

**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 232 SHORE ROAD IN THE TOWN  
OF OLD LYME, CONNECTICUT

DOCKET NO. 391

Date: January 25, 2010

**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 Old Lyme, 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 232 Shore Road, Old Lyme, 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 looks for possible site candidates in areas in which T-Mobile 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 to the surrounding area.

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 area of need 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 its search for a site in this area of Old Lyme ("Old Lyme or "Town") on or about July 17, 2008. The focus of this search was a 0.2 mile radius with the center located at the intersection of Cross Lane and the Amtrak rail line. T-Mobile focused on this search area with the objective to provide coverage to Route 156, Mill Creek Road, Hawks Nest Road and Cross Lane just south of Interstate 95 in Old Lyme as well as the Amtrak rail line that passes through this area.

**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. 287 Shore Road, vacant church, corner of Shore Road and Swan Ave. This property hosts a vacant church, with a flat roof steeple that is approximately thirty-five feet tall. T-Mobile radio frequency engineers ("RF") reviewed site and determined that the rooftop was too low to afford adequate coverage.

2. Existing Water Tank located off Cross Lane. This site hosts a water tank, with a height of approximately twenty-five feet. T-Mobile RF engineers reviewed and determined that the tank structure is too low to afford adequate coverage, particularly since the water tank does not extend beyond the existing tree line.

3. 240-1 Shore Road (Route 156), Old Lyme Self Storage. This site is closer to residential homes than the proposed Site. The owner expressed a lack of interest in installing a tower on this site.

4. 234 Shore Road. This site hosts an approximately thirty foot tall office building. T-Mobile RF engineers reviewed site and determined that the existing rooftop was too low to afford adequate coverage.

5. 226 Shore Road. This is a seven acre parcel with significant wetlands. The wetlands on site would limit access to the area of the parcel that might feasibly host a telecommunications facility.

6. 220 Shore Road. This parcel is largely open space and would require a raw-build. The property does not have sufficient screening for a telecommunications 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 232 Shore Road, Old Lyme, Connecticut ("Property") is superior to other parcels in the area. The Property is zoned for light industrial uses (LI-80) and is approximately 5 acres. The Property is currently used as a storage facility. Access to the Site is across an existing driveway and across an existing gravel parking lot on the Property. The Facility would have excellent screening from mature vegetation.

At this location, the Facility would enhance wireless service availability to existing and future T-Mobile wireless device users. Enhanced coverage provided by the Facility

would allow T-Mobile subscribers to use voice and data services reliably as well as to connect to Emergency 911 services. The intended coverage area of the Facility includes Route 156, Mill Creek Road, Hawks Nest Road and Cross Lane just south of Interstate 95 in Old Lyme as well as the Amtrak rail line that passes through this area.

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. The Facility would not impact any coastal resources because no such resources are located within close proximity to the site of the proposed Facility. Additionally, T-Mobile would also take certain measures to ensure that the Facility would not impact water flow, water quality, air quality or the nearby wetlands. Specifically, T-Mobile would install a silt fence during construction to avoid temporary impacts and would permanently stabilize the area with loam and wildlife seed mix to avoid any long term impacts.

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 § 16-50f (e). On May 28, 2009, T-Mobile submitted a technical report to the First Selectman regarding the Facility, a copy of which is included in the bulk filing accompanying the Application, which includes specifics about the Property, the Facility,

the site selection process and the environmental effects, if any, of the proposed Facility. Additionally, on June 25, 2009 and December 1, 2009, representatives of T-Mobile also met with the First Selectman, Fire Chief and the Zoning and Inlands Wetlands Enforcement Officer to discuss the Facility as well as the other two facilities proposed in Old Lyme.

**Q10. Has T-Mobile offered the Town of Old Lyme 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. The Town has not expressed its intentions regarding co-location as of yet.

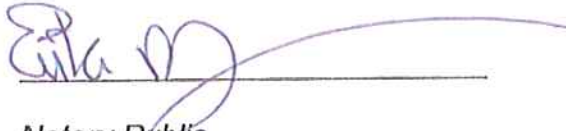
**Q11. Did T-Mobile post a sign giving the public notice of the hearing on this Application?**

A11. Yes, on or about January 20, 2010, T-Mobile posted a sign at the Property giving the public notice of the hearing on this Application. Photographs of the sign and an affidavit are appended hereto as Attachment A.



Raymond M. Vergati

Sworn and subscribed to before me this  
25th day of January, 2010.



*Notary Public*  
*My Commission expires*

ERIKA M. MAGNUSSEN  
Notary Public  
My Commission Expires 06/30/2010

# **ATTACHMENT A**



**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 232 SHORE ROAD IN THE TOWN  
OF OLD LYME, CONNECTICUT

DOCKET NO. 391

Date: January 25, 2010

**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 232 Shore Road, Old Lyme, Connecticut (the "Facility"). I assisted in all facets of the site acquisition.

5. On or about January 20, 2010, a sign was installed at the site of the proposed Facility.

6. On or about January 22, 2010, 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

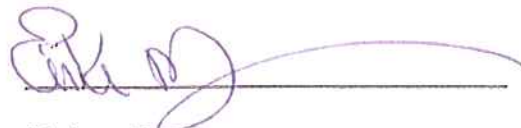
environmental compatibility and public need submitted to the Connecticut Siting Council bearing docket number 391.

8. Photographs of the sign posted at the site of the proposed Facility are attached hereto as Exhibit A.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 25<sup>th</sup> day of January, 2010.

  
Raymond M. Vergati

Subscribed and sworn to before me this 25<sup>th</sup> day of January, 2010



*Notary Public*  
*My Commission Expires:*

ERIKA M. MAGNUSSEN  
Notary Public  
My Commission Expires 06/30/2010

# **EXHIBIT A**



## PUBLIC NOTICE

[Applicant] 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 [100 ft]. The Council will hold a public hearing on [February 4, 2010] at [Town Hall, 52 Lyme St, Old Lyme, 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.

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SELF  
STOP  
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### PUBLIC NOTICE

Applicant 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 1500 ft). The Council will hold a public hearing on (February 4, 2010) at (Town Hall, 52 Lyme St. Old Lyme, 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, 06005.

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