

# ATTACHMENT 7



# VISIBILITY ASSESSMENT

**EAST LYME RELO  
THE ORCHARDS  
2 ARBOR CROSSING  
EAST LYME, CT 06333**



**Prepared for:**

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## Introduction

At the request of SAI Communications, Inc. and on behalf of New Cingular Wireless PCS, LLC (d/b/a “AT&T”), All-Points Technology Corporation, P.C. (“APT”) completed this visual assessment to evaluate potential views associated with a proposed wireless telecommunications facility (“Facility”) at 2 Arbor Crossing in East Lyme, Connecticut (the “host Property”). The proposed Facility is designed to replace an existing tower located on an adjacent parcel at the top of Plum Hill.

## Project Setting

The 5.22-acre host Property is located at 2 Arbor Crossing in East Lyme, New London County, Connecticut, within a residential subdivision locally referred to as The Orchards. The proposed replacement Facility would be located in the central portion of the host Property (“Site”), north of existing community recreational amenities. The Site is located at an approximate ground elevation of 333.5 feet Above Mean Sea Level (“AMSL”). The Facility would consist of a 105-foot tall faux silo and a 35-foot by 50-foot faux barn (equipment building). The Facility has been designed to accommodate multiple service providers and for all antennas and equipment to be internally-mounted within the structures.

## Methodology

On May 11, 2016, APT personnel conducted a balloon float and field reconnaissance to evaluate the visibility associated with the proposed Facility and to obtain photographs for use in this report. The balloon float consisted of raising an approximately four-foot diameter, red helium-filled balloon tethered to a string height of 105 feet above ground level (“AGL”) at the Site. Weather conditions were favorable for the in-field activities, with calm winds (less than 3 miles per hour) and mostly sunny skies.

Once the balloon was secured, APT conducted a Study Area reconnaissance by driving along the local and State roads and other publicly-accessible locations to document and inventory where the balloon could be seen above/through the tree canopy. Photographs were obtained from several vantage points to document the views towards the Site. The geographic coordinates of the camera’s position at each photo location were logged using global positioning system (“GPS”) technology. Photographs were taken with a Canon EOS 6D digital camera body and Canon EF 24 to 105 millimeter (“mm”) zoom lens, with the lens set to 50 mm to present a consistent field of view.

Three-dimensional computer models were developed for the faux silo and barn structures from AutoCAD information. Photographic simulations were then generated to portray scaled renderings of the Facility from representative locations where the balloon was visible. Using field data, site plan information and image editing software, the Facility was scaled to the correct location and height, relative to the existing structure and surrounding area. A photolog map (depicting the location of each photograph) and copies of the existing conditions photographs and photo-simulations are attached.

The table below summarizes the photographs presented in the attachment to this report including a description of each location, view orientation, the distance from where the photo was taken relative to the proposed Facility and the general characteristics of that view.

View	Location	Orientation	Distance	View
1	Host Property*	East	±310 Feet	Year-round
2	Arbor Crossing*	North	±401 Feet	Year-round
3	Plum Hill Road*	North	±0.25 Mile	Year-round
4	Arbor Crossing*	Northeast	±0.11 Mile	Year-round
5	Peach Lane*	Southeast	±0.18 Mile	Seasonal
6	Arbor Crossing*	Southeast	±0.29 Mile	Not Visible
7	Arbor Crossing*	Southeast	±0.37 Mile	Not Visible
8	Scott Road	Southeast	±0.40 Mile	Not Visible
9	Scott Road*	Southeast	±0.73 Mile	Not Visible
10	Kensington Drive	Southwest	±1.11 Miles	Not Visible
11	Upper Pattagansett Road*	Southwest	±1.07 Miles	Not Visible
12	Upper Pattagansett Road*	Southwest	±1.14 Miles	Not Visible
13	Upper Pattagansett Road*	Southwest	±1.18 Miles	Year-round
14	Drabik Road*	Southwest	±1.06 Miles	Year-round
15	Boston Post Road*	West	±0.80 Miles	Year-round
16	Pattagansett Drive*	West	±0.73 Mile	Not Visible
17	Pattagansett Lake	West	±0.60 Mile	Not Visible
18	Legendary Road	Southwest	±0.44 Mile	Not Visible
19	Sunrise Trail	West	±0.30 Mile	Not Visible
20	Parker Drive*	Northwest	±1.20 Miles	Year-round
21	Chris Alan Drive*	Northwest	±0.81 Mile	Year-round
22	Mackinnon Place *	Northwest	±0.60 Mile	Not Visible
23	Marion Drive	Northwest	±0.68 Mile	Seasonal
24	Maple Tree Lane	Northwest	±1.38 Miles	Not Visible
25	Maple Tree Lane	Northwest	±1.47 Miles	Not Visible
26	Woodrow Drive*	North	±1.05 Miles	Year-round
27	Scott Road*	Northeast	±0.62 Mile	Year-round
28	Joshua Valley Road at Boston Post Road*	Northeast	±0.75 Mile	Year-round
29	Stone Ranch Road*	Northeast	±1.17 Miles	Year-round
30	Stone Ranch Road at Esther Pond Lane*	Northeast	±1.17 Miles	Not Visible
31	North Bride Brook Road	Northeast	±1.01 Miles	Year-round
32	Applewood Common	Northeast	±1.25 Miles	Not Visible

\*Existing tower is visible in the photograph.

The photo locations were chosen in the field because they provide generally unobstructed view lines towards the Site and offer a comparison of visibility between the existing tower and the proposed replacement Facility. Photo-simulations were prepared for 13 of the views to depict the proposed installation. The photo-simulations are static in nature and do not necessarily fairly characterize the

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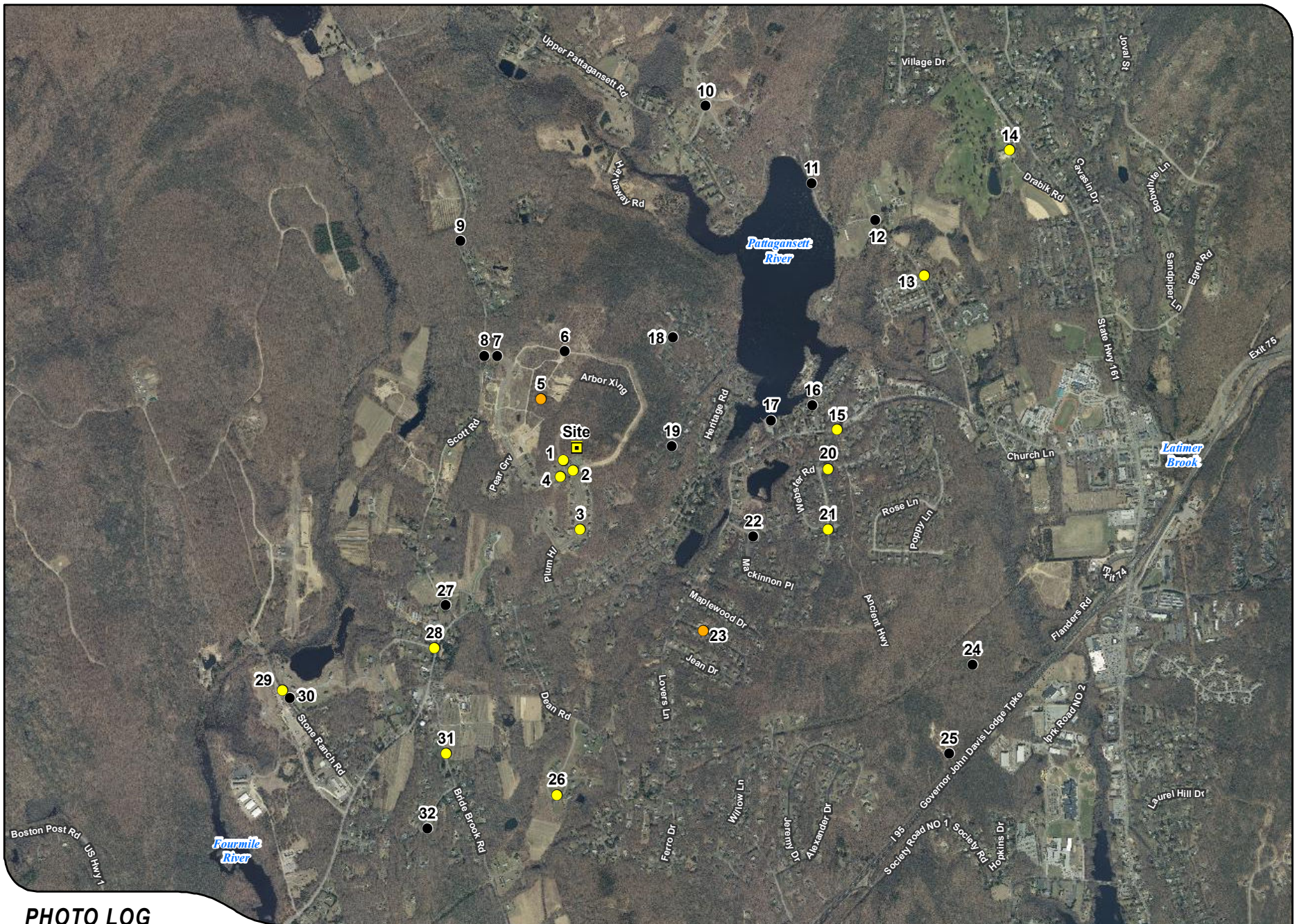
prevailing views from all locations within a given area. The simulations provide a representation of the proposed Facility under similar settings as those encountered during the field reconnaissance. Views of the Facility can change substantially throughout the seasons as well as the time of day, and are dependent on weather and other atmospheric conditions including but not necessarily limited to haze, fog, and clouds; the location, angle and intensity of the sun; light conditions, and the specific viewer location.

## **Conclusions**

The proposed replacement Facility's overall visibility would be substantially reduced when compared to the existing tower on Plum Hill Road. By minimizing the height of the proposed replacement Facility, numerous locations where the existing tower is visible today would no longer have views of any structure at the Site. The proposed replacement Facility would be a prominent feature in the immediate area because of its placement on the hill. However, views beyond The Orchards are mostly limited to the upper portions of the silo and at distances of 0.75 mile and beyond.

The height and design of the Facility appears to balance the need to provide service in the area with aesthetic concerns raised by concerned citizens.

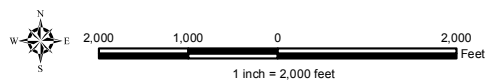
## ATTACHMENTS



**PHOTO LOG**

**Legend**

- Site
- Year-Round Visibility
- Seasonal Visibility
- Not Visible





**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	HOST PROPERTY	EAST	+/- 310 FEET	YEAR ROUND





**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	HOST PROPERTY	EAST	+/- 310 FEET	YEAR ROUND



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	ARBOR CROSSING	NORTH	+/- 401 FEET	YEAR ROUND



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	ARBOR CROSSING	NORTH	+/- 401 FEET	YEAR ROUND



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	PLUM HILL ROAD	NORTH	+/- 0.25 MILE	YEAR ROUND



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	PLUM HILL ROAD	NORTH	+/- 0.25 MILE	YEAR ROUND





**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	ARBOR CROSSING	NORTHEAST	+/- 0.11 MILE	YEAR ROUND



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	ARBOR CROSSING	NORTHEAST	+/- 0.11 MILE	YEAR ROUND



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
5	PEACH LANE	SOUTHEAST	+/- 0.18 MILE	SEASONAL





**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	ARBOR CROSSING	SOUTHEAST	+/- 0.29 MILE	NOT VISIBLE



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	ARBOR CROSSING	SOUTHEAST	+/- 0.37 MILE	NOT VISIBLE



**EXISTING**

PHOTO

8

LOCATION

SCOTT ROAD

ORIENTATION

SOUTHEAST

DISTANCE TO SITE

+/- 0.40 MILE

VISIBILITY

NOT VISIBLE



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
9	SCOTT ROAD	SOUTHEAST	+/- 0.73 MILE	NOT VISIBLE



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
10	KENSINGTON DRIVE	SOUTHWEST	+/- 1.11 MILES	NOT VISIBLE



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
11	UPPER PATTAGANSETT ROAD	SOUTHWEST	+/- 1.07 MILES	NOT VISIBLE



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
12	UPPER PATTAGANSETT ROAD	SOUTHWEST	+/- 1.14 MILES	NOT VISIBLE



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
13	UPPER PATTAGANSETT ROAD	SOUTHWEST	+/- 1.18 MILES	YEAR ROUND





**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
13	UPPER PATTAGANSETT ROAD	SOUTHWEST	+/- 1.18 MILES	YEAR ROUND



**EXISTING**

PHOTO

14

LOCATION

DRABIK ROAD

ORIENTATION

SOUTHWEST

DISTANCE TO SITE

+/- 1.06 MILES

VISIBILITY

YEAR ROUND



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
14	DRABIK ROAD	SOUTHWEST	+/- 1.06 MILES	YEAR ROUND



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
15	BOSTON POST ROAD	WEST	+/- 0.80 MILE	YEAR ROUND



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
15	BOSTON POST ROAD	WEST	+/- 0.80 MILE	YEAR ROUND



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
16	PATTAGANSETT DRIVE	WEST	+/- 0.73 MILE	NOT VISIBLE



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
17	PATTAGANSETT LAKE	WEST	+/- 0.60 MILE	NOT VISIBLE



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
18	LEGENDARY ROAD	SOUTHWEST	+/- 0.44 MILE	NOT VISIBLE





**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
19	<b>SUNRISE TRAIL</b>	<b>WEST</b>	<b>+/- 0.30 MILE</b>	<b>NOT VISIBLE</b>



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
20	PARKER DRIVE	NORTHWEST	+/- 1.20 MILES	YEAR ROUND



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
20	PARKER DRIVE	NORTHWEST	+/- 1.20 MILES	YEAR ROUND



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
21	CHRIS ALAN DRIVE	NORTHWEST	+/- 0.81 MILE	YEAR ROUND



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
21	CHRIS ALAN DRIVE	NORTHWEST	+/- 0.81 MILE	YEAR ROUND



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
22	MACKINNON PLACE	NORTHWEST	+/- 0.60 MILE	NOT VISIBLE



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
23	MARION DRIVE	NORTHWEST	+/- 0.68 MILE	SEASONAL



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
24	MAPLE TREE LANE	NORTHWEST	+/- 1.38 MILES	NOT VISIBLE







**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
25	MAPLE TREE LANE	NORTHWEST	+/- 1.47 MILES	NOT VISIBLE



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
26	WOODROW DRIVE	NORTH	+/- 1.05 MILES	YEAR ROUND



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
26	WOODROW DRIVE	NORTH	+/- 1.05 MILES	YEAR ROUND



**EXISTING**

PHOTO

27

LOCATION

SCOTT ROAD

ORIENTATION

NORTHEAST

DISTANCE TO SITE

+/- 0.62 MILE

VISIBILITY

YEAR ROUND



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
28	JOSHUA VALLEY ROAD AT BOSTON POST ROAD	NORTHEAST	+/- 0.75 MILE	YEAR ROUND



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
28	JOSHUA VALLEY ROAD AT BOSTON POST ROAD	NORTHEAST	+/- 0.75 MILE	YEAR ROUND



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
29	STONE RANCH ROAD	NORTHEAST	+/- 1.17 MILES	YEAR ROUND



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
29	STONE RANCH ROAD	NORTHEAST	+/- 1.17 MILES	YEAR ROUND





**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
30	STONE RANCH ROAD AT ESTHER POND LANE	NORTHEAST	+/- 1.17 MILES	NOT VISIBLE



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
31	NORTH BRIDE BROOK ROAD	NORTHEAST	+/- 1.01 MILES	YEAR ROUND



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
31	NORTH BRIDE BROOK ROAD	NORTHEAST	+/- 1.01 MILES	YEAR ROUND



**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
32	APPLEWOOD COMMON	NORTHEAST	+/- 1.25 MILES	NOT VISIBLE