



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE:

APPLICATION OF NORTH ATLANTIC
TOWERS, LLC and NEW CINGULAR WIRELESS
PCS, LLC (AT&T) FOR A CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY AND
PUBLIC NEED FOR THE CONSTRUCTION,
MAINTENANCE AND OPERATION OF A
TELECOMMUNICATIONS TOWER FACILITY
AT 655 BASSET ROAD IN THE TOWN OF
WATERTOWN

DOCKET NO. _____

August 8, 2011

APPLICATION FOR CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED

North Atlantic Towers, LLC
1001 3rd Avenue West, Suite 420
Bradenton, Florida 34205

AND

New Cingular Wireless PCS, LLC ("AT&T")
500 Enterprise Drive
Rocky Hill, Connecticut 06067

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LIST OF ATTACHMENTS

1. Radio Frequency Engineering Report with Coverage Plots
2. Site Search Summary with Map of Sites Searched and List of Existing Tower/Cell Sites
3. Description and Design of Proposed Facility, with Topographical Map, Aerial Map; Drawings; FAA Determination of No Hazard to Air Navigation and FAA 1-A Survey Certification
4. Environmental Assessment Statement with Tree Removal Information, Power Density Report, Wetlands Delineation Report and NEPA Screening Information
5. Visual Resource Evaluation
6. Correspondence from the State Historic Preservation Officer (SHPO)
7. Relevant Correspondence with the Towns of Watertown and Thomaston¹
8. Certification of Service on Governmental Officials including List of Officials Served
9. Legal Notice published in the Town Times; Notice to Abutting Landowners; Certification of Service; List of Abutting Landowners
10. Connecticut Siting Council, Community Antennas Television and Telecommunication Facilities Application Guide

¹ A Copy of the Technical Report submitted to the Town is included in the Bulk Filing

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I. Introduction

A. Purpose and Authority

Pursuant to Chapter 277a, § 16-50g et seq. of the Connecticut General Statutes (“C.G.S.”), as amended, and § 16-50j-1 et seq. of the Regulations of Connecticut State Agencies (“R.C.S.A.”), as amended, North Atlantic Towers, LLC and New Cingular Wireless PCS, LLC (“AT&T”), the “Applicants,” hereby submit an application and supporting documentation (collectively, the “Application”) for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a wireless communications facility (the “Facility”) in the Town of Watertown.

The proposed Facility is a necessary component of AT&T’s wireless network, in that it will enable AT&T to provide personal wireless communication service in the northwestern portion of Watertown along Basset Road, including portions of Route 63, Route 109 and the surrounding area. The proposed site for the Facility is on property owned by the Frank E. Gustafson Revocable Trust, the Edward Gustafson Revocable Trust, Frank E. Gustafson, Jr.

Trustee, and Thomas W. Calkins, Independent Trustee. The Facility will be owned and operated by North Atlantic Towers.

B. Executive Summary

As a wireless infrastructure provider, North Atlantic Towers uses its knowledge and understanding of existing wireless carriers' networks and/or direct consultations with individual carriers to identify areas where wireless services are unreliable. Through this process, North Atlantic Towers became aware that wireless coverage in the area of Route 63 in northwest Watertown suffers from significant gaps in service due to the overall lack of wireless infrastructure in this area of the state. North Atlantic Towers conducted field reviews in the area of Route 63 to ascertain whether this gap in service could be covered by co-location on any existing commercial wireless infrastructure, tower sites, or tall structures. The search conducted by North Atlantic Towers did not reveal any commercial wireless sites, existing tower sites, or other tall structures in this area that would satisfy AT&T's coverage needs.

Given the lack of suitable structures, North Atlantic Towers and AT&T focused on potential properties upon which a new tower could be constructed to provide wireless service to the public in this area of the state. This area is principally low density residential and open space.

North Atlantic Towers eventually identified and entered into an agreement to lease an approximately 10,000 square foot portion of an approximately 51.5 acre parcel of property at 655 Basset Road. The proposed Facility consists of a new 150' monopole and associated unmanned equipment located within an equipment shelter. AT&T will install up to twelve (12) panel antennas and related equipment on a low profile platform at a centerline of 147' above grade level ("AGL"). The tower compound will consist of a 75' x 75' fenced area to accommodate AT&T's 12' x 20' radio equipment shelter and a 4' x 11' concrete pad for AT&T's emergency

generator. Vehicular access to the facility will be provided from Basset Road over an unimproved road located on the eastern property boundary for a distance of approximately 1,750 feet, and then approximately 750 feet northwest to the equipment compound along a new twelve (12) foot-wide gravel access drive. Utilities to serve the proposed facility will extend from Basset Road along a utility easement that abuts and runs parallel to the proposed access drive.

Included in this Application and its accompanying Attachments are reports, plans and visual materials detailing the proposed Facility and the associated environmental effects. A copy of the Council's Community Antennas Television and Telecommunication Facilities Application Guide with page references from this Application is also included as Attachment 10.

C. The Applicants

Florida Tower Partners d/b/a North Atlantic Towers, LLC, is a Delaware limited liability company with an office at 1001 3rd Ave West, Suite 420, Bradenton, Florida 34205. North Atlantic Towers will construct and maintain the proposed Facility and be the Certificate Holder.

New Cingular Wireless PCS, LLC ("AT&T"), is a Delaware limited liability company with an office at 500 Enterprise Drive, Rocky Hill, Connecticut 06067. The company's member corporation is licensed by the Federal Communications Commission (FCC) to construct and operate a personal wireless services system, which has been interpreted as a "cellular system" within the meaning of C.G.S. § 16-50i(a)(6). The company does not conduct any other business in the State of Connecticut other than the provision of personal wireless services under FCC rules and regulations.

Correspondence and/or communications regarding this Application shall be addressed to the attorneys for the applicants:

Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
(914) 761-1300
Attention: Lucia Chiocchio, Esq.
Christopher B. Fisher, Esq.

A copy of all correspondence shall also be sent to:

AT&T
500 Enterprise Drive
Rocky Hill, Connecticut
Attention: Michele Briggs

North Atlantic Towers, LLC
1001 3rd Ave West, Suite 420
Bradenton, Florida 34250
Attention: John S. Stevens

D. Application Fee

Pursuant to R.C.S.A. § 16-50v-1a(b), a check made payable to the Siting Council in the amount of \$1,250 accompanies this Application.

E. Compliance with C.G.S. § 16-50l(c)

North Atlantic Towers, LLC, and AT&T are not engaged in generating electric power in the State of Connecticut. Accordingly, the proposed Facility is not subject to C.G.S. § 16-50r. Furthermore, the proposed Facility has not been identified in any annual forecast reports; therefore, the proposed Facility is not subject to C.G.S. § 16-50l(c).

II. Service and Notice Required by C.G.S. § 16-50l(b)

Pursuant to C.G.S. § 16-50l(b), copies of this Application have been sent by certified mail, return receipt requested, to municipal, regional, state, and federal officials. A certificate of service, along with a list of the parties served with a copy of the Application is included in Attachment 8. Pursuant to C.G.S. § 16-50l(b), notice of the Applicants' intent to submit this Application was published on two occasions in the Town Times, the newspaper utilized for publication of planning and zoning notices in the Town of Watertown. A copy of the published

legal notice is included as Attachment 9. The publisher's affidavits of service will be forwarded upon receipt. Further, in compliance with C.G.S. § 16-50l(b), notices were sent to each person appearing of record as owner of a property that abuts the parcels upon which Facility is proposed. Certification of such notice, a sample notice letter, and the list of property owners to whom the notice was mailed are included as Attachment 9.

III. Statements of Need and Benefits

A. Statement of Need

As the Council is aware, the United States Congress, through adoption of the Telecommunications Act of 1996, recognized the important public need for high quality telecommunication services throughout the United States. The purpose of the Telecommunication Act was to "provide for a competitive, deregulatory national policy framework designed to accelerate rapidly private sector deployment of advanced telecommunications and information technologies to all Americans." H.R. Rep. No. 104-458, at 206 (1996) (Conf. Rep.). With respect to wireless communications services, the Telecommunications Act of 1996 expressly preserved state and/or local land use authority over wireless facilities, placed several requirements and legal limitations on the exercise of such authority, and preempted state or local regulatory oversight in the area of emissions as more fully set forth in 47 U.S.C. § 332(c)(7). In essence, Congress struck a balance between legitimate areas of state and/or local regulatory control over wireless infrastructure and the public's interest in its timely deployment to meet the public need for wireless services. In a December 2, 2009 proclamation, President Barack Obama recognized the importance of wireless service by proclaiming that cellular phone towers (among other assets) are critical infrastructure vital to the United States. See Proclamation No. 8460, 74 Fed. Reg. 64, 585 (December 8, 2009). The need for timely deployment of wireless infrastructure is further supported by the FCC Declaratory

Ruling, which interprets §332(c)(7)(B) of the Telecommunications Act and establishes specific time limits for decisions on applications for wireless infrastructure to state and local authorities.²

The Facility proposed in this Application is an integral component of AT&T's network in its FCC licensed areas throughout the state. Currently, a gap in coverage exists in the northwestern portion of Watertown along Route 63, and in the surrounding area and local roads. The proposed Facility, in conjunction with other existing facilities in Watertown and Bethlehem, is needed by AT&T to provide its wireless services to people living in and traveling through this area of the state. Attachment 1 of this Application also includes a Radio Frequency ("RF") Engineering Report and propagation plots, which identify and demonstrate the specific need for a facility in this area of Watertown.

B. Statement of Benefits

Carriers have seen the public's demand for traditional cellular telephone services in a mobile setting develop into the requirement for anytime-anywhere wireless connectivity with the ability to send and receive voice, text, image and video. Wireless devices have become integral to the telecommunications needs of the public and their benefits are no longer considered a luxury. People today are using their wireless devices more and more as their primary form of communication for both personal and business needs. Indeed, in the years from 2005 to 2010, the percentage of wireless only households in the United States rose exponentially from 8.4% to 26.6%.³ Modern devices allow for calls to be made, the internet to be reached and other services

² WT Docket No. 08-165 - Declaratory Ruling on Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review and to Preempt Under Section 253 State and Local Ordinances that Classify All Wireless Siting Proposals as Requiring a Variance ("Declaratory Ruling").

³ CTIA Fact Sheet (2010), available at http://www.ctia.org/media/industry_info/index.cfm/AID/10323 citing Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, January - June 2010, National Center for Health Statistics, December 2010.

to be provided, irrespective of whether a user is mobile or stationary, as long as network service is available. The Facility proposed by North Atlantic Towers would allow AT&T and other carriers to provide these benefits to the public.

Moreover, AT&T will provide “Enhanced 911” services from the proposed Facility, as required by the Wireless Communications and Public Safety Act of 1999, Pub. L. No. 106-81, 113 Stat. 1286 (codified in relevant part at 47 U.S.C. § 222) (“911 Act”). The purpose of this federal legislation was to promote public safety through the deployment of a seamless, nationwide emergency communications infrastructure that includes wireless communications services. In enacting the 911 Act, Congress recognized that networks that provide for the rapid, efficient deployment of emergency services would enable faster delivery of emergency care with reduced fatalities and severity of injuries. With each year since passage of the 911 Act, additional anecdotal evidence supports the public safety value of improved wireless communications in aiding lost, ill, or injured individuals, such as motorists and hikers. Carriers are able to help 911 public safety dispatchers identify wireless callers’ geographical locations within several hundred feet, a significant benefit to the community associated with any new wireless site.

C. Technological Alternatives

The FCC licenses granted to AT&T authorize it to provide wireless services in this area of the State through deployment of a network of wireless transmitting sites. The proposed Facility is a necessary component of AT&T’s wireless network. Repeaters, microcell transmitters, distributed antenna systems (DAS) and other types of transmitting technologies are not a practicable or feasible means to providing service within the service area for this site. These technologies are better suited for specifically defined areas where new coverage is necessary, such as commercial buildings, shopping malls, and tunnels or to address highway

capacity. Closing the coverage gap in northwestern Watertown requires technology that can reach a coverage footprint that spans several thousand acres. Therefore, the Applicants submit that there are no equally effective technological alternatives to the construction of the proposed Facility for providing reliable personal wireless services in this area of Connecticut.

IV. Site Selection and Tower Sharing

A. Site Selection

As a tower infrastructure provider, North Atlantic Towers uses its overall knowledge and understanding of existing wireless carrier networks and/or direct consultations with individual carriers to identify areas where wireless services are unreliable. North Atlantic Towers only pursues a tower site search when it is clear that a new tower facility will likely be required for the provision of reliable wireless services by FCC licensed wireless carriers. In conducting a site search, North Atlantic Towers' RF engineers, often in consultation with wireless carrier RF engineers, identify search areas central to the geographic area in which a new tower facility will be required for the provision of coverage and/or capacity in carrier networks.

In this matter, AT&T agreed to pursue the project proposed in this Application jointly with North Atlantic Towers, after its own independent site search in this area identified no other reasonable siting opportunities. In any site search area, North Atlantic Towers and AT&T seek to avoid the unnecessary proliferation of towers and to reduce the potential adverse environmental effects of a needed facility, while at the same time ensuring the quality of service provided to users of its network. In this area of Watertown, there are no known existing structures suitable for providing reliable service to the public.

Only after determining that no existing suitable facilities or structures could be used to provide the needed coverage in this area, the Applicants conducted a search for tower sites. The

search included separate reviews by North Atlantic Towers and AT&T RF engineers and investigative visits to the area by North Atlantic Towers and AT&T's consultants. The predominant land use in the search area is low density residential and open space.

North Atlantic Towers and AT&T reviewed several properties in and out of the search area as potential candidates. As indicated in the Site Search Summary, submitted as Attachment 2, all but one of the properties reviewed were either rejected by AT&T's RF engineers or unavailable for use as a tower site. The proposed site satisfies AT&T's RF criteria, and its location on a large tract of undeveloped land preserves the character of the area by being largely isolated from visual receptors. Therefore, North Atlantic Towers proceeded with leasing the subject property.

During their respective searches, North Atlantic Towers and AT&T became aware of an earlier investigation by others for a site to serve this area of Watertown, including the Town owned location of Crestwood Park. As noted in the Site Search Summary included in Attachment 2, this Town owned site is unavailable due to a deed restriction. As part of the municipal consultation process for the proposed site, North Atlantic Towers confirmed with the Town that the Crestwood Park location is not available given the deed restriction on this parcel.

B. Tower Sharing

To maximize co-location opportunities and minimize the proliferation of towers, North Atlantic Towers proposes a 150' monopole tower and Facility compound that can accommodate AT&T and at least five additional carriers' antenna platforms. North Atlantic Towers also submitted a letter to the Town of Watertown, included in Attachment 7, which offers to accommodate Town emergency services antennas and equipment at the site rent-free.

V. Facility Design

The proposed Facility consists of a 100' x 100' leased portion of an approximately 51.5 acre parcel owned by the Frank E. Gustafson Revocable Trust and the Edward Gustafson Revocable Trust, Frank E. Gustafson, Jr. Trustee, and Thomas W. Calkins, Independent Trustee. The proposed Facility would consist of a 150' tall self-supporting monopole within a 75' x 75' fenced equipment compound located in the northern portion of the parcel, due north by approximately 1,700 feet of an existing residence. AT&T would install up to twelve (12) panel antennas and related equipment on a platform at a centerline height of 147' AGL and unmanned equipment within the compound. The compound would be enclosed by a six (6) foot tall chain link fence.

Both the monopole and the equipment compound are designed to accommodate the facilities and support equipment of at least five other wireless carriers. Vehicular access to the Facility would be provided from Bassett Road over an unimproved road located along the eastern property boundary a distance of approximately 1,750', and then along a new twelve (12) foot wide gravel access drive a distance of approximately 750' to the equipment compound.

Electric and telephone utilities would be extended to the proposed Facility from Bassett Road along an electric company easement that runs parallel to and abuts the access drive. Attachment 3 contains the specifications for the proposed Facility including site access drive plans, a compound plan, tower elevation, and other relevant details of the proposed Facility. Also included is a Visual Resource Evaluation (Attachment 5) and information related to the environmental impact of the proposed Facility (Attachment 4). Some of the relevant information included in Attachments 3, 4 and 5 reveals that:

- The property is classified locally in the "R-90 Residential" zoning district;

- Some clearing and grading of the compound and access drive will be required for the construction of the proposed Facility;
- The proposed Facility will have no impact on water flow, water quality, or air quality;
- No wetlands were delineated within or in proximity to the proposed Facility or access drive;
- Topography and vegetation screen visibility of the tower from a large portion of the viewshed study area;
- Year-round visibility of the proposed tower is limited to approximately 2.2% of the 8,042- acre study area; and
- The State Historic Preservation Officer (SHPO) issued a “no adverse effect” determination for the proposed Facility.

VI. Environmental Compatibility

Pursuant to C.G.S. §16-50p(a)(3)(B), the Council is required to find and to determine as part of the Application process any probable impact of the facility on the natural environment, ecological balance, public health and safety, scenic, historic and recreational values, forest and parks, air and water purity, and fish and wildlife. As demonstrated in this Application, the proposed Facility will be constructed in compliance with applicable regulations and guidelines, and best practices will be followed so as to ensure that the construction of the proposed Facility will not have a significant adverse environmental impact. In addition, the regular operation and monthly maintenance of the Facility will not have a significant environmental impact.

A. Visual Assessment:

Included as Attachment 5 is a Visual Resource Evaluation, which contains a viewshed map and photosimulations of off-site views. It is anticipated that approximately 2.2% of the

8,042-acre study area will have at least partial year-round visibility of the proposed Facility above the tree canopy. It is further anticipated that visibility of the structure will be principally limited to areas located within a one-mile radius of the proposed Facility.

The Visual Resource Report (Attachment 5) concludes that fewer than one dozen residential structures will have partial seasonal views of the proposed Facility, and that fewer than three residential structures, beyond the proposed site, will have year-round views of the proposed Facility. The majority of anticipated year-round and seasonal visibility of the proposed Facility is confined to secondary roads and private lands inaccessible to the public.

As reflected in the Visual Resource Report and depicted in the photographs included in Attachment 5, visibility is not anticipated from any structure or property listed in the National Register of Historic Places, or from any structure or property eligible for inclusion but not listed therein. Notably, visibility is not expected from Black Rock State Park, the Mattatuck State Forest, Veteran Memorial Park or Echo Lake. Furthermore, the proposed Facility will not be visible from the Watertown Center Historic District.

Weather permitting, AT&T will raise a balloon with a diameter of at least three (3) feet at the proposed Site on the day of the Council's first hearing session on this Application, or at a time otherwise specified by the Council.

B. Solicitation of State and Federal Agency Comments

Consultations with municipal, state and federal governmental entities and North Atlantic Towers' consultant reviews for potential environmental impacts are summarized and included in Attachments 4, 6 and 7. North Atlantic Towers submitted requests for review from federal, state and tribal entities including the Connecticut State Historic Preservation Officer (SHPO).

On March 25, 2010, SHPO issued a letter indicating that the proposed project will have no effect on historical, architectural or archeological resources. No endangered or threatened species habitat was identified based on a review of the Connecticut Department of Environmental Protection Natural Diversity Database (NDDB), and a NDDB Map is included in Attachment 4. As required, this Application is being served on state and local agencies that may choose to comment on the Application prior to the close of the Siting Council's public hearing.

C. Power Density

In August of 1996, the FCC adopted a standard for Maximum Permissible Exposure (MPE) for RF emissions from telecommunications facilities like the one proposed in this Application. To ensure compliance with the applicable standards, a maximum power density report is included herein as part of Attachment 4. The report concludes that the calculated worst-case emissions from the proposed Facility are 7.3% of the MPE standard.

D. Other Environmental Factors

The proposed Facility would be unmanned, requiring monthly maintenance visits, each approximately one hour long. AT&T's equipment at the Facility would be monitored 24 hours a day, seven days a week from a remote location. The proposed Facility does not require a water supply or wastewater utilities. No outdoor storage or solid waste receptacles will be needed. Furthermore, the proposed Facility will neither create nor emit any smoke, gas, dust, nor other air contaminants, noise, odors, nor vibrations other than those created by installed heating and ventilation equipment. Temporary power outages could require the limited use of an on-site diesel-fueled generator. Overall, the construction and operation of AT&T's proposed Facility will not have a significant impact on the air, water, or noise quality of the area.

The Federal Aviation Administration (FAA) determined that the proposed Facility is not a potential obstruction or hazard to air navigation. Therefore, no FAA lighting or marking is

required for the tower proposed in this Application. A copy of the FAA determination is included in Attachment 3.

North Atlantic Towers has evaluated the site in accordance with the FCC's regulations implementing the National Environmental Policy Act of 1969 (NEPA). The proposed site was not identified as a wilderness area, wildlife preserve, National Park, National Forest, National Parkway, Scenic River, State Forest, State Designated Scenic River or State Gameland. Further, according to the site survey and field investigations, no federally regulated wetlands or watercourses or threatened or endangered species will be impacted by the proposed Facility. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps of the proposed site indicate that the site is not located within a 100-year floodplain.

VII. Consistency with the Town of Watertown's Land Use Regulations

Pursuant to the Council's Application Guide, included in this section is a narrative summary of the consistency of the proposed Facility with the local municipality's zoning and wetland regulations and plan of conservation and development.

A. Watertown's Plan of Conservation and Development

The Town of Watertown Plan of Conservation & Development ("Plan") is included in the Bulk Filing. This document does not address the provision of wireless telecommunications services as a land use. The Plan does, however, identify the overall land use patterns in the area of the proposed Facility as rural and low density residential.

B. Local Zoning Standards and Dimensional Requirements

Article VI, Section 60, of the Town of Watertown Zoning Regulations, Revised to May 13, 2011, sets forth standards for Telecommunications Facilities. The consistency of the proposed Facility with these standards is illustrated in the table below.

Section of the Zoning Regulations	Text of the Section	Proposed Facility
§60.4.1	No signs shall be permitted on any tower or antenna.	No signage, other than identification signage at the compound is planned.
§60.4.3	No lights or illumination shall be permitted unless required by the FCC or FAA.	Per the determination of the FAA, no lighting or illumination is required for the proposed Facility.
§60.4.3	Towers shall be surrounded by a fence or wall not more than six (6) feet in height. If barbed wire is included in the fence, it shall be within the six (6) feet height limit. All telecommunications structures shall be screened with appropriate landscaping.	The proposed facility will be surrounded by a six (6) foot tall fence and landscaping is not proposed due to the remote wooded location.
§60.4.4	Any proposed tower shall be designed . . . to accommodate . . . comparable antennas for at least two additional users if the tower is over 100 feet in height.	The proposed Facility is designed to accommodate the antennas of five additional carriers.
§60.7.1.b	Shall be a monopole unless otherwise approved by the Commission.	The proposed Facility design is a monopole.
§60.7.1(c)	Structure shall be located a minimum of 500 feet from any residential structure located within a residential district.	The proposed Facility will be located a distance of approximately 1,750' from an existing residential structure on the property.
§ 60.5.1	Each building/structure shall not contain more than 750- square feet of gross floor area or be more than twelve (12) feet in height.	AT&T's equipment shelter, has a maximum gross floor area of approximately 230 square feet and is approximately 10' in height.
§ 60.5.2	Each building/structure shall comply with the setback requirements for accessory buildings for the zone in which it is located.	Accessory buildings in the R-90 zoning district require a front yard setback of 50', and side and rear yard setbacks of 20'. The proposed Facility will be setback at least 165' from all property boundaries.
§ 60.5.5.	Any buildings constructed to service telecommunication facilities shall be constructed of materials consistent with the apparent structure [of] neighboring buildings.	There are no other buildings within a close proximity to the proposed Facility.

C. Planned and Existing Land Uses

The proposed Facility will be located on an approximately 51.5 acre site that is mostly undeveloped and wooded. The site is larger than most other parcels in the area. Properties in the area immediately surrounding the subject site include low-density single-family residential homes and open space. Consultation with municipal officials did not indicate any planned changes to the existing or surrounding land uses.

D. Watertown's Inland Wetlands and Watercourses Regulations

The Town of Watertown's Inland Wetlands and Watercourses Regulations regulate certain activities within the Town conducted in "wetlands" and "watercourses" as defined therein. As indicated in the Wetlands Delineation Report included in Attachment 4, the nearest delineated wetland or watercourse to the proposed Facility is a pond located 800 feet directly south of the proposed site. All appropriate sediment and erosion control measures will be designed and employed in accordance with the Connecticut Soil Erosion Control Guidelines, as established by the Council of Soil and Water Conservation. Soil erosion control measures and other best management practices will be established and maintained throughout the construction of the proposed Facility. Therefore, the Applicants submit that the proposed Facility will not have an impact on any wetlands or watercourses.

VIII. Consultations with Local Officials

C.G.S. § 16-50l(e) requires the applicants to consult with the municipality in which a proposed facility may be located, and with any adjoining municipality having a boundary within 2,500 feet of the proposed Facility. The Applicants submitted a Technical Report to the Watertown Town Council Chairman on May 3, 2011, and forwarded copies to the Watertown Administrator of Land Use, Ruth Mulcahy on May 25, 2011. Since the proposed Facility is

located approximately 2,000 feet from the Town of Thomaston, the Applicants also submitted a Technical Report to First Selectman Mone of Thomaston.

North Atlantic Towers' and AT&T's consultants and counsel coordinated with the Town of Watertown Manager's office and the Administrator of Land Use, and appeared before the Watertown Planning & Zoning Commission to discuss the contents of the Technical Report on June 1, 2011. At that meeting, the Commission noted that the proposed location on the subject site was suitable for the proposed wireless Facility and that, overall, it was a "good site." The Planning & Zoning Chairman inquired about the town-owned property known as Crestwood Park as a potential alternative, and it was noted that the parcel is unavailable for leasing due to a deed restriction. Subsequently, North Atlantic Towers confirmed that the deed restriction would preclude the Town from entering into a lease for siting a telecommunications facility on the Crestwood Park property through communication with the Chairman of the Planning & Zoning Commission and the Town Manager. Neither North Atlantic Towers nor AT&T received any formal comments or recommendations from the Town. Minutes from the June 1st Planning & Zoning Commission meeting are included in Attachment 7.

The Town of Thomaston Board of Selectmen took up North Atlantic Towers' and AT&T's Technical Report at its meeting on July 5, 2011. The Board did not request the presence of nor any consultation, participation or involvement on the part of North Atlantic Towers and AT&T. Minutes from the July 5, 2011 meeting, included in Attachment 7, indicate that the Technical Report was discussed, and that the Selectmen agreed that they had no objection to the proposed Facility. Thereafter, representatives for North Atlantic Towers and AT&T confirmed with First Selectman Mone that the Town did not desire to meet with representatives from North Atlantic Towers or AT&T.

IX. Estimated Cost and Schedule

A. Overall Estimated Cost

The total estimated cost of construction for the proposed Facility is represented in the table below.

Requisite Component:	Cost (USD)
Tower & Foundation	90,000
Site Development	130,000
Utility Installation	75,000
Facility Installation	100,000
Antennas and Equipment	250,000
Total Cost	645,000

B. Overall Scheduling

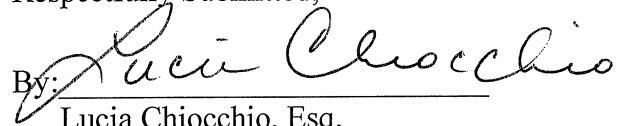
Site preparation work would commence immediately following Council approval of a Development and Management (“D&M”) Plan and the issuance of a Building Permit by the Town of Watertown. The site preparation phase for the proposed Facility is expected to be completed within three (3) to four (4) weeks. Installation of the monopole, antennas and associated equipment is expected to take an additional two (2) weeks. The duration of the total construction schedule is approximately six (6) weeks. Facility integration and system testing is expected to require an additional two (2) weeks after the construction is completed.

X. Conclusion

This Application and the accompanying materials and documentation clearly demonstrate that a public need exists in the northwest portion of the Town of Watertown and surrounding areas for the provision of wireless services to the public. The foregoing information and attachments also demonstrate that the proposed Facility will not have any substantial adverse environmental effects. The Applicants respectfully submit that the public need for the proposed Facility outweighs any potential environmental effects resulting from the construction of the proposed Facility at the site. Accordingly, the Applicants respectfully request that the Council

grant a Certificate of Environmental Compatibility and Public Need to North Atlantic Towers for the proposed wireless telecommunications Facility on Bassett Road in the Town of Watertown.

Respectfully Submitted,

By: 

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