

# ATTACHMENT 2

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### SITE SEARCH SUMMARY

In general, the wireless industry develops “site search areas” to initiate a site selection process in areas where new wireless infrastructure is required to provide reliable wireless services to the public. A site search area is a general geographic location where the installation of a new wireless facility would address identified coverage and/or capacity constraints within wireless networks. Site search areas are also developed with an overall understanding of local terrain, tree canopies and other local morphologies and development patterns. Further consideration is given by wireless network operators on how any new wireless infrastructure will integrate into a wireless network based on the unique aspects of cellular design that include consumer mobility and the reuse of frequencies licensed by the FCC throughout the network’s architecture.

In any site search area, tower companies and wireless carriers seek to avoid the unnecessary proliferation of towers in accordance with Connecticut Policy, while at the same time ensuring the quality of service provided by any proposed site to users of wireless networks. Once a site search area is identified, real estate professionals will review the area with particular attention to any tall structures above the tree line which may exist in the site search area (e.g. water tanks, above ground transmission lines, church steeples). In the absence of any viable existing structures, parcels located within the site search area will be evaluated for the potential to construct and operate a new tower facility. In order to be viable, a tower site candidate must be capable of providing adequate coverage in wireless networks. In addition, all viable candidates must have a willing landowner with whom commercially reasonable lease terms may be negotiated.

As part of a site search process, the wireless industry will typically review local zoning regulations to identify any community preferences articulated by

regulation. Often, the wireless industry will also consult informally with municipal officials prior entering into a lease with a given property in the site search area in order to identify any other general community preferences related to tower facility siting. Overall, and based on the regulatory process set forth in state law that involves the Siting Council, the wireless industry evaluates tower site candidates and qualifies any candidates from the state's perspective, which is to balance the need for any new tower site and minimize environmental impacts where possible.

This particular site search area in Ridgefield is predominated by significant ranges in ground elevation with ridges including Scott Ridge, West Mountain, Round Hill and valleys including Lake Naraneka, Mamasasco Lake, and the Titicus River headwaters and relatively lower terrain to the north in Ridgebury. No tall structures are located at the higher elevations in this area of the Town of Ridgefield. The entire area consists principally of single family residential structures, schools, open space and parks.

As noted below, both AT&T and Homeland independently investigated a number of different parcels of land within northwestern Ridgefield for construction of a new tower facility. Their site searches date back several years. As part of these searches AT&T and Homeland also independently investigated several municipally owned properties. As noted below, other than the proposed candidate location these other sites were either unavailable or inappropriate for the siting of a tower facility or technically inadequate to satisfy AT&T's entire coverage requirements in this area of need.

## PROPERTIES INVESTIGATED BY AT&T

AT&T investigated five (5) sites in and around the Ridgefield site search area in addition to other parcels informally evaluated by AT&T in consultation with the Town of Ridgefield. Descriptions of sites AT&T formally investigated are set forth below along with a map depicting the approximate location of the sites investigated.

### **1. Address: Ledges Road**

Owner: InSite Towers, LLC  
Map/Lot: D08-124  
Deed: 981/949  
Zoning District: RAAA  
Lot Size: Approximately 3.18 Acres  
41-19-48N 73-30-58W

*This property is the Candidate site.*

### **2. Address: 750 N. Salem Road (Ridgefield High School)**

Map/Lot: C08-004  
Deed: 129/515  
Owner: Town of Ridgefield  
Zoning District: RAA  
Lot Size: Approximately 77.55 Acres  
41-19-41.6 N 73-31-45W

*AT&T discussed construction of a new tower (light stanchion) near the ball fields at Tiger Hollow with Town officials several years ago. The ball fields and Tiger Hollow are at a much lower elevation in the valley and would provide less overall coverage to the community as compared with the candidate site.*

**3. Address: Rippowan Road**

Map/Lot: B11-004

Deed: 893/1203

Owner: Bank of America, N.A.

Zoning District: RAAA

Lot Size: Approximately 66.47 Acres

41-18-47.6 N 73-32-39W

*Undeveloped forest land location rejected as a tower candidate site by AT&T's radio frequency engineers.*

**4. Address: Canterbury Lane (Ridgefield GC)**

Map/Lot: B03-002&003

Deed: 142/778 & 158/133, respectively

Owner: Town of Ridgefield

Zoning District: RAAA

Lot Size: Approximately 26 & 51.21 Acres, respectively

41-21-33.9N 73-32-17W

*Ridgefield golf course location rejected by AT&T's radio frequency engineers.*

**5. Address: 602 A&B Ridgebury Road (Ridgebury Congregational Church/U.C.C.)**

Map/Lot: C03-021

Deed: 118/404

Owner: Ridgebury Cong. Church/U.C.C.

Zoning District: RAA

Lot Size: Approximately 5.3 Acres

41-21-35.9N 73-31-34.8W

*Proposed steeple installation or new tower rejected by AT&T's radio frequency engineers.*

# AT&T SITE SEARCH MAP



## PROPERTIES INVESTIGATED BY HOMELAND TOWERS

Homeland Towers identified and investigated twenty (20) sites in and around the Ridgefield site search area including sites informally evaluated by Homeland in consultation with the Town of Ridgefield. Descriptions of the sites Homeland investigated are set forth below along with a map depicting the approximate location of the sites investigated.

### **1. Ledges Road, Ridgefield**

Map/Lot: D08-124

Owner: InSite Towers

Zoning District: RAAA

Parcel Size: 3.187 Acres

Deed: 981/949

Lat/Long: 41-19-49.11 N / -73-31-00.55 W

Ground Elevation: 807' +/-

*This property is the Candidate site.*

### **2. Ledges Road, Ridgefield**

Map/Lot: D08-003

Owner: Ridgefield Conservation

Zoning District: RAAA

Parcel Size: 28.88 Acres

Deed: 516/732

Lat/Long: 41-19-50.84 N / -73-31-1.22 W

Ground Elevation: 847 +/-

*Homeland Towers won an RFP issued by Town of Ridgefield for a proposed tower on this parcel back in June, 2011. The Town of Ridgefield was interested in purchasing this parcel at that time from a*



*private landowner, the town held a referendum vote and residents voted against the tower project being coupled with the purchase of the parcel with for conservation purposes. Homeland attempted to work with the private property owner but they were not interested in leasing to Homeland Towers. The Town, with the support of the Conservation Commission, ultimately purchased this parcel and the Town is not able to lease it for construction of a communications tower facility.*

**3. Old Sib Road (Old Sib Open Space), Ridgefield, CT**

Map/Lot: B09-018

Owner: The Town of Ridgefield

Zoning District: RAA

Parcel Size: 18.51 acres

Deed: 826/845

Lat/Long: 41-19-11.79 N / -73-32-44.42 W

Ground Elevation: 934 +/-

*The Town of Ridgefield was not interested in pursuing a lease with Homeland Towers partly due to a conservation deed restriction on the parcel.*

**4. 750 North Salem Road (Ridgefield High School), Ridgefield, CT**

Map/Lot: C08-004

Owner: The Town of Ridgefield

Zoning District: RAA

Parcel Size: 77.55 acres

Deed: 129/515

Lat/Long: 41-19-41.6 N / -73-31-45 W

Ground Elevation: 527 +/-

*The Town of Ridgefield was not interested in pursuing a lease with Homeland Towers.*

**5. North Salem Road (Richardson Park), Ridgefield, CT**

Map/Lot: C08-007

Owner: The Town of Ridgefield

Zoning District: RAA

Parcel Size: 29.45 acres

Deed: 124/17

Lat/Long: 41-19-25.99 N / -73-31-47.31 W

Ground Elevation: 650' +/-

*The Town of Ridgefield was not interested in pursuing a lease with Homeland Towers. In addition, there appears to be a deed restriction on the parcel which is to be used for a "park only".*

**6. 42 Black Pine Ridge, Ridgefield, CT**

Map/Lot: C07-073

Owner: Carmine Primiano

Zoning District: RAAA

Parcel Size: 3.01 Acres

Deed: 162/941

Lat/Long: 41-19-58.89 N / -73-31-25.03 W

Ground Elevation: 772' +/-

*The owner was not interested in leasing to Homeland Towers, they did not respond to a lease proposal sent via certified mail.*

**7. Black Pine Ridge Road, Ridgefield, CT**

Map/Lot: C07-067

Owner: Carmine Primiano

Zoning District: RAAA

Parcel Size: 3 Acres

Deed: 162/941

Lat/Long: 41-20-5.25 N / -73-31-33.93 W

Ground Elevation: 729' +/-

*The owner was not interested in leasing to Homeland Towers, they did not respond to a lease proposal sent via certified mail.*

**8. Black Pine Ridge Road, Ridgefield, CT**

Map/Lot: C07-70

Owner: Carmine Primiano

Zoning District: RAAA

Parcel Size: 3.01 Acres

Deed: 162/194

Lat/Long: 41-20-7.4 N / -73-31-31.54 W

Ground Elevation: 710' +/-

*The owner was not interested in leasing to Homeland Towers, they did not respond to a lease proposal sent via certified mail.*

**9. Black Pine Ridge Road, Ridgefield, CT**

Map/Lot: C07-071

Owner: Carmine Primiano

Zoning District: RAAA

Parcel Size: 3.03 Acres

Deed: 162/194

Lat/Long: 41-20-10.44 N / -73-31-32.34 W

Ground Elevation: 702' +/-

*The owner was not interested in leasing to Homeland Towers, they did not respond to a lease proposal sent via certified mail.*

**10. Partridge Drive, (Ridgebury Slope), Ridgefield, CT**

Map/Lot: D07-077

Owner: The Town of Ridgefield  
Zoning District: RAA  
Parcel Size: 13.75 acres  
Deed: 163/710  
Lat/Long: 41-20-8.66 N / -73-30-40.33 W  
Ground Elevation: 746'

*The Town of Ridgefield was not interested in pursuing a lease with Homeland Towers.*

**11.120 Old Stagecoach Road, Ridgefield, CT**

Map/Lot: C06-028  
Owner: Steven Elkman  
Zoning District: RAAA  
Parcel Size: 61.5 acres  
Deed: 877/295  
Lat/Long: 41-20-17.32 N / -73-31-30.47 W  
Ground Elevation: 740'

*The Owner expressed initial interest but then decided to not pursue a lease with Homeland Towers since there is a conservation restriction on the parcel that limits development.*

**12.224 Ridgebury Road, Ridgefield, CT**

Map/Lot: C07-018  
Owner: Sheila Primiano  
Zoning District: RAAA  
Parcel Size: 7.46 acres  
Deed: 403/908  
Lat/Long: 41-20-4.25 N / -73-31-42.12 W  
Ground Elevation: 721' +/-

*Owner's son (Frank Cobelli) expressed initial interest but family members decided to not pursue a lease with Homeland Towers.*

**13.Regan Road, Ridgefield, CT**

Map/Lot: C07-020

Owner: Ridgefield Land Conservancy

Zoning District: RAAA

Parcel Size: 1.01 acres

Deed: 149/508

Lat/Long: 41-20-6.95 N / -73-31-40.51 W

Ground Elevation: 712' +/-

*The Ridgefield Land Conservancy was not interested in pursuing a lease with Homeland Towers.*

**14.Regan Road, Ridgefield, CT**

Map/Lot: C07-021

Owner: Ridgefield Land Conservancy

Zoning District: RAAA

Parcel Size: 1.09 acres

Deed: 143/560

Lat/Long: 41-20-9.37 N / -73-31-42.09 W

Ground Elevation: 693' +/-

*The Ridgefield Land Conservancy was not interested in pursuing a lease with Homeland Towers.*

**15.Barrack Hill Road (Levy Park), Ridgefield, CT**

Map/Lot: D11-019

Owner: Town of Ridgefield

Zoning District: RAA

Parcel Size: 38.05 acres

Deed: 130/311

Lat/Long: 41-18-28.37 N / -73-30-59.95 W

Ground Elevation: 850' +/-

*The Town of Ridgefield was not interested in pursuing a lease with Homeland Towers. In addition, there appears to be a deed restriction on the parcel which is to be used "as a park...exclusively for public purpose" and "only pedestrian easement" for access through parcel D11-096.*

#### **16. Rippowam Road, Ridgefield, CT**

Map/Lot: B10-017

Owner: Town of Ridgefield

Zoning District: RAAA

Parcel Size: 6.3 acres

Deed: 577/115

Lat/Long: 41-18-46.64 N / -73-32-40.38 W

Ground Elevation: 918'

*The Town of Ridgefield was not interested in pursuing a lease with Homeland Towers.*

#### **17.217 Rippowam Road (Sturges Park), Ridgefield, CT**

Map/Lot: B10-016

Owner: Town of Ridgefield

Zoning District: RAAA

Parcel Size: 42.4 acres

Deed: 577/115

Lat/Long: 41-18-45.86 N / -73-32-50.74 W

Ground Elevation: 918' +/-

*The Town of Ridgefield was not interested in pursuing a lease with Homeland Towers.*

**18. Rippowam Road, Ridgefield, CT**

Map/Lot: B11-004

Owner: Bank of America

Zoning District: RAAA

Parcel Size: 66.47 acres

Deed: 893/1203

Lat/Long: 41-18-30.65 N /- 73-32-37.19 W

Ground Elevation: 815' +/-

*This site was reviewed and determined to be too far away from the targeted coverage area.*

**19. Seth Low Mountain Road, Ridgefield, CT**

Map/Lot: D08-104

Owner: Town of Ridgefield Conservation Commission

Zoning District: RAA

Parcel Size: 3.31 acres

Deed: 275/496

Lat/Long: 41-19-46.64 N / -73-30-54.23 W

Ground Elevation: 810 +/-

*The Ridgefield Land Conservancy was not interested in pursuing a lease with Homeland Towers.*

**20. Barlow Mountain Road (Pierrepont State Park), Ridgefield, CT**

Map/Lot: D09-071

Owner: State of Connecticut

Zoning District: RAA

Parcel Size: 266.80

Deed: 100/414

Lat/Long: 41-19-36.73 N / -73-30-3.32 W

Ground Elevation: 850' +/-

*Homeland Towers did not pursue this property due to the parcel being dedicated state parkland.*



# HOMELAND TOWERS SITE SEARCH MAP



**EXISTING TOWER/CELL SITE LISTING**

There are 10 communications towers, 1 power mount (attachment to an electrical transmission tower), and 3 roof top installations located within approximately four miles of the site search area for the proposed site in Ridgefield. Each location is depicted on the following map, numbered in the order appearing on the list below. Not one of the below existing facilities does currently, or could, provide adequate coverage to the area of northwestern Ridgefield. Indeed, most of the towers & rooftop installations listed below are currently being used or proposed for use by AT&T to provide service outside of the area targeted for service by the proposed Northwestern Ridgefield Facility.

<u>No.</u>	<u>OWNER/ OPERATOR</u>	<u>TOWER/CELL SITE LOCATION</u>	<u>HEIGHT/ TYPE</u>	<u>SOURCE</u>	<u>COORDINATES</u>
1.	AT&T	10 Catoonah St., Ridgefield	63' / monopole	AT&T Site #2123	Lat 41-16-54.8 Long 73-29-57.7
2.	CL&P	95 Halpin Ln., Ridgefield	105' / power mount	AT&T Site #5068	Lat 41-16-57 Long 73-29-13
3.	Town of Ridgefield	Governor St., Ridgefield	130' / monopole	CSC Database/ Visual	Lat 41-16-50.8 Long 73-29-34.2
4.	WREF	Old Quarry Rd., Ridgefield	295' / guyed	CSC Database	Lat 41-17-27.1 Long 73-29-14
5.	T-Mobile	845 Ethan Allen Hwy., Ridgefield	100' / monopole	AT&T Site #5244	Lat 41-18-46.7 Long 73-28-20.3
6.	Sprint- Nextel	746 Danbury Rd., Ridgefield	100' / flagpole	CSC Database/	Lat 41-19-47.9 Long 73-28-20.3

<u>No.</u>	<u>OWNER/ OPERATOR</u>	<u>TOWER/CELL SITE LOCATION</u>	<u>HEIGHT/ TYPE</u>	<u>SOURCE</u>	<u>COORDINATES</u>
				Visual	
7.	AT&T	66 Sugar Hollow Rd., Danbury	106' / monopole	AT&T Site #5069	Lat 41-20-10 Long 73-28-14.5
8.	T-Mobile	36 Sugar Hollow Rd., Danbury	105' / monopole	CSC Database/ Visual	Lat 41-20-59.3 Long 73-28-09
9.	SNET	Moses Mountain, Danbury	65' / lattice	AT&T Site #2133	Lat 41-21-34 Long 73-27-58
10.	Hilton	18 Old Ridgebury Rd., Danbury	125' / rooftop	AT&T Site #5072	Lat 41-23-19 Long 73-30-56
11.	Lee Farm Corp. Park	83 Wooster Hts., Danbury	64' / rooftop	AT&T Site #5070	Lat 41-22-37 Long 73-28-17
12.	Boehringer-Ingelheim Pharm, Inc.	900 Ridgebury Rd., Danbury	39' / rooftop	AT&T Site #5054	Lat 41-22-24.5 Long 73-30-47
13.	AT&T (Vails Grove GC)	230 Peach Lake Rd., Brewster, NY	100' / stealth	AT&T Site	Lat 41-22-06.3 Long 73-34-31.2
14.	Westchester County	Keeler Ln., N. Salem, NY	130' / lattice	Visual	Lat 41-19-10.3 Long 73-33-49.7

# EXISTING SITES MAP

