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Memorandum

To: Ms. Alexandria Carter
Verizon Wireless
99 East River Drive
East Hartford, CT 06108

Date: September 2, 2011

Project No.: 41479.55

From: Mike Libertine

Re: Comparative Visual Analysis
87 West Quasset Road
Woodstock, Connecticut

The Connecticut Siting Council Docket 415 includes a proposal by Cellco Partnership, d.b.a. Verizon Wireless, for a Certificate of Environmental Compatibility and Public Need associated with the construction of a 150-foot tall wireless telecommunications tower on property at 87 West Quasset Road (identified herein as the "host property"), in the Town of Woodstock, Connecticut. American Tower Corporation ("ATC") currently owns and maintains a 140-foot tall lattice tower located in the southeast corner of the host property. As part of the proceedings of Docket 415, ATC has proposed to replace its existing tower with a 140-foot tall monopole structure ("replacement Facility") approximately 20 feet to the north of the current tower location. In order for Verizon Wireless to use the ATC replacement Facility, it would require installation of its antennas at an increased centerline height of 160 feet.

Vanasse Hangen Brustlin, Inc. ("VHB") conducted a comparative visual analysis to evaluate the visibility of the proposed replacement Facility with that of the proposed Verizon Wireless Facility (documented in VHB's November 2010 Visual Resource Evaluation ("VRE") Report that was included in the Application, Exhibit 1 of Docket 415).

Similar methodologies as those presented in the 2010 VRE report were employed by VHB to assess the viewshed associated with the replacement Facility; that is, the combination of a predictive computer model and in-field analysis. The predictive model provided a preliminary assessment of potential visibility throughout the 2-mile "Study Area," including private property and other areas inaccessible for direct observations. A "balloon float" and Study Area reconnaissance were then conducted for field verification to back-check the initial computer modeling results, to obtain location and height representations, and to provide photographic documentation from publicly accessible areas.

On August 18, 2011 VHB conducted a balloon float by raising and maintaining an approximate five-foot diameter, helium-filled balloon approximately 12 feet to the southwest of the proposed replacement Facility site location at a height of 160 feet. Once the balloon was secured VHB staff conducted a drive-by reconnaissance along the public roads located within the Study Area to inventory those areas where the balloon was visible. The balloon was photographed from a number of different vantage points to document the actual view towards the replacement Facility. Eighteen (18) of the photographs were taken from locations that were originally included in the 2010 VRE report to provide a relative comparison of views from common points. Note that the photo locations are similar; however, in most cases the specific orientation is different as a result of the distance/direction between the proposed Verizon Wireless site and that of the proposed ATC replacement Facility. The locations of the photos are described below:

2010		Location	Orientation	Distance	Visibility
View	VRE View				
1	1	Intersection of Quasset Hill Road and West Quasset Road	Southwest	± 0.14-Mile	Year-Round
2	2	Adjacent to #80 West Quasset Road	West	± 0.03-Mile	Year-Round
3	3	West Quasset Road	Northeast	± 0.73-Mile	Year-Round
4	4	Adjacent to #289 West Quasset Road	Northeast	± 0.77-Mile	Year-Round
5	5	Adjacent to #330 West Quasset Road	Northeast	± 0.84-Mile	Year-Round
6	6	West Quasset Road	Northeast	± 0.50-Mile	Year-Round
7	7	Adjacent to #485 West Quasset Road	Southeast	± 0.48-Mile	Not Visible
8	8	Adjacent to #114 New Sweden Road	Southeast	± 0.47-Mile	Not Visible
9	9	Route 171	Southeast	± 0.80-Mile	Not Visible
10	10	Adjacent to #253 Old Hall Road	South	± 0.76-Mile	Not Visible
11	11	Adjacent to #33 Meehan Road	Southeast	± 0.87-Mile	Year-Round
12	12	Meehan Road	Southeast	± 1.03-Mile	Year-Round
13	13	Adjacent to #27 Loyola Road	Northwest	± 0.44-Mile	Not Visible
14	14	Adjacent to #22 Shore Road	Northwest	± 0.43-Mile	Year-Round
15	15	Adjacent to #36 Shore Road	Northwest	± 0.38-Mile	Year-Round
16	-	End of Shore Road	West	± 0.36-Mile	Year-Round
17	-	Adjacent to #109 East Quasset Road	Southwest	± 0.37-Mile	Year-Round
18	-	Adjacent to #83 East Quasset Road	Southwest	± 0.39-Mile	Year-Round
19	18	Adjacent to #191 East Quasset Road	Northwest	± 0.52-Mile	Year-Round
20	19	Sheldon Road North of East Quasset Road	Northwest	± 0.63-Mile	Year-Round
21	20	East Quasset Road at Quasset Cemetery	Southwest	± 0.42-Mile	Not Visible
22	-	Quasset Road	Southwest	± 0.36-Mile	Year-Round
23	-	Adjacent to #99 East Quasset Road	North	± 0.09-Mile	Year-Round