



Vanasse Hangen Brustlin, Inc.

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Memorandum

To: Ms. Hollis Redding
SBA Towers II LLC
One Research Drive - Suite 200C
Westborough, MA 01581

Date: April 15, 2010

Project 40999.30
No.:

From: Vanasse Hangen Brustlin, Inc.

Re: Siting Council Docket No. 396
Proposed SBA East Lyme Facility
Photo-documentation and simulations from
Long Island Sound

At the request of the Connecticut Siting Council (the "Council"), and on behalf of SBA Towers II LLC ("SBA"), Vanasse Hangen Brustlin, Inc. ("VHB") conducted a supplemental balloon float and area reconnaissance to further evaluate the potential visibility of SBA's proposed East Lyme wireless telecommunications facility ("Facility") from Long Island Sound. The proposed Facility would be located at one of two possible locations on property at 49 Brainerd Road in Niantic (East Lyme), Connecticut (the "host property").

During the Council's hearing on March 23, 2010, VHB was asked to assess potential views of the proposed Facility from portions of Long Island Sound to support information presented in its Visual Resource Evaluation (VRE) report (dated November 2009). On April 13, 2010, VHB conducted a dual balloon float at the host property, raising one four-foot diameter red weather balloon at the proposed location to a height of 170 feet above ground level ("AGL"), and a second, similar balloon at a proposed alternate location approximately 300 feet to the southwest to a height of 180 feet AGL. Weather conditions during the balloon floats were favorable for conducting the reconnaissance and documentation activities as winds were generally calm (between 0 and 5 mph) and visibility over 10 miles.

Once the balloons were aloft, VHB personnel boated off-shore to compare results of the predictive computer model presented in the VRE and to capture views towards the proposed Facility from various points on Long Island Sound, as depicted on the accompanying photolog map and associated photographs. Subsequent to the balloon float and reconnaissance, photo-simulations of the Facility at both locations were prepared and are attached herein.

The Facility at either location would be visible from various locations on the Sound, as depicted in the photographs obtained from the representative locations below.

1. View from Long Island Sound west of North Brother Island
2. View from Long Island Sound overlooking South Brother Island.
3. View from Long Island Sound.
4. View from Long Island Sound.
5. View from Long Island Sound.
6. View from Long Island Sound overlooking Long Rock.

7. View from Long Island Sound overlooking Griswold Island.
8. View from Long Island Sound overlooking Griswold Island.
9. View from Long Island Sound.
10. View from Long Island Sound.
11. View from Long Island Sound.
12. View from Long Island Sound.
13. Panoramic view from Long Island Sound.
14. View from Old Black Point Road.
15. View from Old Black Point Road.
16. View from Old Black Point Road.

Due to the tidal conditions at the time of the reconnaissance activities, VHB was not able to obtain access into the Pattagansett River. Therefore, photographs from locations along Old Black Point Road were taken to provide representative views along this waterway (Photos 14 through 16).

Generally, the results of this supplemental visibility analysis were consistent with the predictive model and information presented in the VRE report. We would note one discrepancy in the eastern portion of the Study Area (2-mile radius surrounding the host property). Although the viewshed map presented in the VRE depicts a large area of visibility in this portion of Long Island Sound. In reality, those areas where the Facility might be visible are not as extensive as was initially predicted (see photolog and photo number 11). Further, views from this area and distance would be at the tree canopy (see photo 12 for an example).

Observations of coastline development during this supplemental analysis confirm previous information presented by VHB. Residential, commercial, industrial, and transportation and utility infrastructure development exists throughout the area and are all visible from various locations along the shore line and Long Island Sound. It is VHB's opinion that the addition of the proposed facility at either location would not degrade visual quality through significant alteration of the natural features of vistas and viewpoints. While it is evident that some coastal locations would have views of the proposed Facility, VHB believes that the photographs presented herein support our position that the installation of the proposed Facility would not represent a wholly unique or otherwise prominent feature from the majority of these vantage points or result in an adverse impact on coastal resources.

Supplemental Photographic Documentation and Simulations

Proposed Wireless Telecommunications Facility

CT11794
49 Brainerd Road
Niantic (East Lyme), CT

SUBMITTED TO:



SUBMITTED BY:



PHOTOLOG MAP



Legend

- Balloon(s) Not Visible
- Balloon(s) Visible
- *Year-Round Visibility

Photographic Locations - April 13, 2010

*Areas of year-round visibility taken from VHIB's November 2009 Visual Evaluation Report.

EXISTING CONDITIONS PHOTOGRAPH



VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
	LONG ISLAND SOUND OVERLOOKING LONG ROCK	NORTHEAST	1.32 MILES +/-	YEAR-ROUND

PHOTOGRAPHIC DOCUMENTATION



VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	LONG ISLAND SOUND WEST OF NORTH BROTHER ISLAND	NORTHEAST	1.63 MILES +/-	YEAR-ROUND



PHOTOGRAPHIC SIMULATION

**PROPOSED
SITE**



VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	LONG ISLAND SOUND WEST OF NORTH BROTHER ISLAND	NORTHEAST	1.63 MILES +/-	YEAR-ROUND

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PHOTOGRAPHIC SIMULATION

**POTENTIAL
ALTERNATE SITE**



VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	LONG ISLAND SOUND WEST OF NORTH BROTHER ISLAND	NORTHEAST	1.63 MILES +/-	YEAR-ROUND

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PHOTOGRAPHIC DOCUMENTATION



VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	LONG ISLAND SOUND OVERLOOKING SOUTH BROTHER ISLAND	NORTHEAST	1.59 MILES +/-	YEAR-ROUND

PHOTOGRAPHIC SIMULATION

**PROPOSED
SITE**



VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	LONG ISLAND SOUND OVERLOOKING SOUTH BROTHER ISLAND	NORTHEAST	1.59 MILES +/-	YEAR-ROUND

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PHOTOGRAPHIC SIMULATION

**POTENTIAL
ALTERNATE SITE**



VIEW	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	LONG ISLAND SOUND OVERLOOKING SOUTH BROTHER ISLAND	NORTHEAST	1.59 MILES +/-	YEAR-ROUND

