

**STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL**

RE: APPLICATION BY T-MOBILE  
NORTHEAST, LLC FOR A  
CERTIFICATE OF ENVIRONMENTAL  
COMPATIBILITY AND PUBLIC NEED  
FOR A TELECOMMUNICATIONS FACILITY  
AT 123 PINE ORCHARD ROAD IN THE  
TOWN OF BRANFORD, CONNECTICUT

DOCKET NO. 386

Date: December 7, 2009

**PRE-FILED TESTIMONY OF RAYMOND M. VERGATI**

**Q1. Please state your name and profession.**

A1. Raymond M. Vergati and I am the vice president of operations for HPC Development, LLC ("HPC") with respect to projects in New England. HPC is located at 46 Mill Plain Road, 2<sup>nd</sup> Floor, Danbury, Connecticut.

**Q2. What services does HPC provide?**

A2. HPC Development is a full service professional consulting and site development firm servicing the wireless telecommunications, broadband, broadcast, and wind energy industries. With respect to the telecommunications industry, HPC provides management services for site development projects including, but not limited to, locating primary and backup sites for telecommunications facilities within a specified search area; coordinating the site design with A&E firms, radio frequency ("RF") engineers and construction managers; and negotiating lease or option agreements

**Q3. What is your professional background in telecommunications?**

A3. I received a B.S. in finance (with a minor in Spanish) from Seton Hall University. I have approximately twelve years of experience in the telecommunications industry. I have managed site development projects for wireless carriers since 2001, including site acquisition, zoning needs and oversight of construction vendors. Since April of 2008, I have managed site acquisition for T-Mobile regarding numerous sites in Connecticut.

**Q4. What services has HPC provided T-Mobile with respect to the proposed Facility?**

A4. T-Mobile retained HPC to perform a search for possible sites within this area of Stratford, assist in negotiating the acquisition of a particular site and oversee the development of that particular site. HPC has overseen the development of the telecommunications facility proposed at 123 Pine Orchard Road, Branford, Connecticut (the "Facility"). I assisted in all facets of the site acquisition.

**Q5. How does T-Mobile conduct a search for possible sites?**

A5. T-Mobile decides to seek out a site in an area based upon the needs of its wireless infrastructure and extensive research of the subject area. T-Mobile chooses a target area central to the area in which it has identified coverage and/or capacity needs. The area targeted is the geographical location where the installation of a site would, based on general radio frequency engineering and system design standards, likely address the identified problem. T-Mobile's goal is to locate sites that will remedy coverage or capacity issues, while resulting in the least environmental impact.

T-Mobile is sensitive to State and local desires to minimize the construction of new towers, and it does not pursue development of a new facility where an acceptable existing structure can be found. In general, T-Mobile first studies the area in and near the search ring to determine whether any suitable structure exists. If T-Mobile cannot find a structure with appropriate height and structural capabilities, it turns to industrial/commercial areas or individual parcels that have appropriate environmental and land use characteristics. T-Mobile looks for sites that will produce the least amount, if any, environmental impact on the surrounding area. Ultimately, the suitability of each location depends on whether that location would accommodate the coverage need and whether there would be any negative environmental effects.

**Q6. Please describe the search undertaken by T-Mobile for this Facility.**

A6. T-Mobile initiated a search ring in this area of Branford on or about July 17, 2008. The search area focused on a 1/2 mile radius with the center located at the intersection of Pine Orchard Road and Knollwood Drive. The search ring is appended hereto as Attachment A.

**Q7. Did T-Mobile consider alternative sites?**

A7. Yes. T-Mobile considered several sites other than the site of the proposed Facility. Those sites considered and rejected by T-Mobile are as follows:

1. Pine Orchard Firehouse, 180 Pine Orchard Road. This is a small commercial property (1.08 acres) with a one story volunteer firehouse located on it. The property is leased from the Town of Branford by the Volunteer Fire Department Association. The Association is unwilling to enter into a lease agreement with T-Mobile.

Even if the Association was amenable to such an agreement, this site would also require a new tower since there are no suitable existing structures on the property.

2. Shoreline Pet Lodge, 157 Pine Orchard Road. This site contains no suitable existing structures; therefore, T-Mobile would have to construct a new tower on this property. After reviewing this proposed site, T-Mobile determined that the Pine Orchard Road Site would be preferable from a technical standpoint, as the proposed Site provides better RF coverage to the Amtrak Rail Line.

3. Tabor Property (Town-owned parcel). This property is a large parcel located just south of the Amtrak Rail Line. T-Mobile met with representatives of the Town of Branford and learned that the Town is interested in developing this parcel in the future. Possible development could include recreational facilities (such as baseball fields) or a police station. The land is currently vacant and the Town's development timeline puts development several years into the future. Accordingly, this parcel is not a viable alternative for T-Mobile to locate a new tower facility.

**Q8. Why did T-Mobile select the site of the proposed Facility over the other candidate sites reviewed by HPC?**

A8. The proposed site of 123 Pine Orchard Road (the "Property") is superior to other properties in the area. The Property is zoned R3 and is 4.15 acres. Access to the Site is primarily across an existing driveway on the Property, and through an existing gravel parking lot on 121 Pine Orchard Road, an adjacent property owned by Malavasi Investments LLC. The Property is currently used as a storage facility and garage for truck trailers. The Facility is also set back approximately 485' from Pine Orchard Road, with excellent screening from mature trees.

At this location, the proposed Facility would enhance wireless service availability to existing and future T-Mobile wireless device users along Pine Orchard Road, Route 146, Damascus Road and Meadow Wood Road just south of Interstate 95 and Route 1 in Branford, as well as the Amtrak Rail Line that passes through this area. Additionally, the Facility will provide some capacity relief. Enhanced coverage provided by the

Facility will allow T-Mobile subscribers to use voice and data services reliably as well as to connect to Emergency 911 services.

The construction, maintenance and operation of the Facility would have minimal environmental impacts, if any, on the surrounding area. The construction of the Facility would require minimal grading and would not require the removal or relocation of any trees (except for one tree associated with the access). The Facility will have no impact on water flow, water quality, or air quality and will comply with relevant noise regulations. There will be no impact to any wetland systems. Finally, the visual impact of the Facility would be minimal. The areas from which the Facility would be at least partially visible (the top of the tower) year round are primarily comprised of select portions of parcels within the immediate vicinity of the Facility and the Long Island Sound.

**Q9. Has T-Mobile consulted with municipal officials about the proposed Facility?**

A9. Yes. T-Mobile has met its obligations for municipal consultation under General Statutes § 16-50/ (e). On May 28, 2009, T-Mobile submitted a technical report to the First Selectman of the Town of Stratford (the "Town") regarding the Facility. The technical report, a copy of which is included in the bulk filing accompanying the Application, included specifics about the Property, the Facility, the site selection process and the environmental effects of the proposed Facility. On June 16, 2009, Hans Fielder, Attorney Julie Kohler and I met with the First Selectman, the Honorable Anthony DaRos, to discuss the Facility and answer any questions the Town may have regarding the Facility. The Town did not require a public meeting.

**Q10. Has T-Mobile offered the Town of Branford the opportunity to co-locate its emergency services equipment on the Facility?**

A10. T-Mobile has expressed to the Town its willingness to provide, free of charge, space on the proposed monopole for municipal public safety communications antennas.

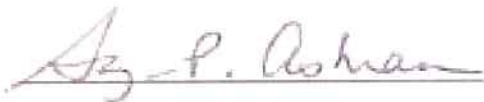
**Q11. Did T-Mobile post a sign giving the public notice of the hearing on this Application?**

A11. Yes, on or about November 16, 2009, T-Mobile posted a sign at the Property giving the public notice of the hearing on this Application. A photograph of the sign and an affidavit are appended hereto as Attachment B.



Raymond M. Vergati

Sworn and subscribed to before me this  
7th day of December, 2009.



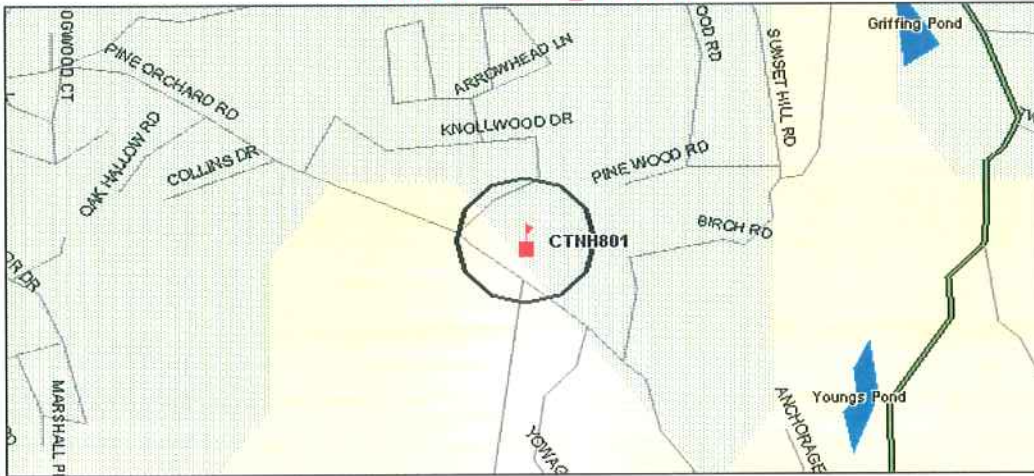
*Notary Public*  
*My Commission expires*

Suzanne P. Ashman  
NOTARY PUBLIC  
State of Connecticut  
My Commission Expires 2/28/2013

# **ATTACHMENT A**



CTNH801 Amtrak\_Branford



Click on the map to:  Zoom In  Zoom Out  Center Map width: 1.5 miles

RANK:	45	BTA: 318	Region: CT01
Capital Type:	InFill	Budget Year: 2009	State: CT
County:	New Haven	City Branford	Desired Cov Radius: 0.1
Lat Decimal:	41.274402		RF Required OnAir Date: 6/30/2010
Lon Decimal:	-72.7860419		AMSL: 49
Ring Rad Center:	50		
Priority Comments:	Amtrak		Potential Candidate:

# **ATTACHMENT B**

**STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL**

RE: APPLICATION BY T-MOBILE  
NORTHEAST LLC FOR A  
CERTIFICATE OF ENVIRONMENTAL  
COMPATIBILITY AND PUBLIC NEED  
FOR A TELECOMMUNICATIONS FACILITY  
AT 123 PINE ORCHARD ROAD IN THE TOWN  
OF BRANFORD, CONNECTICUT

DOCKET NO. 386

Date: November 30, 2009

**AFFIDAVIT OF RAYMOND M. VERGATI**

I, Raymond M. Vergati, do hereby declare and state:

1. I am over the age of 18 years, and believe in the obligation of an oath.
2. I am the vice president of operations of HPC Development, LLC ("HPC")

with respect to projects in New England.

3. I have personal knowledge of the development of the Facility including the specific contents of this affidavit.

4. HPC has overseen the development of the telecommunications facility proposed at 123 Pine Orchard Road, Branford, Connecticut (the "Facility"). I assisted in all facets of the site acquisition.

5. On or about November 16, 2009, a sign was installed at the site of the proposed Facility.

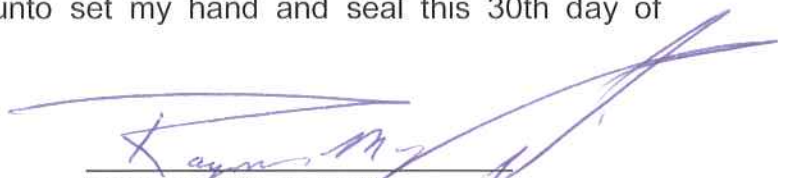
6. On or about November 18, 2009, I viewed the sign installed at the site of the proposed Facility.

7. The sign was installed at the site of the proposed Facility at least ten business days prior to the date of the hearing on the application for a certificate of

environmental compatibility and public need submitted to the Connecticut Siting Council bearing docket number 386.

8. A photograph of the sign posted at the site of the proposed Facility is attached hereto as Exhibit A.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 30th day of November, 2009.



Raymond M. Vergati

Subscribed and sworn to before me this 30th day of November, 2009.



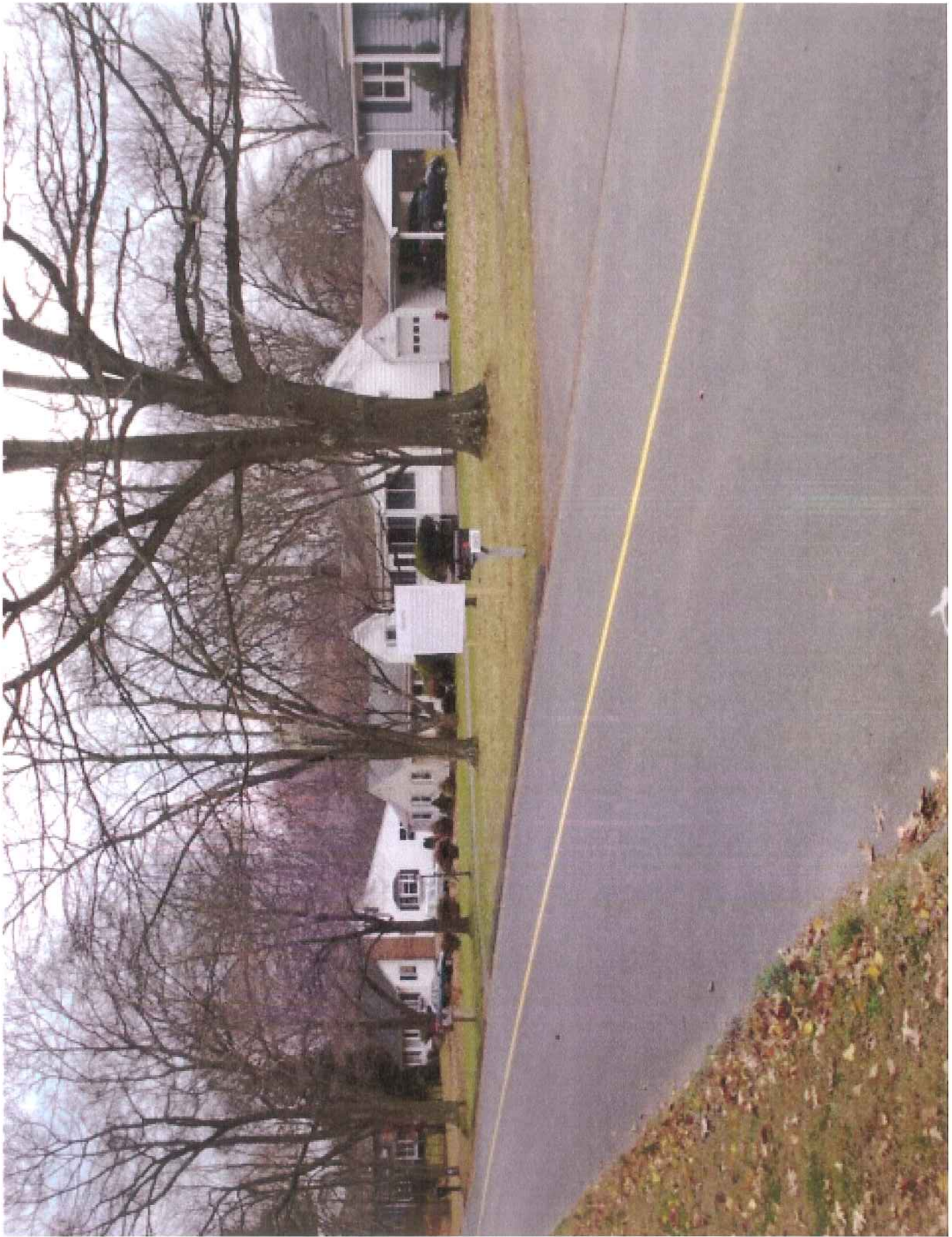
*Notary Public*  
*My Commission Expires:*

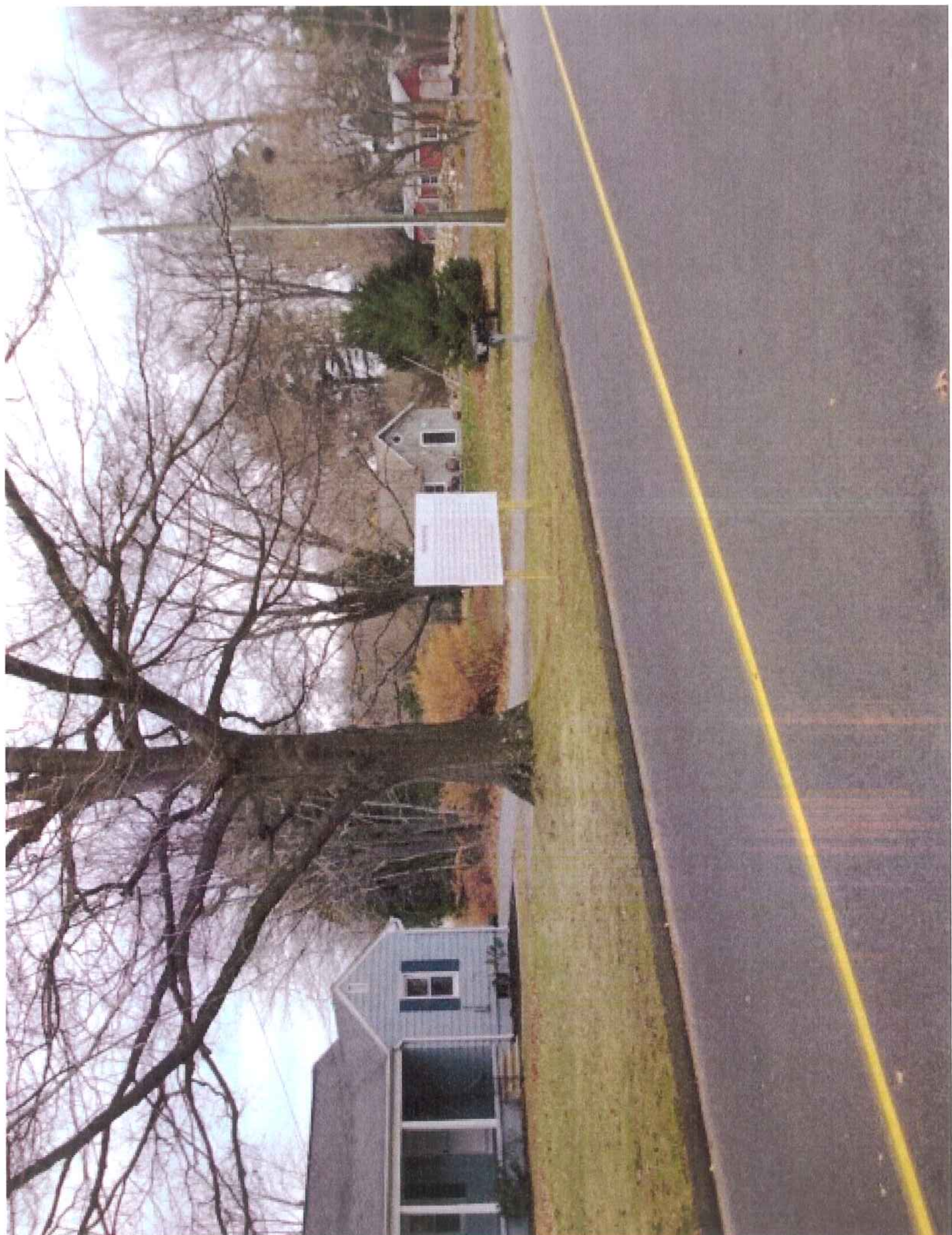
KAREN M. BARTHOLOMEW  
NOTARY PUBLIC  
MY COMMISSION EXPIRES APR. 30, 2013

# **ATTACHMENT A**

## **PUBLIC NOTICE**

[T-Mobile Northeast LLC] has filed an application with the Connecticut Siting Council ("Council") for the construction of a telecommunications facility on this site. The maximum height of this facility shall not exceed [125 ft]. The Council will hold a public hearing on [December 15, 2009] at [Branford Community House, All Purpose Room, 46 Church Street, Branford, CT] at 3 p.m. and 7 p.m. A copy of the application can be reviewed at the town hall or at the offices of the Council in New Britain, CT. For more information, please contact the Council by telephone at (860) 827-2935, electronically at [siting.council@ct.gov](mailto:siting.council@ct.gov), or by mail at 10 Franklin Square, New Britain, Connecticut, 06051.







## **PUBLIC NOTICE**

[T-Mobile Northeast LLC] has filed an application with the Connecticut Siting Council ("Council") for the construction of a telecommunications facility on this site. The maximum height of this facility shall not exceed [125 ft]. The Council will hold a public hearing on [December 15, 2009] at [Branford Community House, All Purpose Room, 46 Church Street, Branford, CT] at 3 p.m. and 7 p.m. A copy of the application can be reviewed at the town hall or at the offices of the Council in New Britain, CT. For more information, please contact the Council by telephone at (860) 827-2935, electronically at [siting.council@ct.gov](mailto:siting.council@ct.gov), or by mail at 10 Franklin Square, New Britain, Connecticut, 06051.