

Site Selection Narrative

Section 16-50j-74(j)(10) of the Regulations of Connecticut State Agencies requires the applicant to submit a statement that describes “the narrowing process by which other possible sites were considered and eliminated.” In accordance with this requirement, Tower Holdings submits this statement of the description of the general site search process, the identification of the target search area and the alternative locations considered for development of the proposed Facility.

Generally, carriers licensed by the FCC investigate prospective sites in an area based upon the needs of its wireless network and infrastructure. A carrier, such as AT&T, chooses a target area central to the area in which it has identified coverage and/or capacity needs after extensive research of that particular area. The area targeted is the geographical location where the installation of a site would likely address the identified coverage or capacity need based on general radio frequency engineering and system design standards. The goal is to locate sites that will remedy coverage or capacity issues, cause the least environmental impact and avoid the unnecessary proliferation of towers.

As a general matter, site acquisition personnel study the area in and near the search area to determine whether any suitable structures exist. If a structure of appropriate height and structural capabilities cannot be found, then site acquisition personnel focus on industrial and commercial areas, or other areas that comport to local zoning ordinances that have appropriate environmental and land use characteristics. The list of potential locations is limited by the willingness of property owners to make their properties available for a telecommunications facility. Radio frequency (“RF”) engineers study potentially suitable and available locations to determine whether those locations will meet the technical requirements for a telecommunications facility. The list of possible alternative sites may be further narrowed by potential environmental effects and benefits. The weight given to relevant factors varies for each search, depending on the nature of the area and the availability of potential sites.

There are no existing towers, transmission line structures or other suitable structures in the area of the Town that was the subject of this site search. The nearest towers and suitable structures are already in use by AT&T. Moreover, any other existing towers are too far from the target area to provide sufficient coverage specifically to the target area. *See Attachment 7* to the Application.

Aside from providing AT&T with a suitable location to address its coverage gap in this area of the Town, another important objective of the proposed Facility is to provide NET with a training tower to help promote safe tower maintenance and repair. With these objectives in mind, representatives of Tower Holdings, experienced in the development of wireless infrastructure, collaborated with representatives of AT&T to determine if there was a site within the search area that was more suitable than the Property. In other words, Tower Holdings looked for a site that would remedy AT&T’s coverage issues, cause less environmental impact and avoid the unnecessary proliferation of towers better than the Property.

Based upon a comprehensive review of the surrounding area, Tower Holdings did not find a site that would be more suitable than the Property. A Map of Rejected Sites follows this Site Selection Narrative. The reasons Tower Holdings did not select any of the other locations are outlined below:

1. 103 Brickyard Road (Map 37/ Lot 2-3). This parcel is approximately 100 acres and hosts Dunning Sand & Gravel (“Dunning”). This parcel was reviewed as a potential location for the Facility, however, the parcel does not offer any appreciable difference in the potential visual impact of a facility when compared to the proposed Facility on the Property. Furthermore, the property owner supports the proposed Facility and would locate an antenna on the Facility to be used in connection with the Dunning’s business operations.

2. 168 Brickyard Road (Map 25 / Lot 3D). This parcel is 2.41 acres and hosts a ready-mix concrete supplier operation, with a smokestack. AT&T’s RF engineers reviewed the smokestack and determined that it was too low to address AT&T’s coverage gap. Additionally, the parcel is located approximately 500 feet closer than the Property to a commercial day care facility, Joni’s Child Care and Preschool, which is located at 3 Eastview Drive. This parcel is also situated closer than the Property to the nearest residential area to the west.

3. 1371 Farmington Avenue (Map 48 / Lot 1). This is a 2.88 acre parcel, which hosts an auto parts supply store. AT&T’s RF engineers determined that the building is too low to address AT&T’s coverage gap. Additionally, it is approximately 300 feet closer than the Property to residential zoned property.

4. 10 Monteith Drive (Map 35 / Lot 42). This parcel hosts Farmington High School. The school has a cupola, which is approximately fifty feet high. AT&T’s RF engineers rejected this parcel because it would overlap with another on-air AT&T site (CTV5404), which is approximately 1,200 feet to the west.

5. 2 School Street, Unionville, Connecticut (Map 12 / Lot 9). This parcel hosts the First Church of Christ, Congregational. AT&T’s RF engineers rejected this site because it would overlap with another on-air AT&T site (CTV1061), which is approximately 1,100 feet to the north.

6. 510 West Avon Road, Avon, Connecticut (Map 25 / Lot 4520510). This parcel hosts Avon High School. AT&T RF engineers rejected this site because it would overlap with another on-air AT&T site (CT5290), which is approximately 1,700 feet to the west.

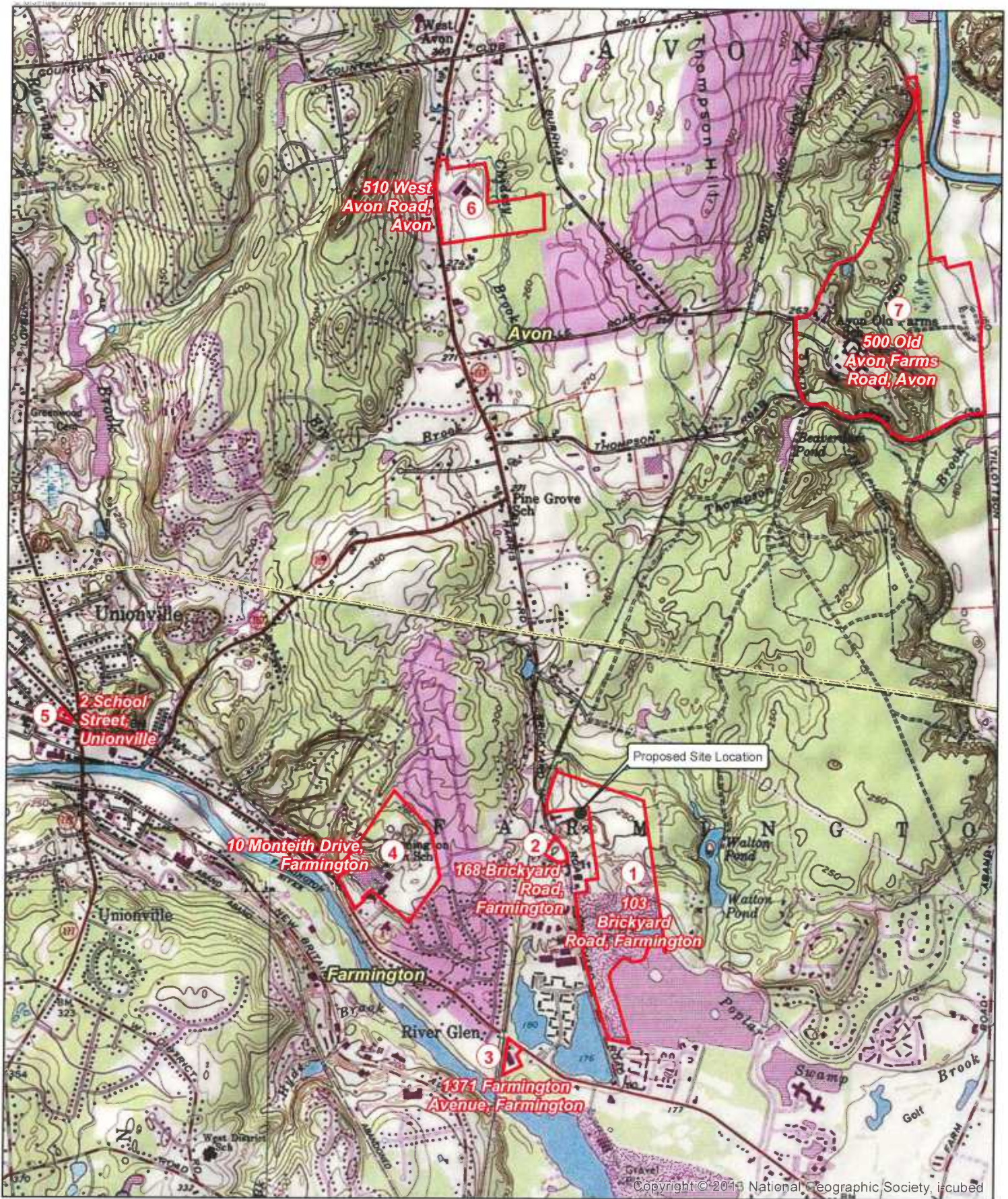
7. 500 Old Avon Farms Road, Avon, Connecticut (Map 26 / Lot 3360500). This parcel hosts the Avon Old Farms School. AT&T RF engineers rejected this site because it is too far from the search area.

Tower Holdings has determined that the Property is superior to the other parcels in the area. The Property is located in the Industrial C1 Zone. The Property does not host any wetlands or watercourses, and the nearest wetland is 350 feet to the southwest on a separate

property. Also, the construction of the Facility would not require the removal or relocation of any trees. See Part IV of the Application Narrative.

The proposed Facility is necessary to enhance wireless service availability to existing and future AT&T wireless device users. Enhanced coverage provided by the Facility would allow AT&T subscribers to use voice and data services reliably as well as to connect to Emergency 911 services. The proposed Facility would provide reliable wireless communications services to local roads and areas in the north-central portions of the Town in the vicinity of the intersection of Brickyard Road and Harris Road as well as Wildwood Road. AT&T needs the Facility, in conjunction with other existing telecommunications facilities in the Town and in the Town of Avon, to provide reliable services to the public.

Additionally, the Facility would allow NET to provide invaluable training to its employees and local first and second responders on tower climbing safety, new equipment and technology. The Facility would also host the communications equipment for DSG and WBMW. Finally, the proposed Facility would accommodate, if needed, emergency service providers, such as police, fire and EMS.



- Legend**
- Site
 - Site Locations Considered
 - Municipal Boundary



Base Map Source: ESRI USGS Topo Map Service
Map Date: October 2014

Site Search Summary

Proposed Wireless
Telecommunications Facility
Farmington
199 Brickyard Road
Farmington, Connecticut 06032

