

JESSE A. LANGER

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

February 3, 2010

VIA FEDERAL EXPRESS

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

***Re: Docket No. 390 – 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 15 Orchard Park Road in
the Town of Madison, Connecticut***

Dear Mr. Phelps:

Enclosed herein please find an original and twenty (20) copies of the following documents and information in connection with the hearing before the Connecticut Siting Council ("Council") on January 5, 2010, concerning the proposed telecommunications facility at 15 Orchard Park Road in Madison, Connecticut ("Facility").

1. Dropped call statistics. In the general area of the proposed Facility, T-Mobile's dropped call percentage is approximately 1.9 percent. This percentage is significant given the location and size of the area surrounding the site of the proposed Facility. Aside from dropped calls, the Facility is necessary to provide consistent and reliable coverage to existing and future T-Mobile customers in this area of Madison ("Town"). T-Mobile has established a need for improved service in this area, as demonstrated in the Application and related filings, as well as the testimony during the hearing on January 5, 2010.

2. Department of Public Health comments, dated January 25, 2010. The Department of Public Health has recommended that T-Mobile adopt the following best management practices: (1) refuel vehicles or machinery and store any fuel or hazardous materials on an impervious pad with secondary containment designed to contain fuel; (2) store a fuel spill remediation kit on-site; and (3) contact Orchard Park Ind Area-50 Mungertown prior to starting the project. T-Mobile agrees to adopt these best management practices.

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Connecticut Siting Council
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3. Zoning height requirements. At the hearing, the Council requested that T-Mobile provide the height requirements for the zone in which the Property is located. (*7:00p.m. Transcript at p. 46.*) The Property is zoned light industrial. The regulations set a maximum building height of 40 feet and an aggregate tower height of 150 feet for structures in a light industrial zone. Madison Zoning Regs., §§ 2.7 and 7.2. (*See Attachment A.*)

4. 301 Boston Post Road. On January 20, 2010, the property owners of 301 Boston Post Road, an undeveloped parcel ("Parcel"), requested T-Mobile to install a stockade fence and plant evergreen trees to conceal the compound of the proposed Facility. The Parcel abuts the site of the proposed Facility at 15 Orchard Park Road, Madison ("Property"). According to their correspondence, the property owners intend to construct a residence on the Parcel approximately 365 feet from the Facility. They articulated concerns regarding the visibility of the compound area. (*See Attachment B.*)

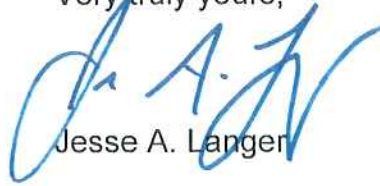
Although T-Mobile has conducted an extensive visual analysis for the Facility, including 4 balloon floats depicting leaf-on and leaf-off conditions, T-Mobile performed additional analysis to evaluate fully the property owners' request. The analysis took into account some clearing of vegetation for the proposed residence. Approximately 365 feet of mature vegetation separates the proposed site of the residence and the proposed Facility. The additional analysis confirmed that the property owners would have, at worst, limited seasonal views of portions of the monopole through the existing vegetation. The property owners would not have any views of the compound area. (*See Attachment C.*)

Additionally, planting evergreen trees along the southern side of the Facility would conflict with the proposed stone splash pad. The Conservation Commission recommended that the Facility drain to the south. A dysfunctional splash pad would result in erosion and sedimentation, which could impact the nearby wetlands. (*See Attachment D.*)

T-Mobile has considered the property owners' request carefully and afforded them an opportunity to present supporting evidence. (*See Attachment E.*) They have offered no evidence to contradict T-Mobile's analysis, including their submission to the Council dated February 1, 2010. Because the property owners would not have views of the Facility compound, T-Mobile respectfully submits that additional screening is not warranted. Should the Council require additional screening, T-Mobile requests that the screening consist of a stockade fence without plantings to avoid impact to the wetlands. (*See Attachment F.*)

Mr. S. Derek Phelps
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Page 3

Very truly yours,

A handwritten signature in blue ink, appearing to read "J. A. Langer", written over the typed name.

Jesse A. Langer

Enclosures

ATTACHMENT A

SECTION 2

GENERAL REQUIREMENTS

2.1 COMPLIANCE WITH REGULATIONS

No land, building, or premises or part thereof, shall hereafter be used and no building or part thereof or other structure shall be constructed, reconstructed, extended, enlarged, moved or altered except as permitted or required by these zoning regulations or by the subdivision regulations. No lot shall have an area, width or front, side or rear yard less than and no building or buildings shall occupy in the aggregate a greater percentage of the lot area nor be greater in height than as set forth in the applicable paragraph hereof, except as otherwise permitted or required by these zoning regulations or by the subdivision regulations. No land, building, or premises or parts thereof shall be used in any manner which shall create any objectionable noise, smell, smoke, light or radio or television interference.

2.2 MORE THAN ONE DWELLING ON ONE LOT

No dwelling shall be constructed on a lot containing an existing dwelling unless that lot is capable of being divided in such a way that both the existing dwelling and the proposed dwelling would conform separately with these regulations.

2.3 REDUCTION OF LOT AREA OR DIMENSION

No lot shall be diminished nor shall any yard, court or other open space be reduced except in conformity with these regulations. A density-averaged lot may not be divided or reduced in size unless the total number of lots in the subdivision in which the density-averaged lot was approved would not exceed the total number of lots that could be created in the subdivision if each lot met the minimum lot-size requirements of the current zoning regulations. (*Amended 3/20/03; effective 4/11/03*)

2.4 REQUIRED FRONTAGE AND ACCESS

No building shall be built on any lot unless such lot has a frontage of at least 25 feet on a public street, or unless it has unobstructed, exclusive right-of-way at least 25 feet wide to a public street. The area of any such right-of-way shall not be included in the area of any lot.

2.5 OPEN SPACE REQUIRED FOR EACH BUILDING

Except as specifically provided herein, no part of any yard or other open space required about any building may be included as part of a yard or other open space required for any other building.

2.6 LOT LYING IN MORE THAN ONE DISTRICT

In the case of a lot lying in more than one district, the provisions of the less restrictive district may be applied for a distance of not over 30 feet into a more restrictive district, provided that such lot has frontage on a street in the less restrictive district.

2.7 HEIGHT LIMITATION

The building height limit shall be applied separately for each wing or other distinct portion of the building. Spires, cupolas, towers, chimneys, flagpoles, penthouses, ventilators, tanks, solar collectors and similar features occupying in the aggregate no more than 10 percent of the building area and not used for human occupancy shall not be constructed to a total aggregate height in excess of the following:

District	Height
R-1, R-2, RU-1, RU-2	50'
CA-1, CA-2, CB-1, CB-2	100'
LI	150'
D, DW, DC, and RS	By Permit Only

Any antenna or tower or combination thereof in any R-1, R-2, RU-1 or RU-2 District in excess of a total aggregate height of 50 feet shall be at least 100 feet from the nearest property line. At a height of 50 feet or less or over 100 feet, the one to one rule as applied to accessory buildings in Sec. 11.2 of these regulations shall apply. *(Effective 12/6/79)*

2.7.1 Building Height Reductions – Narrow Lots

The maximum building height allowed shall be reduced for narrow lots as follows:

Width of Lot	Height of Building
More than 90 ft.	30 ft.
90 ft.	29 ft.
80 ft.	28 ft.
70 ft.	27 ft.
60 ft.	26 ft.
50 ft.	25 ft.
40 ft.	24 ft.
Less than 40 ft.	24 ft.

2.7.2 Building Height Reductions: Properties located in a Flood Plain District

The maximum building height allowed shall be 30 feet from the original grade for dwellings located in a Flood Plain District. *(Amended 1/22/99; effective 2/15/99)*

2.8 PROJECTION INTO OPEN SPACE/YARD SETBACKS

Nothing in these regulations shall prohibit the projection of not more than two feet within a required open space of pilasters, columns, belt courses, sills, windows, cornices, roof overhangs or other architectural features, nor the planting or landscaping of such open space. The two-foot projection shall not be included in building coverage.

- 2.8.1 Steps and landings without a roof may project no more than 6 feet within the required open space/yard setbacks. These steps and landings are not included in building coverage and shall be no wider than 6 feet.
- 2.8.2 Chimneys may project no more than 2 feet within the required open space/yard setbacks, but shall be included as building coverage.
- 2.8.3 Entryways for below-grade access, i.e., basement hatches attached to the main building that are no greater than 3 feet above grade may project no more than 6 feet in the required open space/yard setback. These entryways shall not be included as building coverage.

Sections 2.8, 2.8.1, 2.8.2, 2.8.3 amended 1/22/99; effective 2/15/99; further amended 5/17/01; effective 6/15/01

- b) Access. No building shall be built on any lot without unobstructed, exclusive right-of-way to a public street at least 25 feet wide. The area of such right-of-way shall not be included in the area of any lot.
- c) Except in extreme emergency, no animals over fifty pounds, except dogs, shall be accepted or housed. Except for veterinary hospitals, no medical treatment shall be provided other than incidental to the boarding function.
- d) Noise Control. Adequate provisions shall be made for noise control by construction of all buildings and other enclosures wherein animals may be housed to achieve Sound Transmission Class 45 or greater and further will be constructed so that no noise caused by the occupant is apparent at any lot line adjacent to a residential district.
- e) Odor Control. Adequate provisions shall be made for odor control as prescribed by the local Health Officer and the Town Engineer.
- f) No objectionable or injurious wastes or other materials shall be discharged or emitted into any river, stream, public or private disposal system, body of water, or into the ground so as to endanger public health or safety or constitute an objectionable source of pollution.
- g) Off-Street Parking. Off-street parking shall be provided on the lot with at least one car space for each employee and in addition, there shall be not less than five car spaces for visitors. Parking areas shall be permanently improved and shall be enclosed by a buffer planting area [§7.1.19(i)].
- h) Proposed sewage disposal systems shall meet all State and local requirements, shall be specifically approved by the local Health Officer, and shall have no adverse effect on adjacent sewage disposal systems.
- i) Buffer Planting. A buffer zone, suitably landscaped with trees and shrubbery and permanently maintained shall be provided not less than 30 feet in width on each side and rear yard, except where such side or rear yard is adjacent to a railroad right-of-way.

7.1.20 The keeping of trailers for purposes accessory to the primary use of the lot, subject to the following:

- a. No trailer is to be used for dwelling purposes.
- b. No trailer is to be permanently installed on the property.

7.2 REQUIRED LOT AREA, WIDTH, YARDS, COVERAGE AND HEIGHT

<u>District</u>	<u>Min. Lot Area</u>	<u>Min. Lot Width</u>	<u>Min. Front Yard</u>	<u>Side Yards Each</u>	<u>Min. Rear Yard</u>	<u>Max. Bldg. Coverage</u>	<u>Max. Bldg. Height</u>
	<i>(sq. ft.)</i>	<i>(ft.)</i>	<i>(ft.)</i>	<i>(ft.)</i>	<i>(ft.)</i>	<i>(%)</i>	<i>(ft.)</i>
LI	30,000	100	50	20	50	40	40

Rear Yard 10' when rear yard boundary is railroad right-of-way.

7.2.1 A strip not less than 30 feet wide in all side and rear yards adjacent to a Residence or Rural district shall be suitably landscaped and not used for parking or for any use prohibited in such adjacent Residence or Rural District.

ATTACHMENT B

EVANS, FELDMAN & AINSWORTH, L.L.C.
Attorneys at Law

261 Bradley Street
P.O. Box 1694
New Haven, CT 06507-1694

Keith R. Ainsworth

telephone: (203)772-4900
facsimile: (203)782-1356
internet: krainsworth@snet.net

Attorney Jesse A. Langer
Cohen & Wolf, P.C.
1115 Broad Street
Bridgeport, CT 06604

January 20, 2010

RE: T-Mobile Northeast, LLC – Cell Tower at 15 Orchard Park Road, Madison

Dear Attorney Langer,

I am writing to follow up on our telephone conversation last week regarding the concerns of my clients, Ryan and Katherine McGetrick, who own the adjacent parcel to the south of the cell tower site at 103 Boston Post Road, Madison. As I related, while the McGetricks currently do not have a house on their abutting land, they plan to locate a home there in the future. They did not participate in the Siting Council proceedings as they were in transition of moving. However, they are concerned that they will have a direct view of the base of the tower and the equipment cabinets from their proposed home site and request that appropriate screening in the form of a fence and tree plantings be incorporated in the D&M plan. They have retained this office to make a formal request to the Siting Council, but I wanted to see if we could agree directly.

As promised, I am enclosing the map and plotted data which creates a visual aid to their request for screening. The shaded areas on the maps indicate where screen plantings would reduce the visual impact. A cedar fence on the southern side of the facility would further reduce the probability of visual impact.

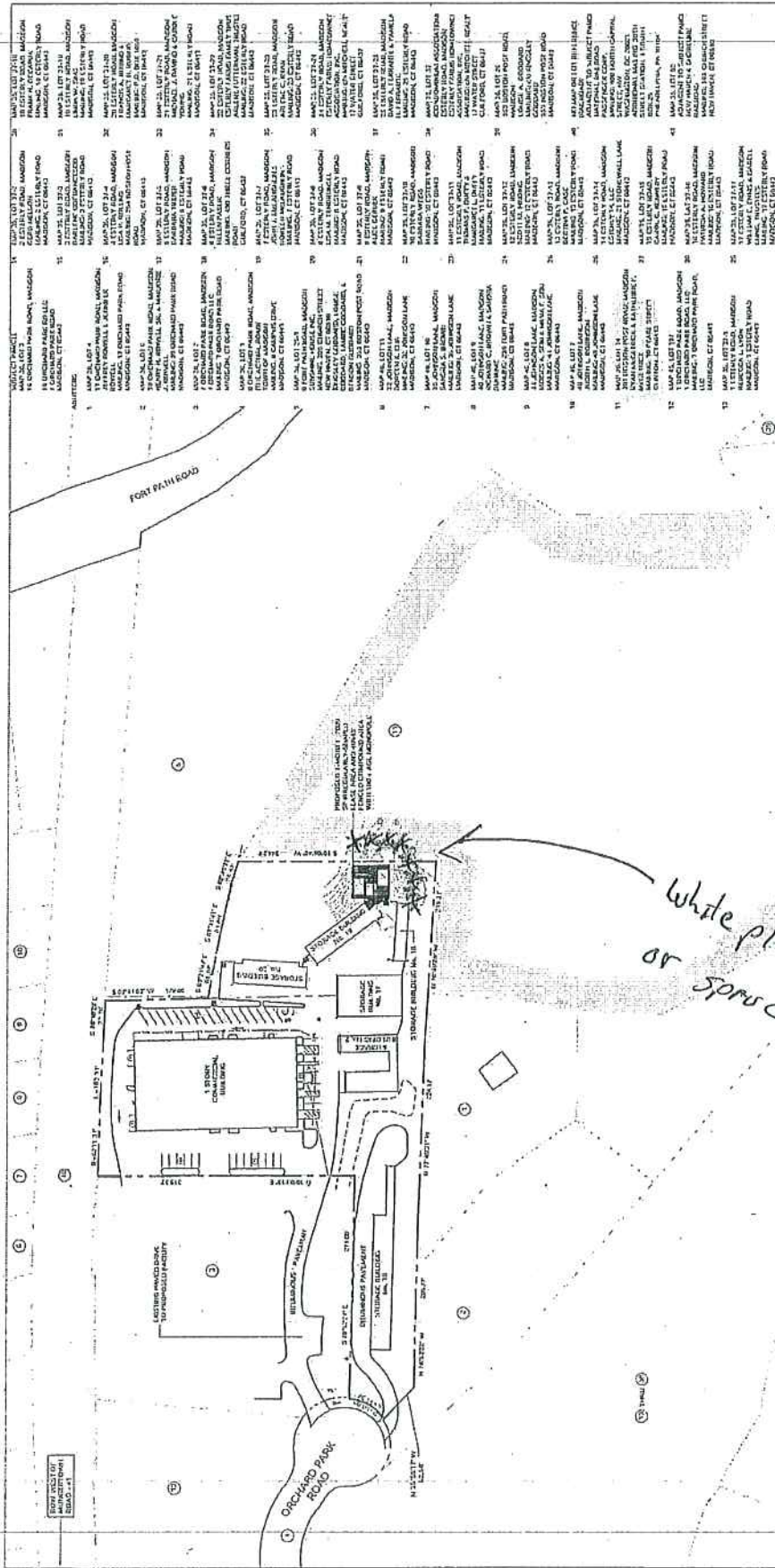
As time is short to place formal comments into the record, please let me know if these requests are acceptable as soon as practicable.

Sincerely,



Keith R. Ainsworth

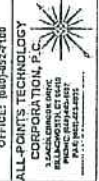
attachment



ABUTTERS MAP 15 ORCHARD PARK ROAD MAQUON, CT 06442-2273		RAW LAND 15 ORCHARD PARK ROAD MAQUON, CT 06442-2273	
PERMITTING AGENCIES AIR TRAFFIC ADMINISTRATION FEDERAL AVIATION ADMINISTRATION FEDERAL BUREAU OF INVESTIGATION FEDERAL COMMUNICATIONS COMMISSION FEDERAL ENERGY REGULATORY COMMISSION FEDERAL MARINE ADMINISTRATION FEDERAL RESERVE SYSTEM FEDERAL SECURITY AGENCY FEDERAL TRADE COMMISSION GENERAL INVESTIGATIVE DIVISION NATIONAL ARCHIVES NATIONAL BUREAU OF FIRE UNDERWRITERS NATIONAL CREDIT ADMINISTRATION NATIONAL DEFENSE AGENCY NATIONAL ENVIRONMENTAL EDUCATION FOUNDATION NATIONAL HEALTH AND HUMAN SERVICES NATIONAL INDIAN EDUCATION RESEARCH AND TRAINING CENTER NATIONAL LABOR RELATIONS BOARD NATIONAL MARITIME ADMINISTRATION NATIONAL MEDICAL CARE ASSISTANCE NATIONAL PAPER BOARD ADMINISTRATION NATIONAL RAILROAD PASSENGER SERVICE NATIONAL SECURITY AGENCY NATIONAL TRANSPORTATION SAFETY BOARD NATIONAL YOUTH ADMINISTRATION NATIONAL ZONING ADMINISTRATION NATIONAL ARCHIVES NATIONAL BUREAU OF FIRE UNDERWRITERS NATIONAL CREDIT ADMINISTRATION NATIONAL DEFENSE AGENCY NATIONAL ENVIRONMENTAL EDUCATION FOUNDATION NATIONAL HEALTH AND HUMAN SERVICES NATIONAL INDIAN EDUCATION RESEARCH AND TRAINING CENTER NATIONAL LABOR RELATIONS BOARD NATIONAL MARITIME ADMINISTRATION NATIONAL MEDICAL CARE ASSISTANCE NATIONAL PAPER BOARD ADMINISTRATION NATIONAL RAILROAD PASSENGER SERVICE NATIONAL SECURITY AGENCY NATIONAL TRANSPORTATION SAFETY BOARD NATIONAL YOUTH ADMINISTRATION NATIONAL ZONING ADMINISTRATION		PROPERTY RECORDS AIR TRAFFIC ADMINISTRATION FEDERAL AVIATION ADMINISTRATION FEDERAL BUREAU OF INVESTIGATION FEDERAL COMMUNICATIONS COMMISSION FEDERAL ENERGY REGULATORY COMMISSION FEDERAL MARINE ADMINISTRATION FEDERAL RESERVE SYSTEM FEDERAL SECURITY AGENCY FEDERAL TRADE COMMISSION GENERAL INVESTIGATIVE DIVISION NATIONAL ARCHIVES NATIONAL BUREAU OF FIRE UNDERWRITERS NATIONAL CREDIT ADMINISTRATION NATIONAL DEFENSE AGENCY NATIONAL ENVIRONMENTAL EDUCATION FOUNDATION NATIONAL HEALTH AND HUMAN SERVICES NATIONAL INDIAN EDUCATION RESEARCH AND TRAINING CENTER NATIONAL LABOR RELATIONS BOARD NATIONAL MARITIME ADMINISTRATION NATIONAL MEDICAL CARE ASSISTANCE NATIONAL PAPER BOARD ADMINISTRATION NATIONAL RAILROAD PASSENGER SERVICE NATIONAL SECURITY AGENCY NATIONAL TRANSPORTATION SAFETY BOARD NATIONAL YOUTH ADMINISTRATION NATIONAL ZONING ADMINISTRATION	
MOBILE 35 GRIFFIN ROAD BLOOMFIELD, CT 06002 OFFICE: 860-882-9100		ALL-POINTS TECHNOLOGY CORPORATION, P.C. 1000 WASHINGTON STREET BLOOMINGTON, IL 61710 OFFICE: 312-331-1111	
GRAPHIC SCALE: 1" = 100'			
ABUTTERS MAP COUNTY # 48			



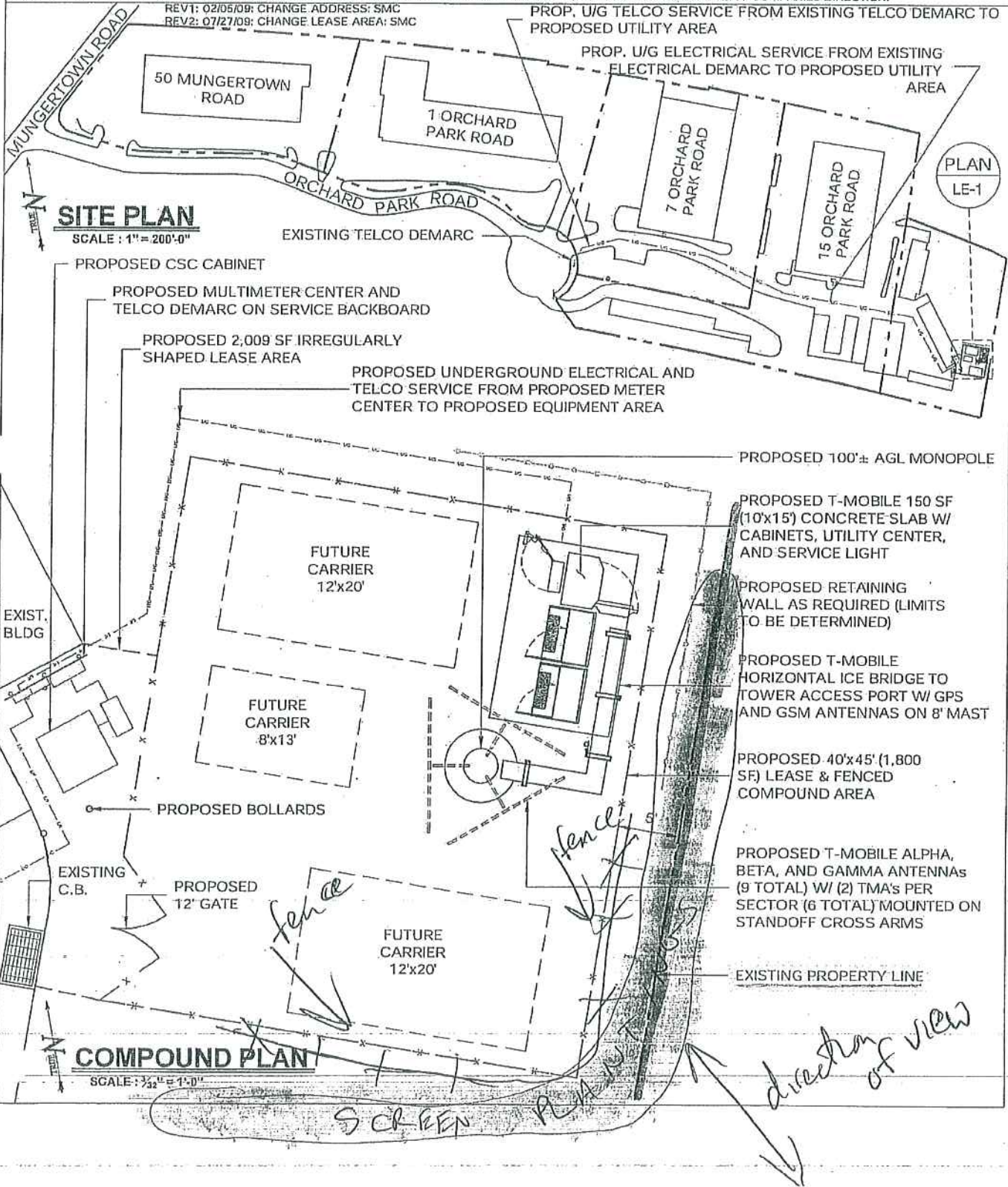
A-1



THE SPECIFICATIONS FOR THE CONSTRUCTION OF THIS MAP ARE BASED ON THE ASSUMPTION THAT THE INFORMATION PROVIDED HEREIN IS CORRECT AND COMPLETE. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NONINFRINGEMENT OF THIRD PARTY RIGHTS. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

ALL-POINTS TECHNOLOGY CORPORATION, P.C. 3 SADDLEBROOK DRIVE KILLINGWORTH, CT. 06419 PHONE: (860)-663-1697 FAX: (860)-663-0935 www.allpointstech.com	APT FILING NUMBER: CT-255T-340			T-MOBILE SITE NUMBER CTNH808A
	LE-1			AMTRAK MADISON 15 ORCHARD PARK ROAD MADISON, CT 06443-2273
	SCALE: AS NOTED	DRAWN BY: AAJ	35 GRIFFIN ROAD BLOOMFIELD, CT 06002 OFFICE: (860)-692-7100	
	DATE: 10/31/08	CHECKED BY: SMC		

NOTE:
 PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. OMNIPOINT COMMUNICATIONS INC. IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN, ATTACHED TO OR MOUNTED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. OMNIPOINT COMMUNICATIONS INC. RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS. ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO APPROVAL BY OMNIPOINT COMMUNICATIONS INC. STRUCTURAL & RF ENGINEERS. LOCATIONS OF POWER & TELEPHONE FACILITIES AND APPLICABLE EASEMENTS ARE SUBJECT TO APPROVAL AS PER UTILITY COMPANIES DIRECTION.



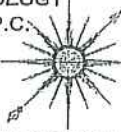
SITE PLAN
 SCALE: 1" = 200'-0"

COMPOUND PLAN
 SCALE: 3/32" = 1'-0"

PLAN
LE-1

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

3 SADDLEBROOK DRIVE
KILLINGWORTH, CT. 06419
PHONE: (860)-653-1697
FAX: (860)-653-0935
www.allpointstech.com



APT FILING NUMBER: CT-255T-340

AERIAL MAP

SCALE: AS NOTED

DRAWN BY: AAJ

DATE: 04/27/09

CHECKED BY: SMC



T-MOBILE SITE NUMBER
CTNH808A

35 GRIFFIN ROAD
BLOOMFIELD, CT 06002
OFFICE: (860)-692-7100

AMTRAK MADISON
15 ORCHARD PARK ROAD
MADISON, CT 06443-2273



AERIAL MAP

SCALE: 1" = 500'-0"

GRAPHIC SCALE

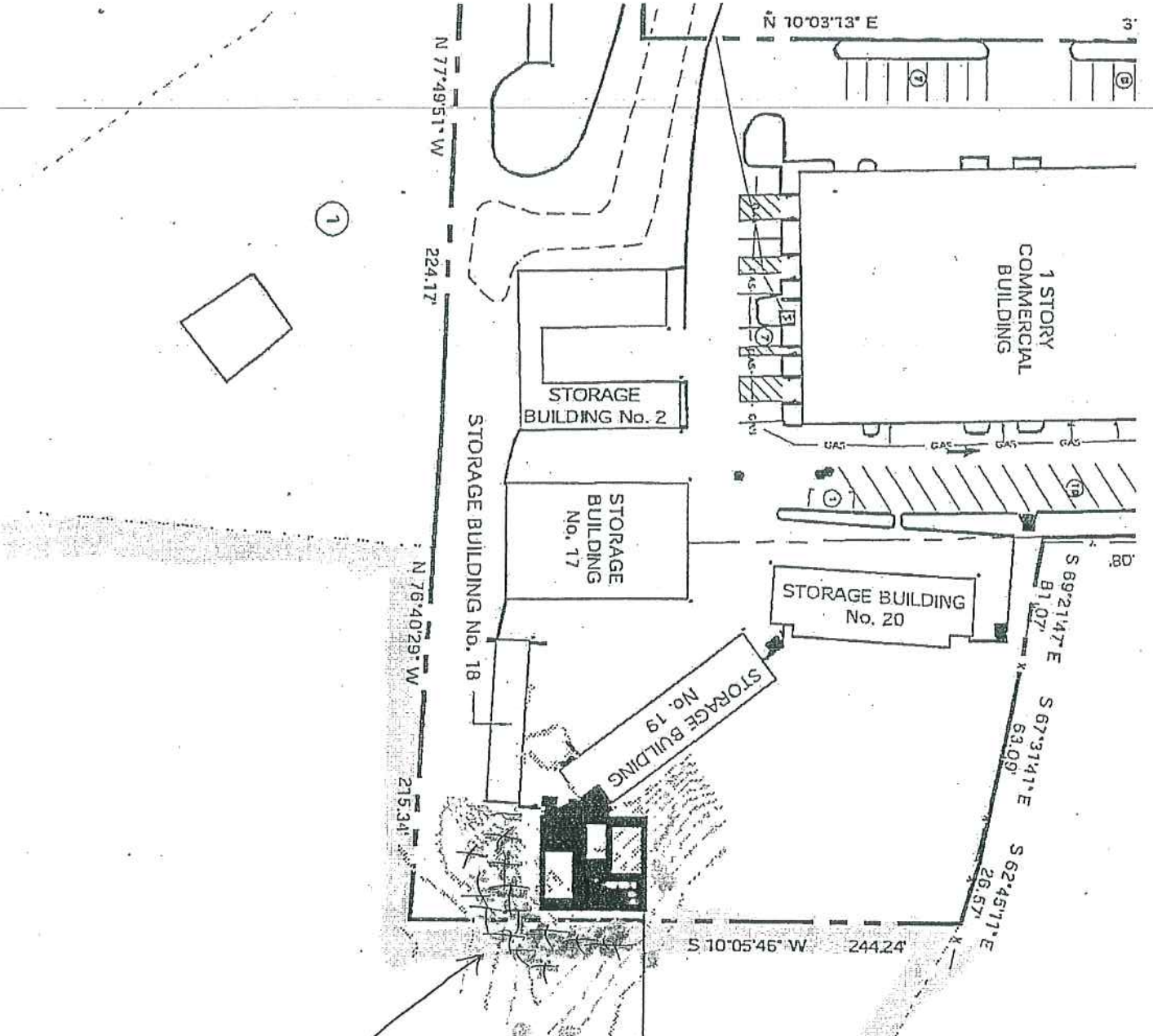


(IN FEET)

1 inch = 500 ft.

SITE

Mc Gettrick Home Site



Screen planting

Cedar?

PROPOSED T-MOBILE 2009
 SF IRREGULARLY-SHAPED
 LEASE AREA AND 40X45'
 FENCED COMPOUND AREA
 WITH 100'± AGL MONOPOLE

(1)

(5)

From: Keith Ainsworth [mailto:keithainsworth@yahoo.com]
Sent: Thursday, January 21, 2010 9:45 AM
To: Langer, Jesse A.
Subject: Fw: RE: 301 Boston Post Rd Madison

Jesse:

Attached is a diagram that my clients sent regarding the location of the house. They don't have many options due to the geography, so that is pretty close to the precise location of the house.

Keith



100 ft
50 m

ATTACHMENT C



Memorandum

To: Scott M. Chasse, P.E.
Principal
All-Points Technology Corp. P.C.
3 Saddlebrook Drive
Killingworth, CT 06419

Date: February 2, 2010

Project No.: 40505.10

From: Mike Libertine

Re: CT Siting Council Docket No. 390
Evaluation of Potential Year-Round
and Seasonal Visibility From Portions of
301 Boston Post Road
Proposed T-Mobile Telecommunications
Facility CTNH808A
15 Orchard Park Road
Madison, Connecticut

T-Mobile Northeast, LLC ("T-Mobile") currently has an application pending with the Connecticut Siting Council for the installation of a 100-foot tall monopole and associated ground equipment to be located on property at 15 Orchard Park Road in the Town of Madison, Connecticut (Docket No. 390). T-Mobile has requested that Vanasse Hangen Brustlin, Inc. (VHB) further evaluate potential year-round and seasonal visibility associated with the proposed facility ("Facility") from an abutting parcel located at 301 Boston Post Road where the current property owners have expressed an interest in constructing a single-family dwelling. The owners of 301 Boston Post Road have provided T-Mobile with the approximate location of the planned construction which is located approximately 365 feet to the south/southeast of the proposed monopole. VHB's Visual Resource Evaluation Report (July 2009), submitted as part of the application process, indicated that seasonal views may be achieved from portions of 301 Boston Post Road given its proximity to the proposed Facility. VHB also conducted subsequent site reconnaissance in December of 2009 to evaluate potential visibility during "leaf-off" conditions. VHB has not had an opportunity to conduct any physical reconnaissance at 301 Boston Post Road.

In order to evaluate potential year-round and seasonal visibility from the portion of 301 Boston Post Road identified for future development, VHB reviewed available aerial photography and conducted additional viewshed modeling. The additional viewshed modeling involved modifying our digital forest layer, a key component of the model, to reflect potential clearing associated with the construction of the future residence at 301 Boston Post Road. Since the specific dimensions, orientation and landscape elements of the future dwelling have not been established to date, VHB assumed an area of construction-related clearing measuring roughly 60 feet from the approximate center point of the future development location. This was done to account for the removal of trees and/or other vegetative screening for the new home construction. The viewshed modeling did not indicate the potential for year-round visibility from this portion of 301 Boston Post Road.

Based on previous field activities conducted during both "leaf-on" and "leaf-off" conditions and a review of current aerial photography, VHB anticipates that limited seasonal views of the proposed monopole could be achieved from some portions of 301 Boston Post Road where future residential development is being considered. Such views would be mostly obstructed by the dense vegetation the currently exists on this property (beyond areas likely to be cleared) and in VHB's opinion would be limited to a portion of the monopole, depending on where the viewer may be standing, and would not be considered significant or prominent. VHB does not believe seasonal views of the compound area would be achieved from this portion of 301 Boston Post Road, but would suggest that privacy screening options (e.g., slats within the chain-link fence) be considered along the south side of the compound to further reduce the potential for seasonal views, particularly if additional tree clearing activities are planned on the abutting parcel.

In conducting our field reconnaissance and reviewing the aerial photography used in this evaluation, VHB determined that an existing overhead electrical utility right-of-way and associated infrastructure traverses the northern portion of the 301 Boston Post Road property between the proposed T-Mobile facility and the new house construction area. This feature would be located within approximately 75 feet of the potential residence and represents a more likely visual focal point during "leaf-off" conditions in comparison to the proposed telecommunications facility.

We have provided accompanying graphics depicting the potential viewshed of the proposed T-Mobile facility and the existing conditions in the vicinity.

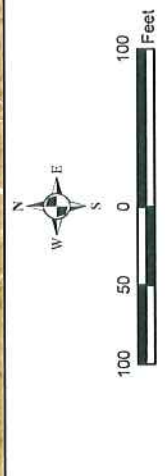
Evaluation of Potential Year-Round and Seasonal Visibility From Portions Of 301 Boston Post Road Madison, Connecticut



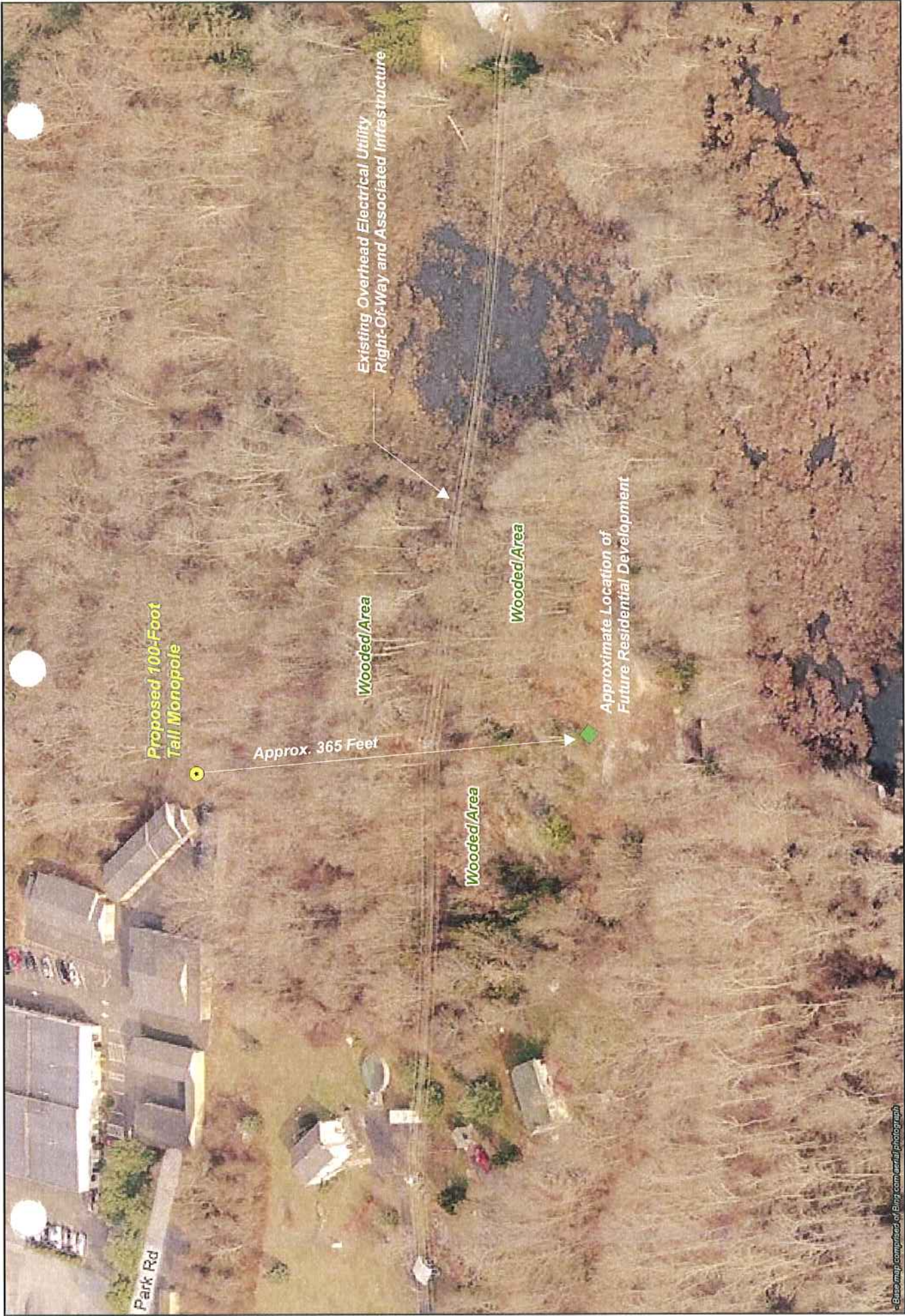
- Legend**
- ◆ Proposed Facility
 - ◆ Approximate Location of Future Residential Dwelling
 - ▭ Approximate Area of Clearing Associated With Future Dwelling
 - ▭ Year-Round Visibility (Accounts for potential clearing on abutting parcel)
 - ▭ Anticipated Seasonal Visibility (Accounts for potential clearing on abutting parcel)

2-Foot Contours
 Approximate Parcel Boundary

*Note - Locations depicted within anticipated area of seasonal visibility are considered to have the potential for seasonal views and does not indicate an unobstructed line of sight from all locations contained therein.



© 2009 and compiled 2009 color aerial photography
 Approximate location of future residential dwelling provided by property owners. VHS assumes no liability for cleared area or anticipated clearing around the dwelling location.
 The proposed and seasonal visibility information is derived from VHS's visual analysis as presented in our July 2009 Visual Resource Evaluation Report. See attached account for cleared area associated with construction of future dwelling.



Base map comprised of Bing.com aerial photograph

Birds Eye Aerial Photograph
 Proposed T-Mobile Wireless Telecommunications Facility
 and Surrounding Area
 Madison, Connecticut

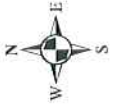


Figure Not To Scale

ATTACHMENT D



Vanasse Hangen Brustlin, Inc.

54 Tuttle Place
Middletown, Connecticut 06457
860 632-1500
FAX 860 632-7879

Memorandum

To: Mr. Scott Chasse
All-Points Technology Corp., P.C.
3 Saddlebrook Drive
Killingworth, CT 06419

Date: February 2, 2010

Project No.: 40505.10

From: Dean Gustafson
Professional Soil Scientist

Re: McGetrick Proposed Screening
T-Mobile Site No. CTNH808A
15 Orchard Park Road
Madison, Connecticut

Vanasse Hangen Brustlin, Inc. (VHB) is pleased to provide the following comments with respect to proposed screening as detailed in a January 20, 2010 letter from Ryan and Katherine McGetrick's attorney, Keith R. Ainsworth. The McGetrick's, who own property at 301 Boston Post Road abutting the subject property to the south, expressed concern regarding visibility of the proposed T-Mobile facility's compound from a future home site on their property. VHB had previously completed on-site investigations at the proposed T-Mobile site to determine if wetlands and/or watercourses are located on the above-referenced Site.

VHB understands that T-Mobile proposes to construct a wireless communications facility in the eastern end of the subject property just east of two self storage buildings in an existing cleared area. The proposed facility is located in the cleared and disturbed area approximately 12 feet from the nearest wetland resource located to the northeast. Additional wetlands are also located nearby the proposed T-Mobile facility to the east and south on the abutting McGetrick's property.

Proposed screening with evergreen trees along the south side of the proposed facility would result in a conflict with a proposed stone splash pad. This splash pad properly controls the discharge of stormwater from the existing site development as well as the proposed T-Mobile facility. The Madison Conservation Commission at its August 3, 2009 meeting recommended that the proposed T-Mobile facility drain to the south to this splash pad. Without the stone splash pad to properly control stormwater discharge, erosion and sedimentation will likely occur resulting in impact to nearby wetlands to the south. Therefore, since space is limited along the south side of the T-Mobile facility due to property boundary constraints and the importance of retaining the stormwater splash pad to protect nearby wetland resources, evergreen plantings along the south side of the proposed T-Mobile facility are not recommended.

ATTACHMENT E

Langer, Jesse A.

From: Langer, Jesse A.
Sent: Monday, February 01, 2010 10:58 AM
To: Keith Ainsworth
Cc: Kohler, Julie D.
Subject: RE: T-Mobile proposed Facility at 15 Orchard Park Road

Keith,

Good morning. You're welcome. I would reiterate that T-Mobile has conducted an extensive visual analysis regarding this proposed site. I would also add that in conducting the most recent, supplemental analysis (in response to your clients' inquiry), T-Mobile took into account some clearing for the construction of a residence at the approximate location identified by your clients. Finally, T-Mobile is willing to consider any additional information you have that might pertain to this issue. Please forward any such information to my attention.

Regards,

Jesse

Jesse A. Langer
Cohen and Wolf, P.C.
1115 Broad Street
Bridgeport, CT 06604
Tel: (203) 368-0211
Fax: (203) 337-5593
jlanger@cohenandwolf.com

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From: Keith Ainsworth [mailto:krainsworth@snet.net]
Sent: Monday, February 01, 2010 7:58 AM
To: Langer, Jesse A.
Cc: Kohler, Julie D.
Subject: RE: T-Mobile proposed Facility at 15 Orchard Park Road

Jesse:

Thanks for the response. While currently there exists 365 feet of mature vegetation, siting a house will entail some clearing reducing the natural buffer. In addition, all of the vegetation that T-Mobile is counting on to screen its facility is on the McGetrick's property. In order to maintain the screening effect, the McGetrick's would be required to maintain the vegetation on their own property to screen your client's facility. That hardly seems fair.

In addition, the McGetrick's are not hermits and might like to actually step out of their house into the yard once in a while. If they should venture into their yard, there will be more than seasonal intermittent views.

2/3/2010

That having been said, I sense that your client is unlikely to accommodate this most reasonable request. I will take up the matter directly with the Siting Council.

Peace,

KRA

From: Langer, Jesse A. [mailto:jlanger@cohenandwolf.com]
Sent: Friday, January 29, 2010 5:46 PM
To: Keith Ainsworth
Cc: Kohler, Julie D.
Subject: T-Mobile proposed Facility at 15 Orchard Park Road

Keith,

As promised, I am responding to your client's inquiry.

According to your letter, dated January 20, 2010, your clients have recently purchased the property commonly known as 301 Boston Post Road, Madison, Connecticut, and intend to construct a residence on that property. The property abuts the location of T-Mobile's proposed telecommunications facility at 15 Orchard Park Road, Madison, Connecticut ("Facility"). Your clients have raised a concern that their proposed residence might have views of the Facility, specifically the compound area. As such, your clients have inquired whether T-Mobile would implement further screening measures to conceal the compound area. In support of their inquiry, your clients provided the attached image (*301bostonpostrd.pdf*).

Prior to your clients' inquiry, T-Mobile conducted an extensive visual analysis, including four balloon floats. Nevertheless, T-Mobile has performed additional visual analysis to respond meaningfully to your clients' inquiry. According to T-Mobile's extensive analysis, including the most recent additional assessment of this past week, the compound would not be visible from your clients' property – particularly where your clients intend to construct a residence. There is approximately 365 feet of mature vegetation separating the proposed site of your clients' residence and the proposed site of the Facility. (*Please see attached satellite image.*) At most, your clients would have intermittent, seasonal views of portions of the tower. Accordingly, T-Mobile does not see any reason to add supplemental screening measures, such as evergreen trees, to conceal the compound any further.

If you have any additional information regarding this matter, please feel free to forward it to my attention.

Regards,

Jesse Langer

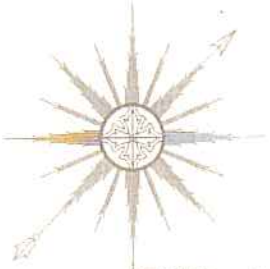
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ATTACHMENT F



ALL-POINTS TECHNOLOGY CORPORATION, P.C.

HPC Development, LLC
Attn: Ms. Jamie Ford
46 Mill Plain Road
Danbury, CT 06811

February 3, 2010

RE: T-Mobile Site# CTNH808A
15 Orchard Park Madison, CT
Proposed Tower Site
McGetrick Proposed Screening

Dear Ms. Ford:

This memo addresses the feasibility of screening along the southern and eastern perimeters of the proposed T-Mobile equipment compound due to possible seasonal views of the same from the McGetrick property located at 301 Boston Post Road, abutting the subject site to the south. Although currently a vacant lot, we understand that the McGetricks have expressed concern regarding the visibility of the facility's compound area from a future home on their property.

T-Mobile's proposes to construct a wireless telecommunications facility at the eastern end of the subject property situated in a cleared area at the edge of the developed lot. The proposed compound area is located twelve feet from delineated wetlands to the east and bordered directly to the south by a rip-rap lined stormwater discharge splash pad that services the existing site development. The grade diminishes further to the south as it approaches an offsite wetland system and property line limits.

Placement of conifer screening along the southern perimeter of the proposed compound location would directly interfere with the aforementioned stormwater discharge splash-pad. Based on the recommendations by the Madison Conservation Commission, the proposed facility would be graded to drain to the south towards the splash pad. The installation of any plantings, east or south of the proposed facility, is additional work within the regulated upland review area. The current design minimizes the amount of disturbance within the regulated area.

Due to the location of the existing stormwater splash pad, proximity to wetlands and spatial constraints of the site, we do not recommend installing landscape screening in this area.

Sincerely,

ALL-POINTS TECHNOLOGY CORPORATION, P.C.

Scott M. Chasse, P.E.
Principal

