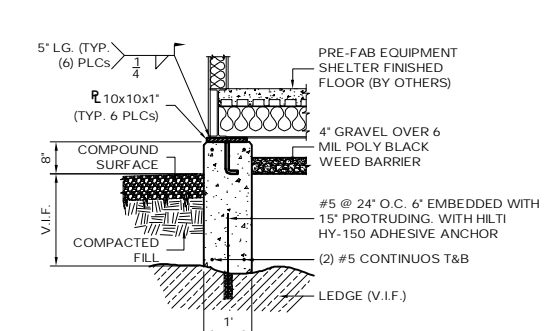
1 12' X 20' EQUIPMENT SHELTER
SCALE: 1/4" = 1'-0"



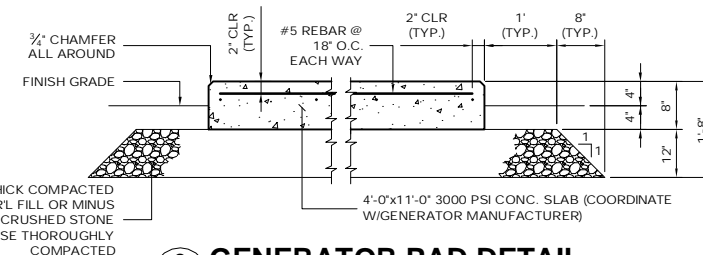
2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



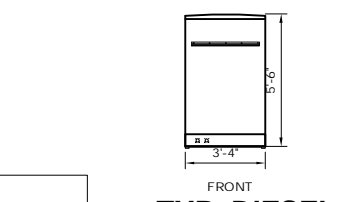
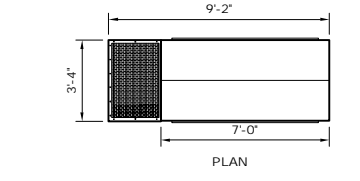
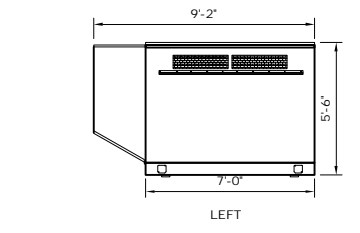
3 FOUNDATION SECTION
SCALE: 1/2" = 1'-0"



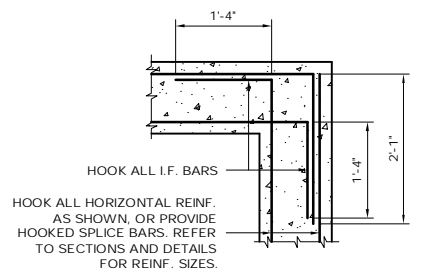
4 FOUNDATION OVER LEDGE
SCALE: 1/2" = 1'-0"



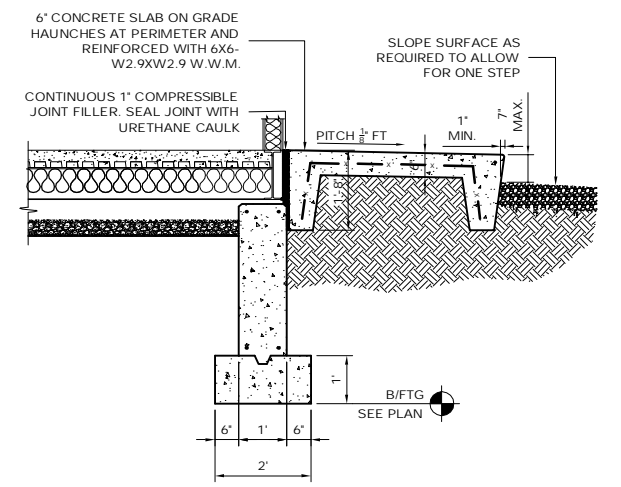
9 GENERATOR PAD DETAIL
SCALE: NTS



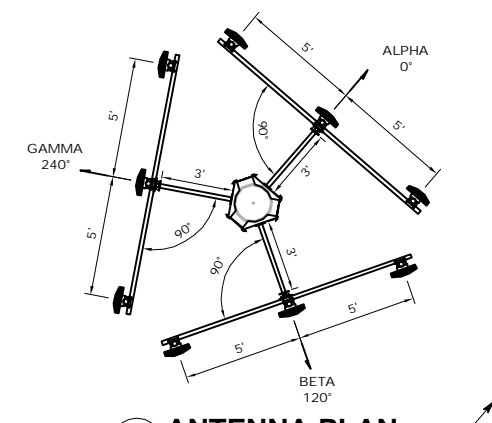
TYP. DIESEL GENERATOR SCHEMATICS
SCALE: 1/4" = 1'-0"



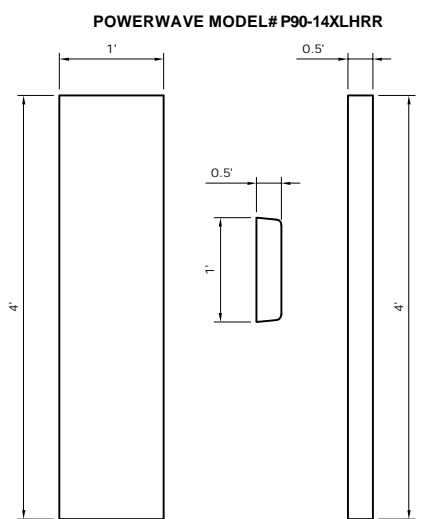
5 DETAIL CORNER REINFORCEMENT
SCALE: 3/4" = 1'-0"



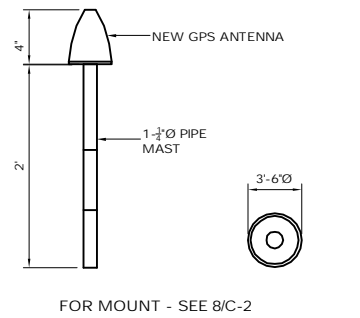
6 SECTION @ STOOP
SCALE: 1/2" = 1'-0"



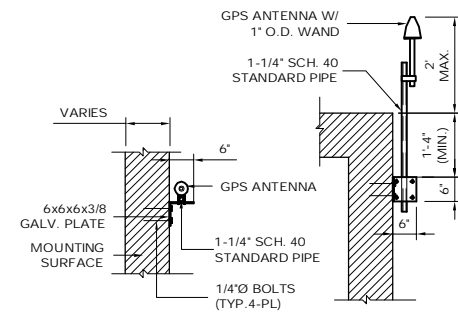
11 ANTENNA PLAN
SCALE: 1/2" = 1'-0"



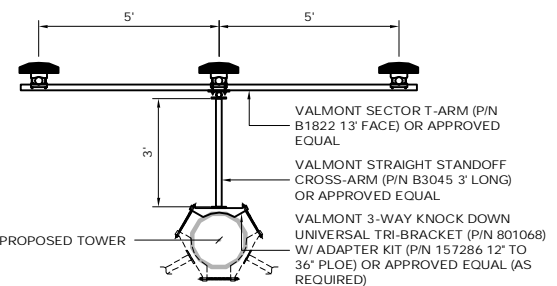
9 TYPICAL PANEL ANTENNA & TMA
SCALE: NTS



7 TYPICAL GPS DETAILS
SCALE: NTS



8 TYPICAL GPS MOUNTING DETAIL
SCALE: NTS



12 ANTENNA MOUNT
SCALE: 3/8" = 1'-0"

DESIGN LOAD CRITERIA

EQUIPMENT SHELTER SHALL BE DESIGNED AND MANUFACTURED TO MEET ALL STATE AND LOCAL CODES. ITS LAYOUT SHALL BE COORDINATED WITH CARRIERS.

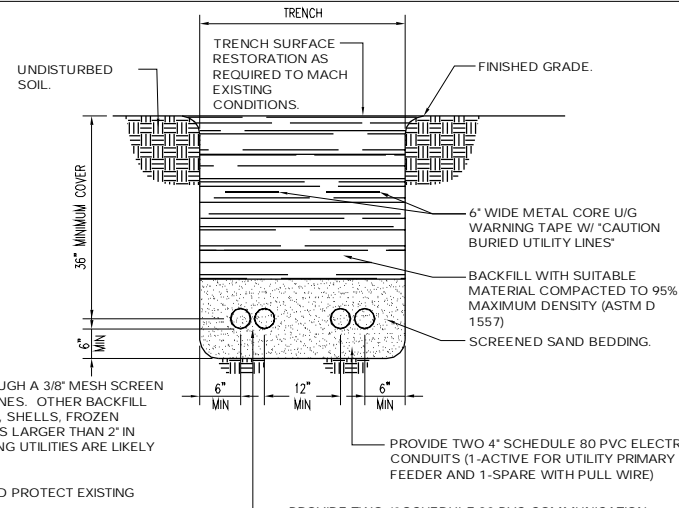
DESIGN BASIS	CONNECTICUT STATE BUILDING CODE
GOVERNING CODE	40 PSF (ASCE 7-02)
DESIGN LIVE LOADS	II
IMPORTANCE CATEGORY	
SNOW LOAD:	
GROUND SNOW LOAD (Pg)	30 PSF
IMPORTANCE FACTOR	1.0
EXPOSURE FACTOR (Ce)	0.9
THERMAL FACTOR (Ci)	1.0
WIND LOAD:	
BASIC WIND LOAD	110 MPH (3 SEC. GUST)
EXPOSURE GROUP	C
IMPORTANCE FACTOR	1.0
SHELTER LOAD:	
FLOOR LIVE LOAD INCLUDING EQUIPMENT	150 PSF
EQUIPMENT SHELTER DL	46,000 LBS
SEISMIC DESIGN PARAMETERS:	
SEISMIC USE GROUP	II
MCE SPECTRAL ACCELERATION SHORT (Sa)	0.278
MCE SPECTRAL ACCELERATION SHORT (Ss)	0.082
SITE CLASS	D FOR UNKNOWN SOIL PROPERTIES
IMPORTANCE FACTOR	1.0

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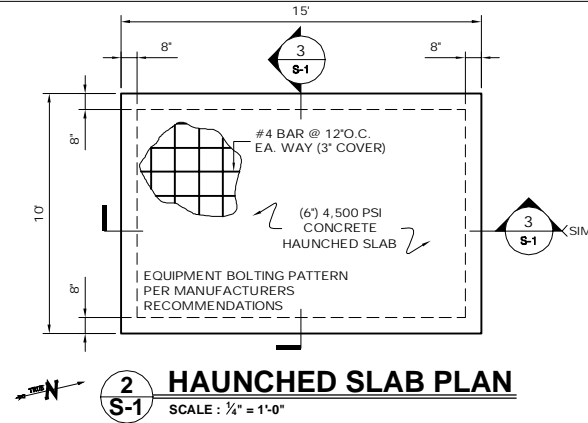
T-Mobile 35 GRIFFIN ROAD BLOOMFIELD, CT 06002 OFFICE: (860)-692-7100	T-MOBILE SITE NUMBER: CTNH801B	DEVELOPMENT & MANAGEMENT DOCUMENTS AMTRAK BRANFORD 123 PINE ORCHARD ROAD BRANFORD, CT 06405-3939	AT&T WIRELESS EQUIP PLAN & DETAILS
	APT FILING NUMBER: CT-255T-360	DESIGN TYPE: RAW LAND	APT FILING NUMBER: CT-255T-360 APT DRAWING NUMBER: CTNH810B DRAWN BY: RCB CHECKED BY: SMC
ALL-POINTS TECHNOLOGY CORPORATION, P.C. 3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 PHONE: (860)-663-1697 FAX: (860)-663-0935	REVISIONS: REV.0: 06/18/10: FOR REVIEW: SMC REV.1: REV.2: REV.3: REV.4:	SHEET NUMBER: C-2	

NOTES:

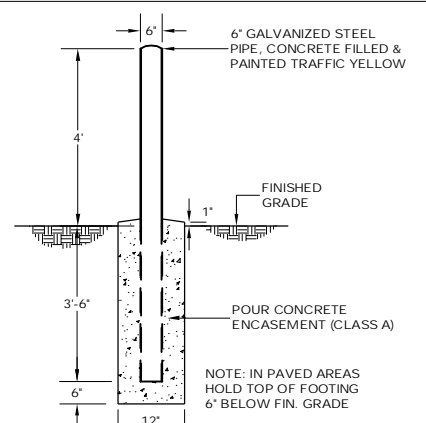
1. THE CLEAN FILL SHALL PASS THROUGH A 3/8" MESH SCREEN AND SHALL NOT CONTAIN SHARP STONES. OTHER BACKFILL SHALL NOT CONTAIN ASHES, CINDERS, SHELLS, FROZEN MATERIAL, LOOSE DERBIES OR STONES LARGER THAN 2" IN MAXIMUM DIMENSION. WHERE EXISTING UTILITIES ARE LIKELY TO BE ENCOUNTERED.
2. CONTRACTOR SHALL HAND DIG AND PROTECT EXISTING UTILITIES.
3. EXISTING PAVEMENT SHALL BE SAW-CUT PRIOR TO TRENCH EXCAVATION.



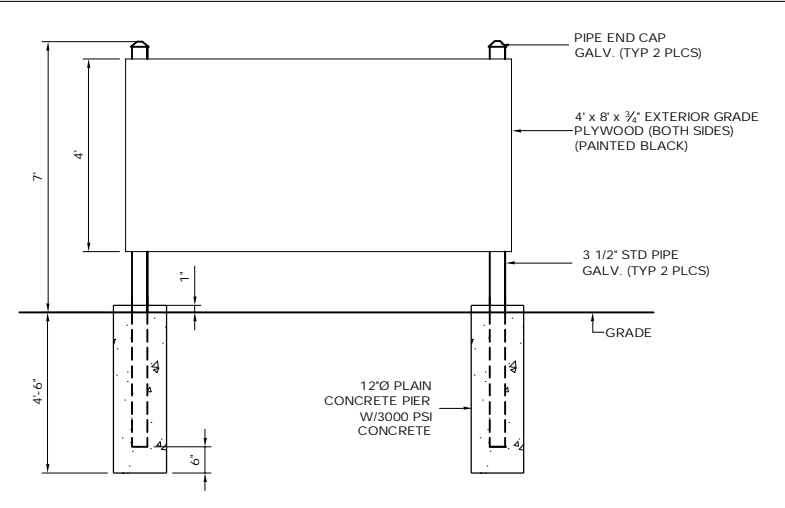
1 PRIMARY UTILITY TRENCH
SCALE: N.T.S.



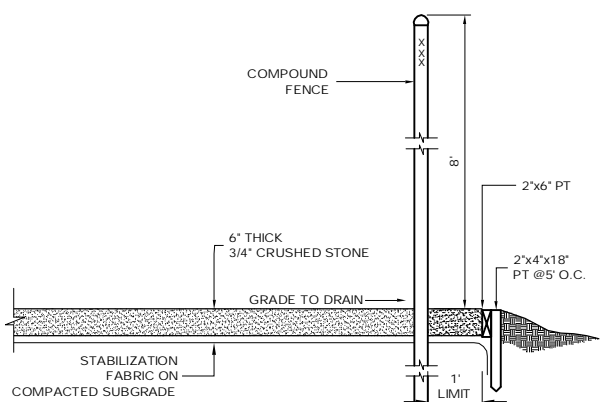
2 HAUNCHED SLAB PLAN
SCALE: 1/2" = 1'-0"



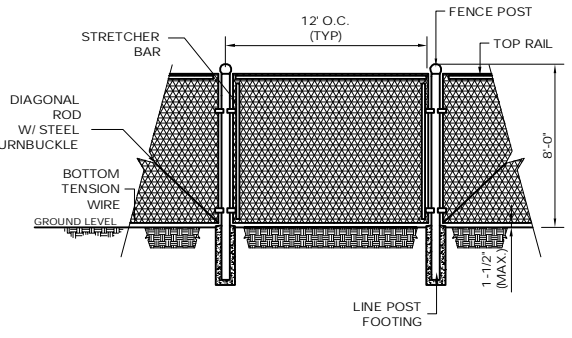
9 BOLLARD DETAIL
SCALE: N.T.S.



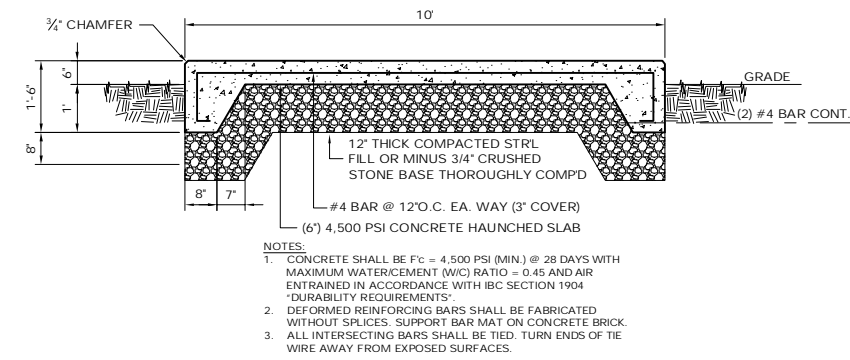
10 UTILITY BACKBOARD DETAIL
SCALE: N.T.S.



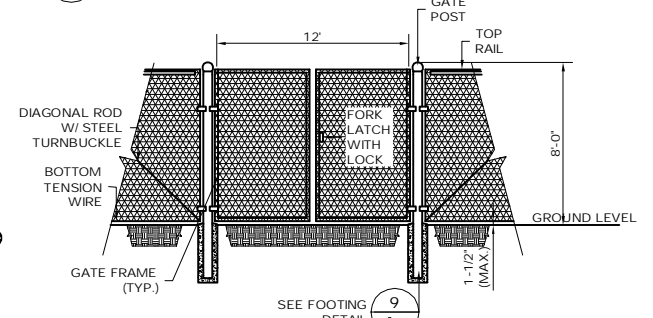
4 COMPOUND DETAIL
SCALE: N.T.S.



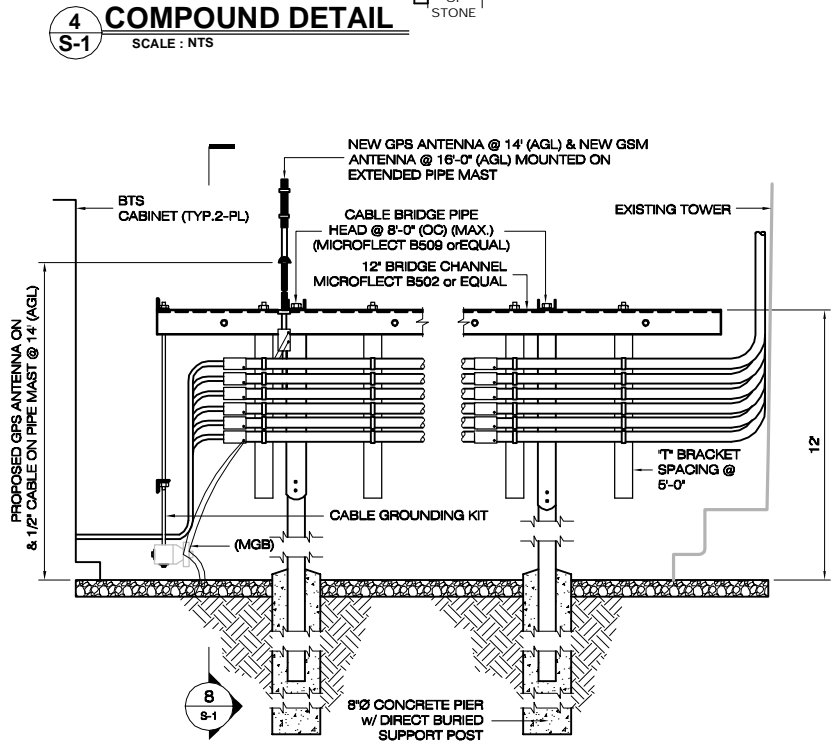
5 CHAIN-LINK FENCING DETAIL
SCALE: N.T.S.



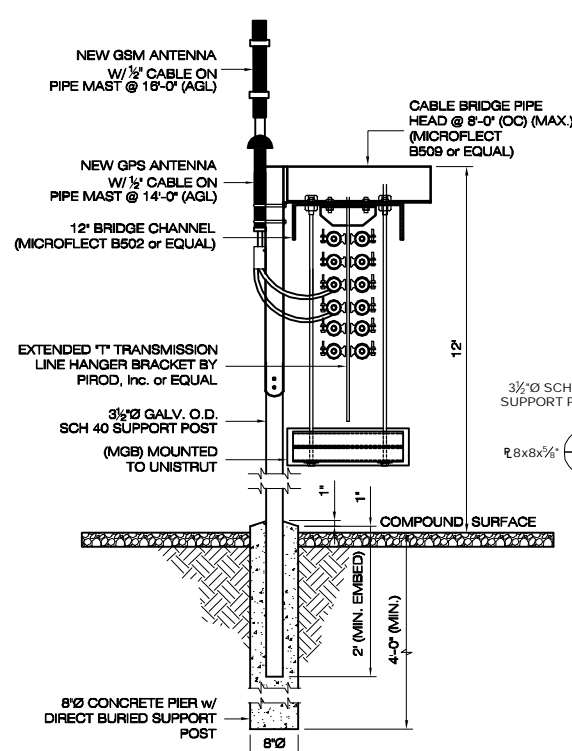
3 HAUNCHED SLAB DETAIL
SCALE: 1/2" = 1'-0"



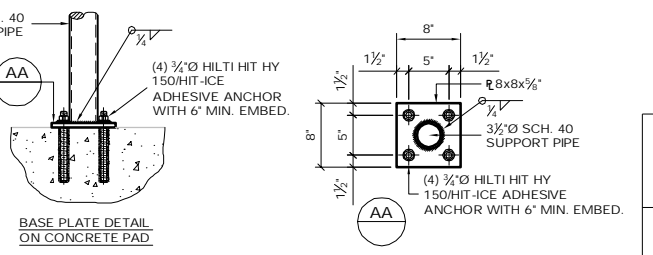
6 FENCE & GATE DETAIL
SCALE: N.T.S.



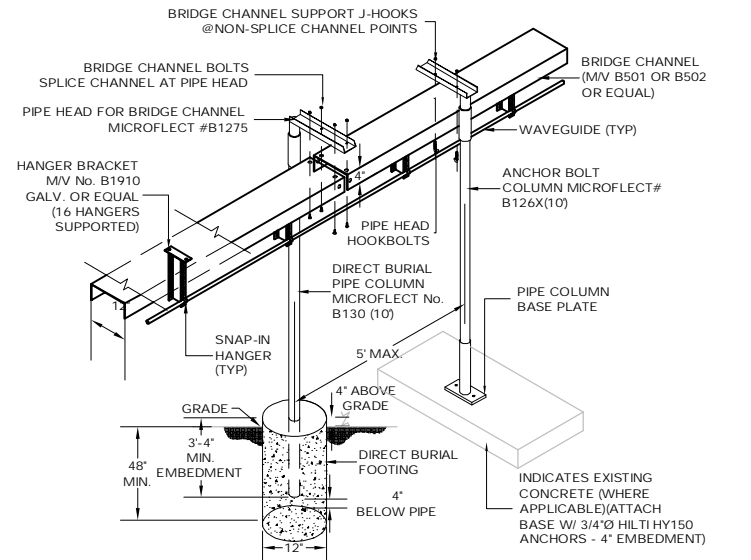
7 CABLE BRIDGE DETAIL
SCALE: N.T.S.



8 SECTION VIEW
SCALE: N.T.S.



12 HAUNCHED SLAB PLAN
SCALE: N.T.S.



13 CABLE BRIDGE & COAX HANGER DETAIL
SCALE: N.T.S.

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	SHEET NUMBER: S-1		



April 9, 2010

VIA REGULAR MAIL AND CERTIFIED MAIL

Robert McNamara
119 Pine Orchard Rd.
Branford, CT 06405

Dear Mr. McNamara:

As you may recall, the Connecticut Siting Council ("Council") recently approved an Application for Certificate of Environmental Compatibility and Public Need ("Certificate"), submitted by T-Mobile Northeast LLC ("T-Mobile"). The Certificate allows T-Mobile to construct, operate and maintain a telecommunications facility ("Facility") at 123 Pine Orchard Road, Branford, Connecticut ("Property").

In granting the Certificate, the Council ordered T-Mobile to negotiate with you regarding use of the existing access to the Property and your parcel. If an agreement cannot be reached, T-Mobile will have to install a new access on 121 Pine Orchard Road, which would require the removal of a large oak tree. The Council is interested in preserving the large oak tree.

On behalf of T-Mobile, I have communicated with you about a possible easement over the existing access. I initially reached out to you via email in June and July, 2009. We spoke thereafter and you expressed a lack of interest in such a proposal. Since the Council's decision, I have attempted to communicate with you regarding a possible resolution to the access issue. I have corresponded via email and telephone without a response.

Please let me know you whether you are amenable to a resolution regarding the access by April 16, 2010. If I do not receive a response from you by that date, T-Mobile will proceed in accordance with the Council's decision regarding the Certificate.

Should you have any questions, please do not hesitate to contact me at (203) 605-9646 or at rvergati@hpcdevelop.com

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Vergati", with a large, stylized flourish extending to the right.

Ray Vergati
Vice President of Operations, New England
HPC Development

From: Ray Vergati [mailto:rvergati@hpcdevelop.com]
Sent: Wednesday, March 31, 2010 5:51 PM
To: rmcnamara1696@att.net
Subject: T-Mobile access for cell tower
Importance: High

Mr. McNamara,

As you may be aware, the Connecticut Siting Council has recently approved the tower to be located at 123 Pine Orchard Road.

The Siting Council has asked that T-Mobile reach out to you to determine if you are interested in granting an easement across the front portion of the existing driveway. As you may recall, I initially reached out to you back on 6/24/09 and 7/17/09 via email and offered a one time payment of \$ [REDACTED] for this access/easement right. At the time we spoke, you appeared not to be interested. If you are now interested, I am authorized to offer you an increase of \$ [REDACTED] for a one time payment of \$ [REDACTED].

If you are not interested, T-Mobile will simply put in a new access drive next to the existing front portion of the driveway on Malavasi's property.

Please let me know your intentions by April 7th so we may decide which option we will be undertaking for access. Should you have any questions, please do not hesitate to call me.

Regards,

Ray

Raymond Vergati
Vice President of Operations, New England
HPC Development, LLC
12 Maltby Lane
Northford, CT 06472
Cell: (203) 605-9646
Fax: (203) 797-1137
Email: rvergati@hpcdevelop.com
www.hpcdevelop.com

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From: Ray Vergati [mailto:rvergati@hpcdevelop.com]
Sent: Friday, July 17, 2009 1:55 PM
To: rmcnamara1696@att.net
Subject: RE: T-Mobile Utility easement CTNH801
Importance: High

Rob,

Have you had a chance to discuss and arrive at a decision?

Please call me or respond back via email if you are interested in working on an easement with T-Mobile.

Regards,

Ray

Raymond Vergati
Vice President of Operations, New England
HPC Development, LLC
12 Maltby Lane
Northford, CT 06472
Cell: (203) 605-9646
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From: Ray Vergati
Sent: Wednesday, June 24, 2009 4:24 PM
To: rmcnamara1696@att.net
Subject: T-Mobile Utility easement CTNH801

Hi Rob.

I wanted to get this utility easement out to you so you can pass along to Joe for review.

As discussed, T-Mobile is proposing a tower on Dennis's parcel along the Amtrak rail line. A lease has already been executed and we are in the process of filing for zoning with the Connecticut Siting Counsel. We have 2 options to bring in power and telco to the site.

Option #1: From existing pole across street which would require removal of large tree in his front yard.

Option #2: Pull from an existing underground electrical vault and cross under your driveway by the street, approximately 10' of easement needed.

When we can, we prefer not to remove trees.

I am authorized to offer a one time utility easement payment to you of \$, If this is something that you and Dawn wish to entertain, I will forward you an exhibit for review showing our proposed utility route. Should you have any questions, in the interim, please do not hesitate to contact me.

Lastly, I know Joe D'Agostino on a personal level, if you wish I can reach out to him directly to discuss our intentions.

Regards,

Ray

Raymond Vergati
Vice President of Operations, New England
HPC Development, LLC
12 Maltby Lane
Northford, CT 06472
Cell: (203) 605-9646
Fax: (203) 797-1137
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