

Attachment 2



Site Search Summary

In general, a “site search area” is developed to initiate a site selection process in an area where a coverage need has been identified. The site search area is a general location where the installation of a wireless facility would address an identified coverage need problem while still allowing for orderly integration of the site into a network such as AT&T’s, based on the engineering criteria hand-off, frequency reuse and interference. In any site search area, the Applicants 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 by the site to users of its network.

The candidate identification process includes reviewing the applicable zoning ordinance to identify areas within which the proposed use is allowed. Viable candidates consist of existing structures of sufficient height from which an antenna installation can provide sufficient coverage, or lacking such a structure, parcels located within the narrowly defined search area upon which a tower may be constructed to a sufficient height. In order to be viable, a candidate must provide adequate coverage to the significant gap in AT&T’s network. In addition, all viable candidates must have a willing landowner with whom commercially reasonable lease terms may be negotiated. Preference is given to locations that closely comply with local zoning ordinances, or in the event no viable candidates are determined to be located within such areas, to identify other potentially suitable locations. In the case of this particular site search area in Washington, no tall, non-tower structures were located within the identified area of need. There are no existing structures within the search area adequate to meet the coverage requirements of the proposed facility.

It should be noted that the Town of Washington (Planning Commission, Conservation Commission, Board of Selectman among other Town agencies) has considered the siting of a tower at the Town Garage in Washington Depot for several years. As part of that process initiated by the Town, they received numerous materials from Verizon, AT&T and others, including 3rd party radiofrequency engineering consultants, confirming the need for a tower in Washington Depot and the lack of viable alternatives to the Town’s Garage site at 10 Blackville Road. Information they considered included studies on visibility, environmental effects, safety and other data deemed critical by the Town prior to entering into a lease with any party.

As noted below, Homeland Towers, LLC investigated two (2) parcels of land within and near this area for construction of a new facility. This investigation occurred as the owners of these private parcels reached out to Homeland Towers with potential interest. Homeland Towers found the sites to be adequate and available for the siting of a wireless facility or, for the reasons cited below, unavailable or inappropriate for the siting of a facility or technically inadequate to satisfy AT&T’s coverage requirements in this area of need.



Properties Investigated by Homeland Towers

Homeland Towers identified and investigated two (2) sites in and around the Washington Depot site search area where the construction of a new tower might be feasible for radio frequency engineering purposes. A description of the site investigated is set forth below as well as a map depicting the approximate location of the site investigated.

1. 10 Blackville Road, Washington, CT

Map/Block/Lot: 8/7/23
Owner: Town of Washington
Zoning District: B-2
Parcel Size: 16.32 Acres
Deed: 130/425
Lat/Long: 41-38-47.52N/-73-18-57.79W
Ground Elevation: 596'

This property is the Candidate site.

2. 88 Bee Brook Road, Washington ,CT

Map/Block/Lot: 8/9/15
Owner: Wyant & Co. Inc.
Zoning District: B-2
Parcel Size: 1.42 Acres
Deed: 65/389
Lat/Long: 41-39-6.69N/ -73-19-0.84W
Ground Elevation: 505'

Homeland Towers reviewed this parcel and determined the parcel size of 1.42 acres was insufficient to site a wireless facility on. In addition, ground elevation is approximately 90' lower than candidate parcel.

3. 118 Bee Brook Road, Washington ,CT

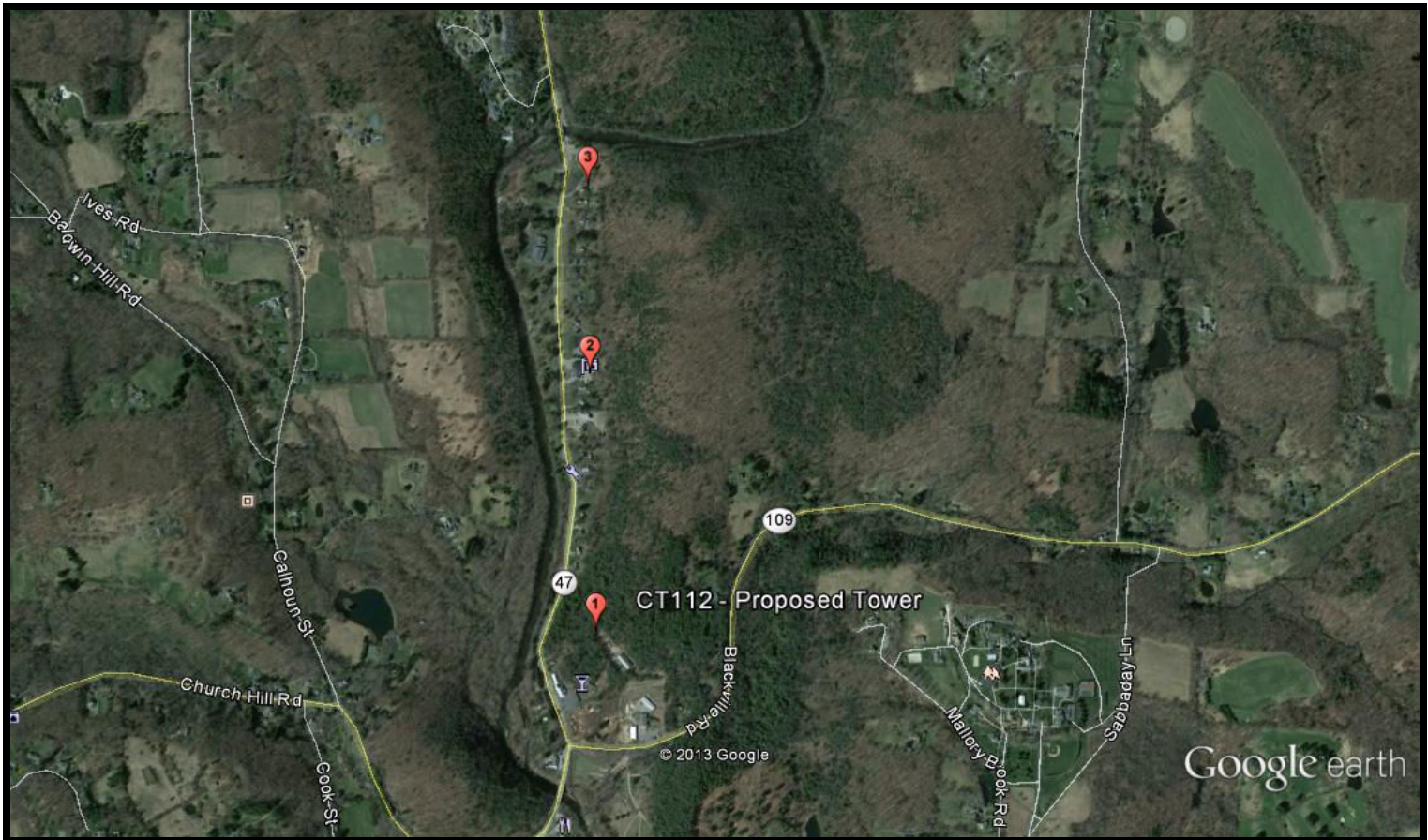
Map/Block/Lot: 8/9/06
Owner: Lawrence B. Chatfield.
Zoning District: R-1
Parcel Size: 1.45 Acres
Deed: 116/942
Lat/Long: 41-39-20.86N/- 73-19-2.96W
Ground Elevation: 521'

Homeland Towers reviewed this parcel and determined the parcel size of 1.45 acres was insufficient to site a wireless facility on. In addition, ground elevation is approximately 75' lower than candidate parcel.



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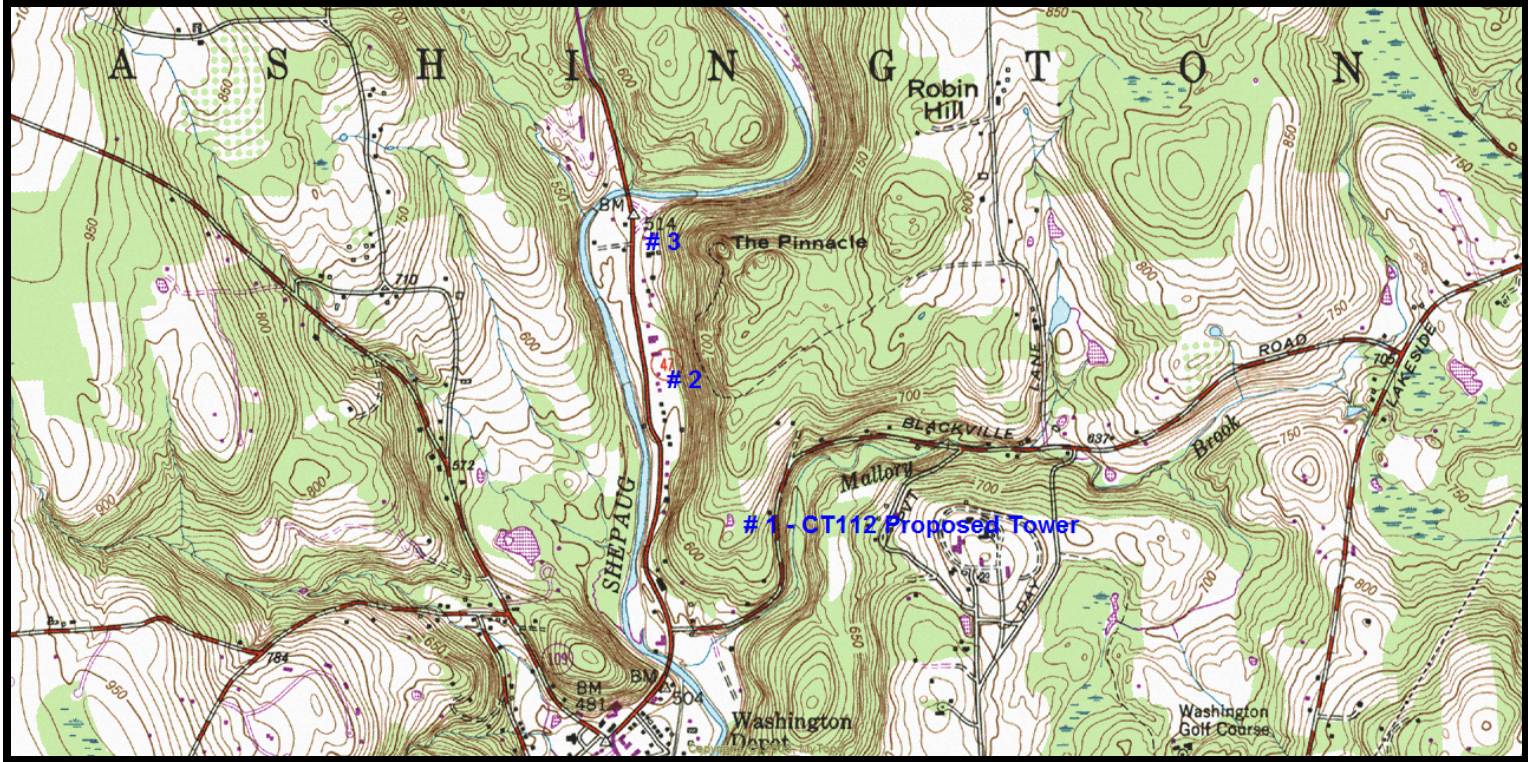
Aerial Map of Homeland Towers search and proposed site





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Topographical Map of Homeland Towers search and proposed site



Prepared by: Raymond Vergati, Homeland Towers, LLC 8-15-13.