

EASTON

**515 Morehouse Road
Easton, Connecticut**

Description of Proposed Cell Site

Homeland Towers, LLC
9 Harmony Street, 2nd Floor
Danbury, CT 06810

Cellco Partnership d/b/a Verizon Wireless
99 East River Drive
East Hartford, CT 06108

TABLE OF CONTENTS

	Page
GENERAL CELL SITE DESCRIPTION	1
U.S.G.S. TOPOGRAPHIC MAP.....	2
AERIAL PHOTOGRAPH	3
SITE EVALUATION REPORT	4
FACILITIES AND EQUIPMENT SPECIFICATION.....	6
ENVIRONMENTAL ASSESSMENT STATEMENT.....	7

SITE NAME: EASTON – 515 MOREHOUSE ROAD, EASTON, CT

GENERAL CELL SITE DESCRIPTION

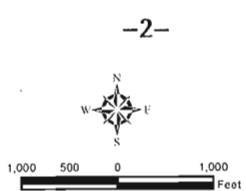
The proposed Easton Facility would be located in the southerly portion of an approximately 104.41-acre parcel owned by the Town of Easton. The facility would consist of a 150-foot "monopine" tree tower and a 9'-4" x 16' equipment platform and canopy located near the base of the tower within a 70' x 70' fenced compound and 70' x 80' leased area. Faux branches will extend an additional seven (7) feet above the top of the tower to an overall height of 157 feet above finished grade. The equipment platform would support Cellco's radio equipment, backup battery system and a diesel-fueled back-up generator.

Cellco would attach twelve (12) antennas and nine (9) remote radio heads on the tower at a height of 145 feet above finished grade. The top of Cellco's antennas would not extend above the top of the tower. Vehicular access to the site would extend from Morehouse Road over an existing bituminous/gravel access driveway (1650'), then over a new gravel driveway extension (315), a total distance of approximately 1,965 feet, to the facility compound. Utility service would extend from existing service along Morehouse Road.



- Legend**
- Site
 - Municipal Boundary

Map Notes:
 Base Map Source: USGS 7.5 Minute Topographic
 Quadrangle Maps: Botsford (1984) and Westport (1971), CT
 Site is located on the Westport Quadrangle
 Map Date: March 2017



Site Topographic Map

Proposed Verizon Wireless
 Antenna Collocation Facility
 Easton CT
 515 Morehouse Road
 Easton, Connecticut





Legend

- Proposed Monopine Tower
- Approximate Facility Layout
- - - Proposed Access Along Existing Access Drive
- - - Proposed Underground Utility Route
- Approximate Host Property

Map Notes:
 Base Map Source: 2012 Aerial Photograph (CT ECO)
 Map Scale: 1 inch = 400 feet
 Map Date: March 2017

-3-



Aerial Photograph

Proposed Verizon Wireless
 Antenna Collocation Facility
 Easton CT
 515 Morehouse Road
 Easton, Connecticut



SITE EVALUATION REPORT

SITE NAME: EASTON – 515 MOREHOUSE ROAD, EASTON, CT

I. TOWER LOCATION

- A. COORDINATES: 41°-14'-08.10" N 73°-17'-07.34" W
- B. GROUND ELEVATION: Approximately 440± feet AMSL
- C. U.S.G.S. QUADRANGLE MAP: Westport, CT
- D. SITE ADDRESS: 515 Morehouse Road, Easton, CT
- E. ZONING WITHIN 1/4 MILE OF SITE: Land within ¼ mile of the cell site is located in Easton's R-3 Residential zone district.

II. DESCRIPTION

- A. SITE SIZE: 70' x 80' Leased Area
70' x 70' Fenced Compound
- B. LESSOR'S PARCEL: Approximately 104.41 acres
- C. TOWER TYPE/HEIGHT: 150' Monopine Tower (157' Top of Faux Branches)
- D. SITE TOPOGRAPHY AND SURFACE: Subject parcel is generally flat, then slopes down in the rear (westerly) portion of the Property. The southerly portion of the Property consists of open fields and vacant wooded areas. The southeast portion of the Property is used for material storage by the Easton Public Works Department.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The proposed Easton Facility compound is located in the southwestern portion of the Property in a wooded area. The remaining portion of this Property consists of open fields, athletic fields, or developed. To the south of the facility compound is the Town's Animal Shelter. To the south and west is vacant wooded land owned by the Aquarion Water Company. To the east of Morehouse Road are single family residences. A wetland area has been identified to the west (± 322') of the proposed compound.
- F. LAND USE WITHIN 1/4 MILE OF CELL SITE: The proposed Easton Facility is surrounded by open meadow, athletic fields, the Staples Elementary School to the

north; the Town's Animal Shelter facility and single family residential uses to the south, undeveloped wooded areas to the west; and the Public Works materials storage area and residential uses to the east, east of Morehouse Road.

III. FACILITIES

- A. POWER COMPANY: United Illuminating
- B. POWER PROXIMITY TO SITE: Approximately 890 feet from Morehouse Road to the east of the facility compound.
- C. TELEPHONE COMPANY: Frontier Communications
- D. PHONE SERVICE PROXIMITY: Same as power
- E. VEHICLE ACCESS TO SITE: Access to the proposed telecommunications facility will extend from Morehouse Road along an existing bituminous/gravel driveway (1,650' ±) and then along a new gravel driveway extension (315' ±).
- F. CLEARING AND FILL REQUIRED: Total area of disturbance associated with the Easton Facility is approximately 16,000 square feet. Thirty-seven (37) trees (6-inch or greater diameter at breast height (“DBH”)) will need to be removed to construct the Easton Facility. The site improvements will require approximately an 350 cubic yards cut for utility installation. A net cut of 310 cubic yards is anticipated from the regrading of the area to the northeast and southwest of the site compound. (See Plan Sheets SP-1 and SP-2 attached).

IV. LEGAL

- A. PURCHASE LEASE
- B. OWNER: Town of Easton
- C. ADDRESS: 515 Morehouse Road, Easton, CT
- D. DEED ON FILE AT:

Town of Easton, CT Land Records

Vol. 0343

Pages 0023

FACILITIES AND EQUIPMENT SPECIFICATION
(TOWER & EQUIPMENT)

SITE NAME: EASTON – 515 MOREHOUSE ROAD, EASTON, CT

I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: To be determined
- B. TYPE: Self-supporting “monopine” tree tower
- C. TOWER HEIGHT: 150’ (157’ Top of Faux Branches)
- D. DIMENSIONS: Approx. 50” base diameter; Approx. 24” top diameter

II. TOWER LOADING:

A. CELLCO EQUIPMENT:

- 1. Antennas (12) - Model SBNHH – 1D65B
- 2. Remote Radio Heads (RRH) (9) - B13 RRH 4x30 – 700 MHz, B25 RRH 4x30 – 1900 MHz and B66A RRH 4x45 – 2100 MHz
- 3. GPS Antenna: Mounted on the top of the equipment shelter or tower
- 4. Transmission Lines:
 - a. Two (2) Model: HB158-1-08U8-S8J18 HYBRIFLEX™ fiber optic cables

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The towers will be designed in accordance with Electronic Industries Association Standard EIA/TIA-222-G “Structural Standards for Steel Antenna Towers and Antenna Support Structures.” The foundation designs would be based on soil conditions at the site. Details for the towers and foundation designs will be provided as a part of the final D&M Plan.

ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: EASTON – 515 MOREHOUSE ROAD, EASTON, CT

I. PHYSICAL IMPACT

A. WATER FLOW AND QUALITY

No water flow and/or water quality changes are anticipated as a result of the construction or operation of the facility. There are no lakes, ponds, rivers, streams, wetlands or other regulated bodies of water located in the area to be used for the access drive, tower or equipment. The equipment used will not discharge any pollutants to area surface or groundwater systems. The closest wetland area is located approximately 322 feet to the west of the compound and lease area.

B. AIR QUALITY

Under ordinary operating conditions, the Cellco equipment at the Easton Facility would generate no air emissions. During power outages and periodically for maintenance purposes, Cellco would utilize an on-site battery system and a diesel-fueled generator to provide back-up power to the facility. Cellco's back-up generator will be managed to comply with the "permit by rule" criteria established by the Connecticut Department of Energy and Environmental Protection ("DEEP") Bureau of Air Management, pursuant to R.C.S.A. § 22a-174-36, and therefore is exempt from general air permit requirements.

C. LAND

Thirty-seven (37) trees (6" or great DBH) and moderate grading will be required to develop a short driveway extension and the facility compound. The remaining land of the Lessor would remain unchanged by the construction and operation of the cell site.

D. NOISE

Cellco's radio equipment and back-up battery system in operation at the site would emit no noise of any kind. Minimal noise from the occasional operation of the back-up generator, which would only run when power to the facility is interrupted and periodically for maintenance purposes may occur. Some noise is anticipated during cell site construction.

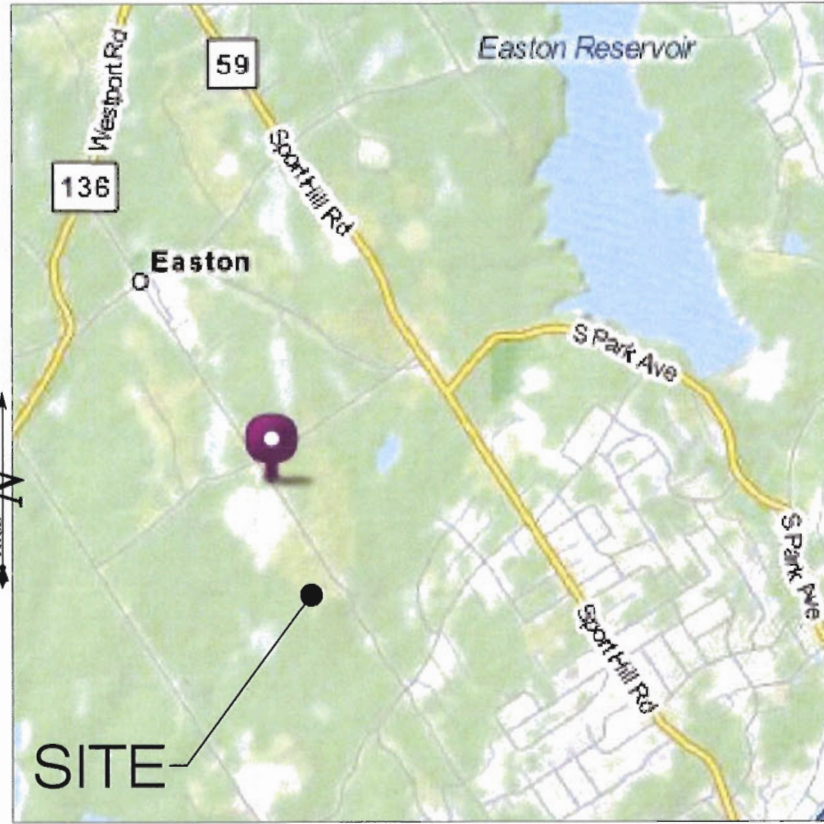
E. POWER DENSITY

The worst-case calculation of power density for Cellco's 700 MHz, 850 MHz, 1900 MHz and 2100 MHz antennas and the Town's emergency and municipal service antennas at the Easton Facility would be 1.1226% of the FCC Safety Standard.

F. VISIBILITY

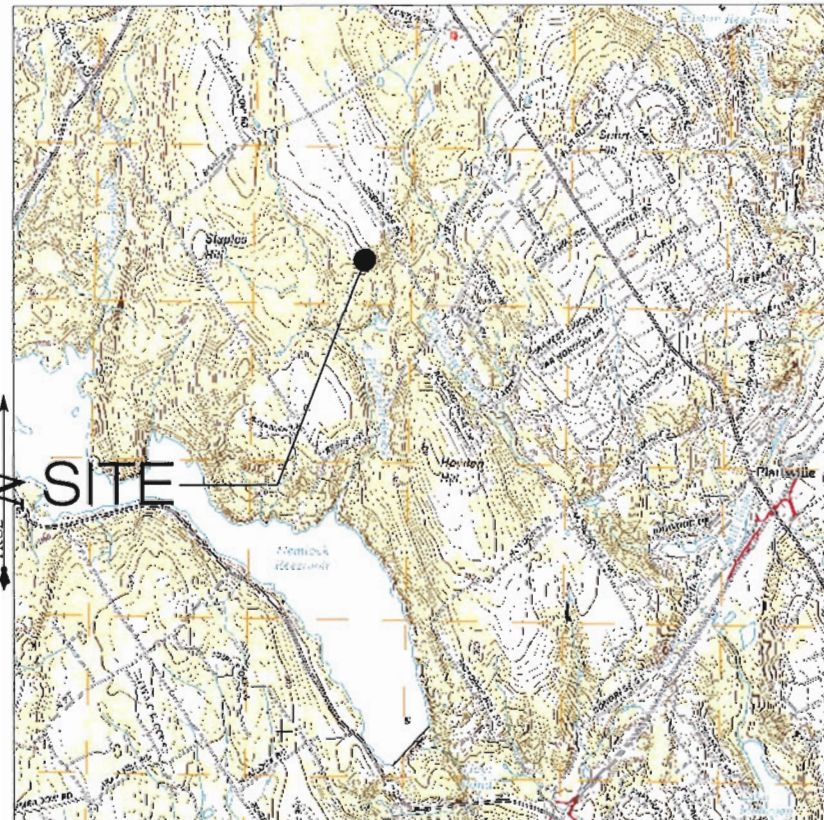
See Visibility Analysis included as Attachment 9.

LOCATION MAP



SCALE: NTS SOURCE: GOOGLE MAPS

USGS TOPOGRAPHIC MAP



SCALE: 1" = 2000' SOURCE: USGS 7.5 QUADRANGLE FOR WESTPORT

Cellco Partnership d/b/a



verizon wireless
99 EAST RIVER DRIVE
9TH FLOOR
EAST HARTFORD, CT 06108



3 SADDLEBROOK DRIVE
KILLINGWORTH, CT 06419
WWW.ALLPOINTSTECH.COM
PHONE: (860)-663-1697
FAX: (860)-663-0935

CONTACT PERSONNEL

APPLICANTS:
HOMELAND TOWERS
9 HARMONY STREET
2ND FLOOR
DANBURY, CONNECTICUT 06810

CO-APPLICANTS
CELLCO PARTNERSHIP D/B/A
VERIZON WIRELESS
99 EAST RIVER DRIVE - 9TH FLOOR
EAST HARTFORD, CT 06108

LANDLORD
TOWN OF EASTON
225 CENTER ROAD
EASTON, CT 06612

HOMELAND PROJECT MANAGER:
RAYMOND VERGATI
(203) 297-6345

HOMELAND PROJECT ATTORNEY:
ROBINSON & COLE, LLP
280 TRUMBULL STREET
HARTFORD, CT 06103

POWER PROVIDER:
UI (203) 499-3333
CARLTON SUTHERLAND

TELCO PROVIDER:
FRONTIER: (800) 921-8102

CALL BEFORE YOU DIG:
(800) 922-4455

GOVERNING CODES:
STATE OF CONNECTICUT BUILDING CODE, LATEST EDITION
NATIONAL ELECTRIC CODE, LATEST EDITION
EIA/TIA 222G

SITE INFORMATION

EASTON
515 MOREHOUSE ROAD
EASTON, CT 06612

PERMITTING DOCUMENTS
EASTON
515 MOREHOUSE ROAD
EASTON, CT 06612

**TITLE SHEET
& INDEX**

DESIGN TYPE:
RAW LAND

APT FILING NUMBER: CT283190

APT DRAWING NUMBER: CT-254 T-1

DRAWN BY: RCB

SCALE: AS NOTED

CHECKED BY: SMC

DATE: 08/25/15

REVISIONS:

REV.0: 08/25/15: FOR REVIEW: SMC

REV.1: 03/14/17: CARRIER REVISIONS: RCB

REV.2: 03/15/17: MUNICIPAL REVISIONS: RCB

REV.3: 04/13/17: ATTORNEY REVISIONS: RCB

REV.4:

REV.5:

SHEET NUMBER:

T-1

HOMELAND TOWERS

9 HARMONY STREET
2ND FLOOR
DANBURY, CT 06810
(203) 297-6345

DRAWING INDEX

T-1	TITLE SHEET & INDEX
A-1	ABUTTERS MAP
1 OF 2	BOUNDARY COMPILATION
2 OF 2	TOPOGRAPHIC SURVEY
SP-1	SITE PLAN
SP-2	COMPOUND PLAN & TOWER ELEVATION
SP-3	DRIVEWAY PROFILE, DETAILS & NOTES

*SITE INFORMATION:

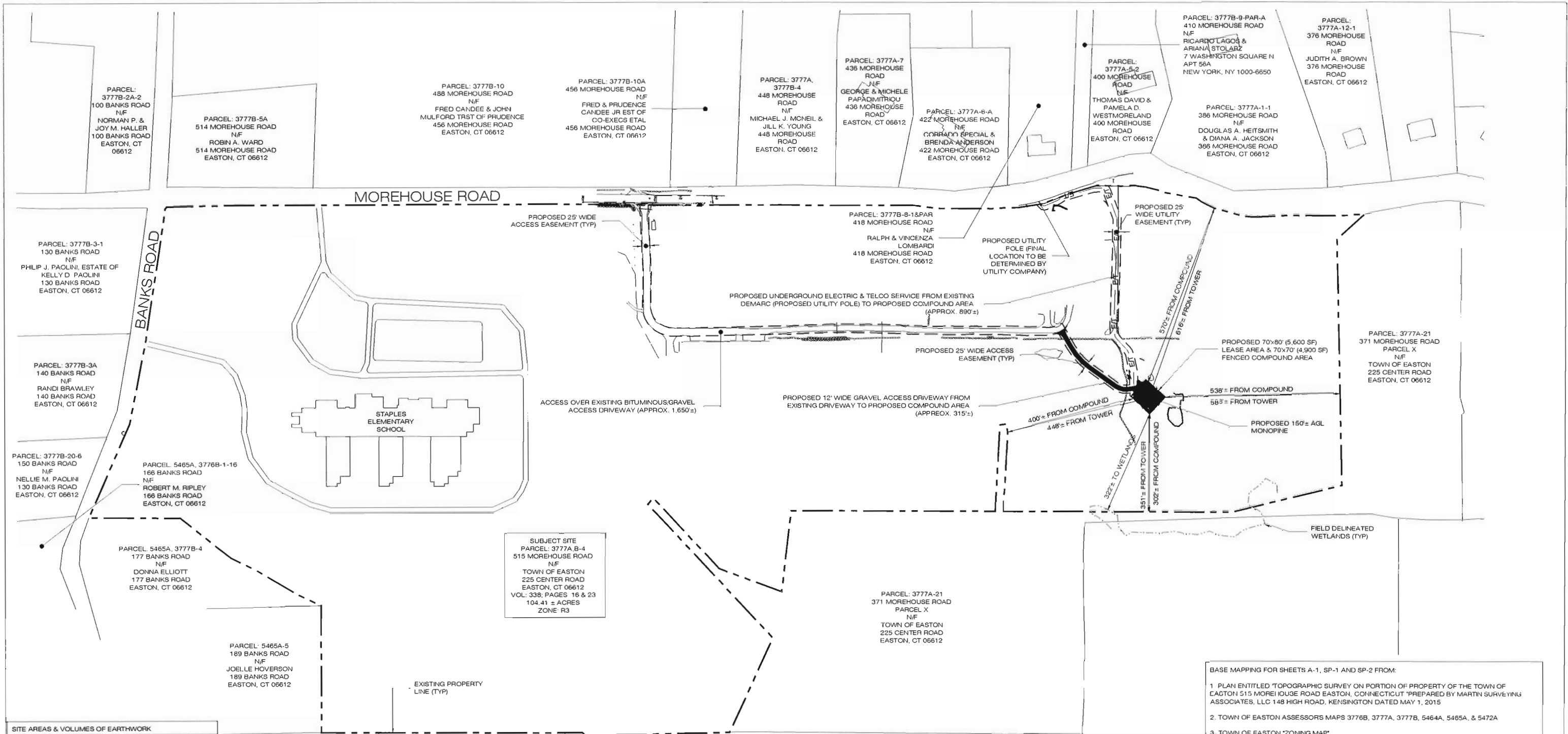
-SITE NAME: EASTON
-SITE ID NUMBER: CT-254

-SITE ADDRESS: 515 MOREHOUSE ROAD
EASTON, CT 06612

-MAP: 3777A, B
-LOTS: 4

-ZONE: R3
-LATITUDE: 41° 14' 08.10" N
-LONGITUDE: 73° 17' 07.34" W
-ELEVATION: 440'± AMSL

-FEMA/FIRM DESIGNATION: PANEL #09001C0406F - ZONE X
-ACREAGE: 104.45± Ac
(VOL. 338, PAGE 16 AND VOL. 338, PAGE 23)



SITE AREAS & VOLUMES OF EARTHWORK

SITework entails approximately 310 CY OF CUT. THE COMPOUND AND ROADWAY WILL IMPORT APPROXIMATELY 180 CUBIC YARDS OF CLEAN BROKEN STONE. THE UTILITY TRENCH FROM THE DEMARC TO THE COMPOUND WILL EXCAVATE APPROXIMATELY 350 CUBIC YARDS OF MATERIAL THAT WILL BE USED TO BACKFILL THE TRENCH.

COMPOUND AREA SLOPES:
 EXISTING - 14%
 PROPOSED - 2.5%

TOTAL AREA OF DISTURBANCE = 16,000 ± SF

STORMWATER VELOCITY
 PRIOR TO GROUND COVER < 3.0 FT/SEC
 FOLLOWING GROUND COVER < 3.0 FT/SEC

STORMWATER VOLUME:
 PROPOSED IMPERVIOUS AREA = 9,648 SF
 WATER QUALITY STD VOLUME (1") = 804 CF
 STORAGE VOLUME (6" DEPTH, 40% VOIDS) = 980 CF

GROUND COVER TO BE ESTABLISHED AS FOLLOWS (U.O.M.):
 - WHITE CLOVER @ 0.20# / SF
 - TALL FESCUE @ 0.45# / SF
 - RYEGRASS @ 0.10# / SF

PARCEL: 5465A, 5464A-36
 199 BANKS ROAD
 N/F
 JOHN G. & MARIE U. POIDOMANI TRUSTEES
 POIDOMANI LIVING TRUST
 199 BANKS ROAD
 EASTON, CT 06612

PARCEL: 5464A-13-3
 209 BANKS ROAD
 N/F
 VINCENT P. & DONNA M. BATTAGLIA
 209 BANKS ROAD
 EASTON, CT 06612

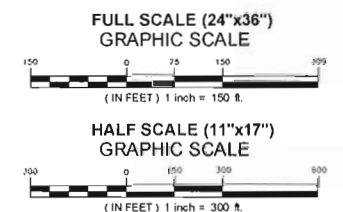
PARCEL: 5472A-3
 BEERS ROAD
 N/F
 AQUARIUM WATER CO. OF CT
 600 LINDLEY STREET
 BRIDGEPORT, CT 06606

SUBJECT SITE
 PARCEL: 3777A, B-4
 515 MOREHOUSE ROAD
 N/F
 TOWN OF EASTON
 225 CENTER ROAD
 EASTON, CT 06612
 VOL: 338; PAGES 16 & 23
 104.41 ± ACRES
 ZONE R3

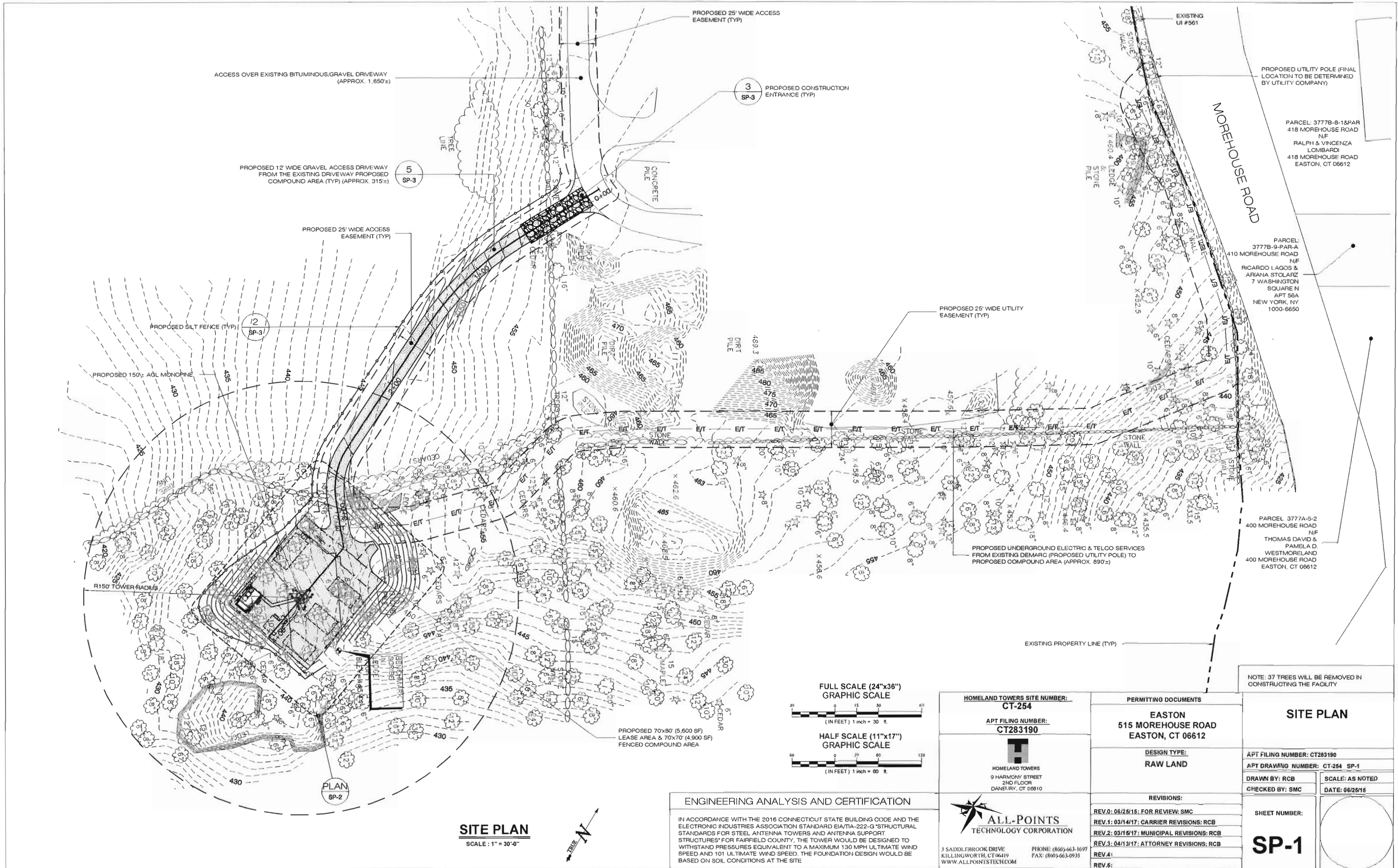
BASE MAPPING FOR SHEETS A-1, SP-1 AND SP-2 FROM:

1. PLAN ENTITLED "TOPOGRAPHIC SURVEY ON PORTION OF PROPERTY OF THE TOWN OF EASTON 515 MOREHOUSE ROAD EASTON, CONNECTICUT" PREPARED BY MARTIN SURVEYING ASSOCIATES, LLC 148 HIGH ROAD, KENSINGTON DATED MAY 1, 2015
2. TOWN OF EASTON ASSESSORS MAPS 3776B, 3777A, 3777B, 5464A, 5465A, & 5472A
3. TOWN OF EASTON "ZONING MAP"
4. DIGITAL GLOBAL 2012 DIGITAL ORTHOPHOGRAPHS.

ABUTTERS MAP
 SCALE: 1" = 150'-0"



HOMELAND TOWERS SITE NUMBER: CT-254 APT FILING NUMBER: CT283190 HOMELAND TOWERS 9 HARMONY STREET 2ND FLOOR DANBURY, CT 06810	PERMITTING DOCUMENTS EASTON 515 MOREHOUSE ROAD EASTON, CT 06612	ABUTTERS MAP APT FILING NUMBER: CT283190 APT DRAWING NUMBER: CT-254 A-1 DRAWN BY: RCB CHECKED BY: SMC SCALE: AS NOTED DATE: 06/26/15
	DESIGN TYPE: RAW LAND	
ALL-POINTS TECHNOLOGY CORPORATION 3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 WWW.ALLPOINTSSTECH.COM PHONE: (860)-663-1697 FAX: (860)-663-0935		SHEET NUMBER: A-1



PROPOSED UTILITY POLE (FINAL LOCATION TO BE DETERMINED BY UTILITY COMPANY)

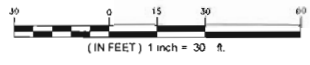
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418 MOREHOUSE ROAD
N/F
RALPH & VINCENZA
LOMBARDI
418 MOREHOUSE ROAD
EASTON, CT 06612

PARCEL: 3777B-9-PAR-A
410 MOREHOUSE ROAD
N/F
RICARDO LAGOS &
ARIANA STOLARZ
7 WASHINGTON
SQUARE N
APT 56A
NEW YORK, NY
1000-6650

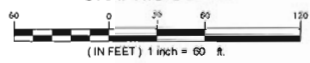
PARCEL 3777A-5-2
400 MOREHOUSE ROAD
N/F
THOMAS DAVID &
PAMELA D.
WESTMORELAND
400 MOREHOUSE ROAD
EASTON, CT 06612

NOTE: 37 TREES WILL BE REMOVED IN CONSTRUCTING THE FACILITY

FULL SCALE (24"x36")
GRAPHIC SCALE



HALF SCALE (11"x17")
GRAPHIC SCALE



ENGINEERING ANALYSIS AND CERTIFICATION

IN ACCORDANCE WITH THE 2016 CONNECTICUT STATE BUILDING CODE AND THE ELECTRONIC INDUSTRIES ASSOCIATION STANDARD EIA/ITA-222-G 'STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORT STRUCTURES' FOR FAIRFIELD COUNTY, THE TOWER WOULD BE DESIGNED TO WITHSTAND PRESSURES EQUIVALENT TO A MAXIMUM 130 MPH ULTIMATE WIND SPEED AND 101 ULTIMATE WIND SPEED. THE FOUNDATION DESIGN WOULD BE BASED ON SOIL CONDITIONS AT THE SITE

HOMELAND TOWERS SITE NUMBER:
CT-254
APT FILING NUMBER:
CT283190

HOMELAND TOWERS
9 HARMONY STREET
2ND FLOOR
DANBURY, CT 06810

ALL-POINTS
TECHNOLOGY CORPORATION

3 SADDLEBROOK DRIVE
KILLINGWORTH, CT 06419
WWW.ALLPOINTSTECH.COM

PHONE: (860)-663-1697
FAX: (860)-663-0933

PERMITTING DOCUMENTS

EASTON
515 MOREHOUSE ROAD
EASTON, CT 06612

DESIGN TYPE:
RAW LAND

REVISIONS:

REV.0: 06/25/15: FOR REVIEW: SMC
REV.1: 03/14/17: CARRIER REVISIONS: RCB
REV.2: 03/15/17: MUNICIPAL REVISIONS: RCB
REV.3: 04/13/17: ATTORNEY REVISIONS: RCB
REV.4:
REV.5:

SITE PLAN

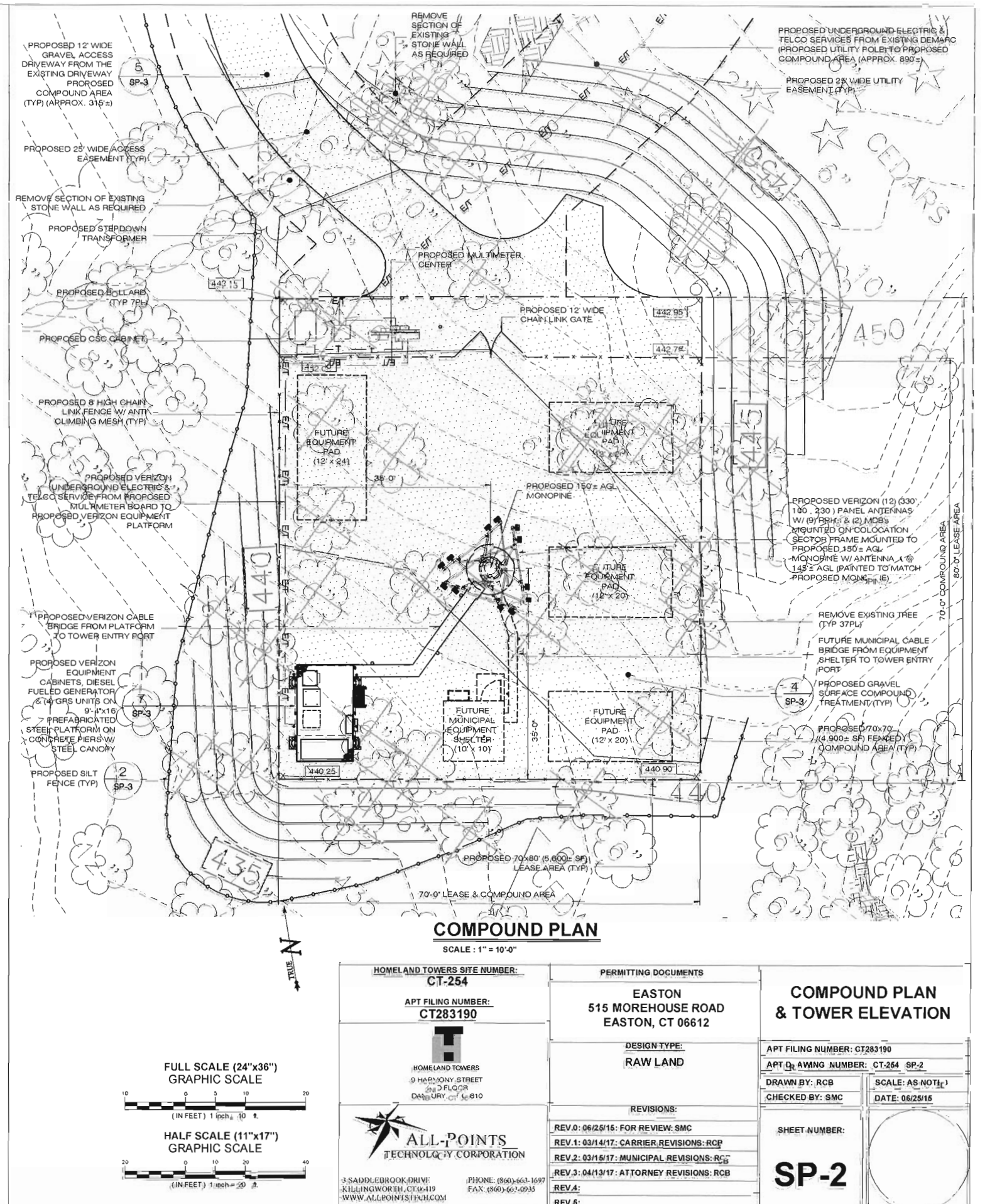
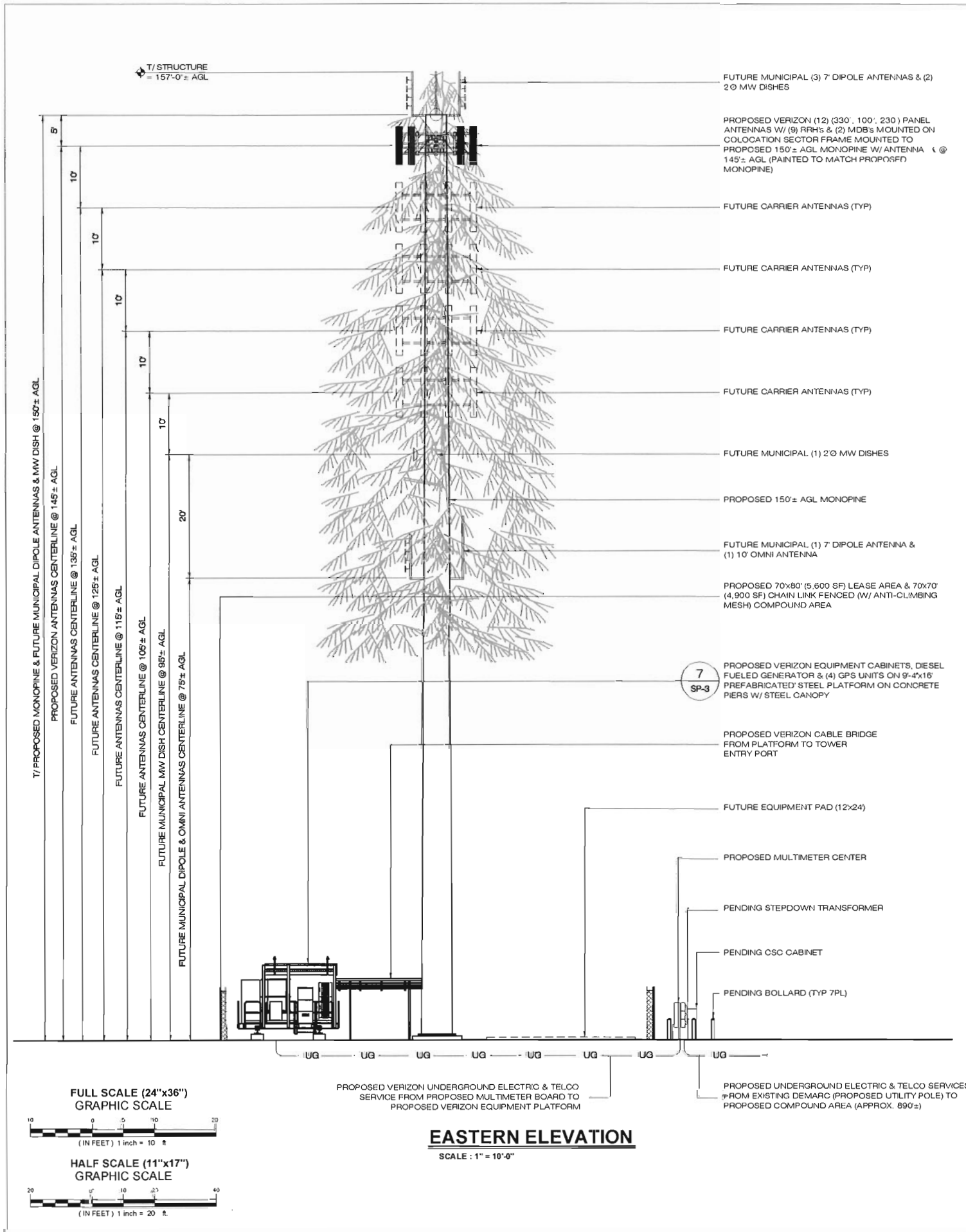
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APT DRAWING NUMBER: CT-254 SP-1

DRAWN BY: RCB
CHECKED BY: SMC
SCALE: AS NOTED
DATE: 06/25/15

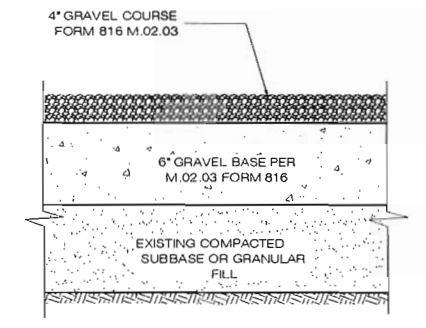
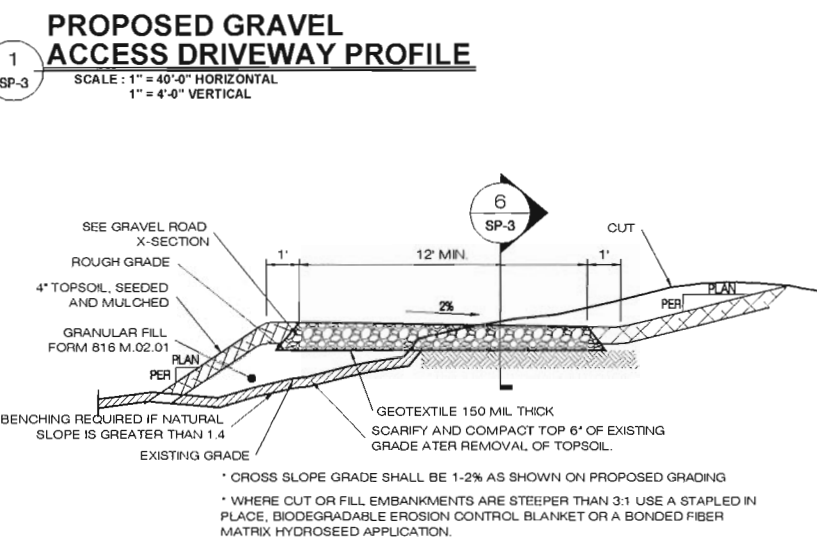
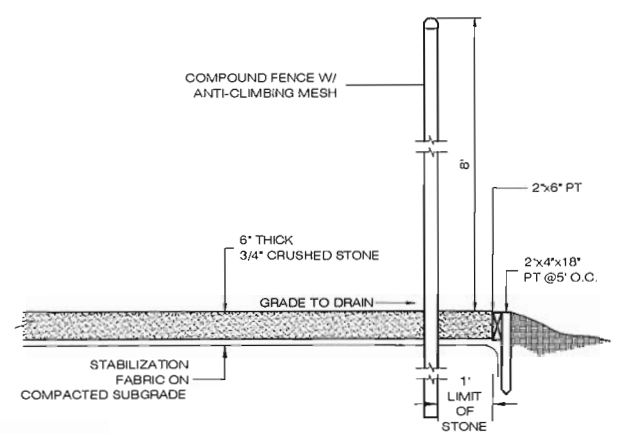
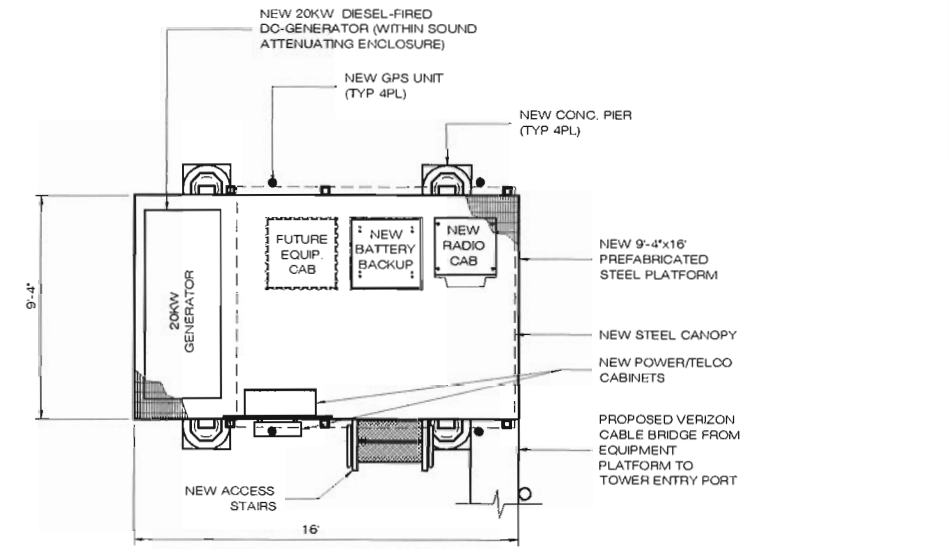
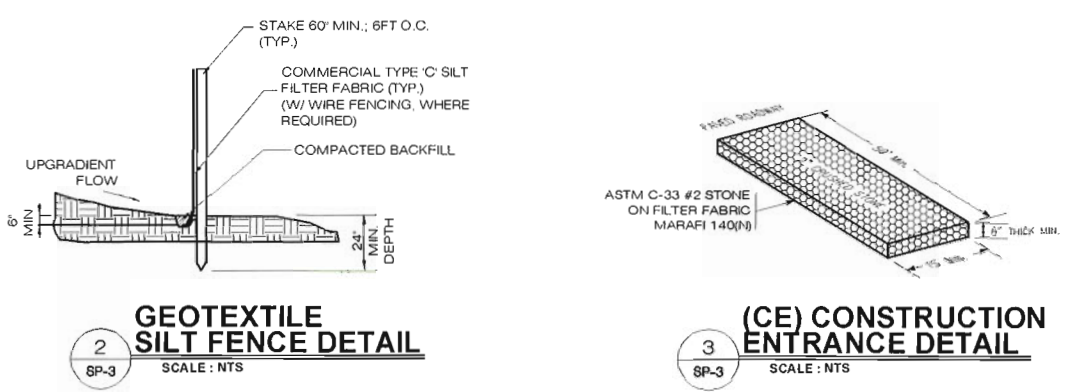
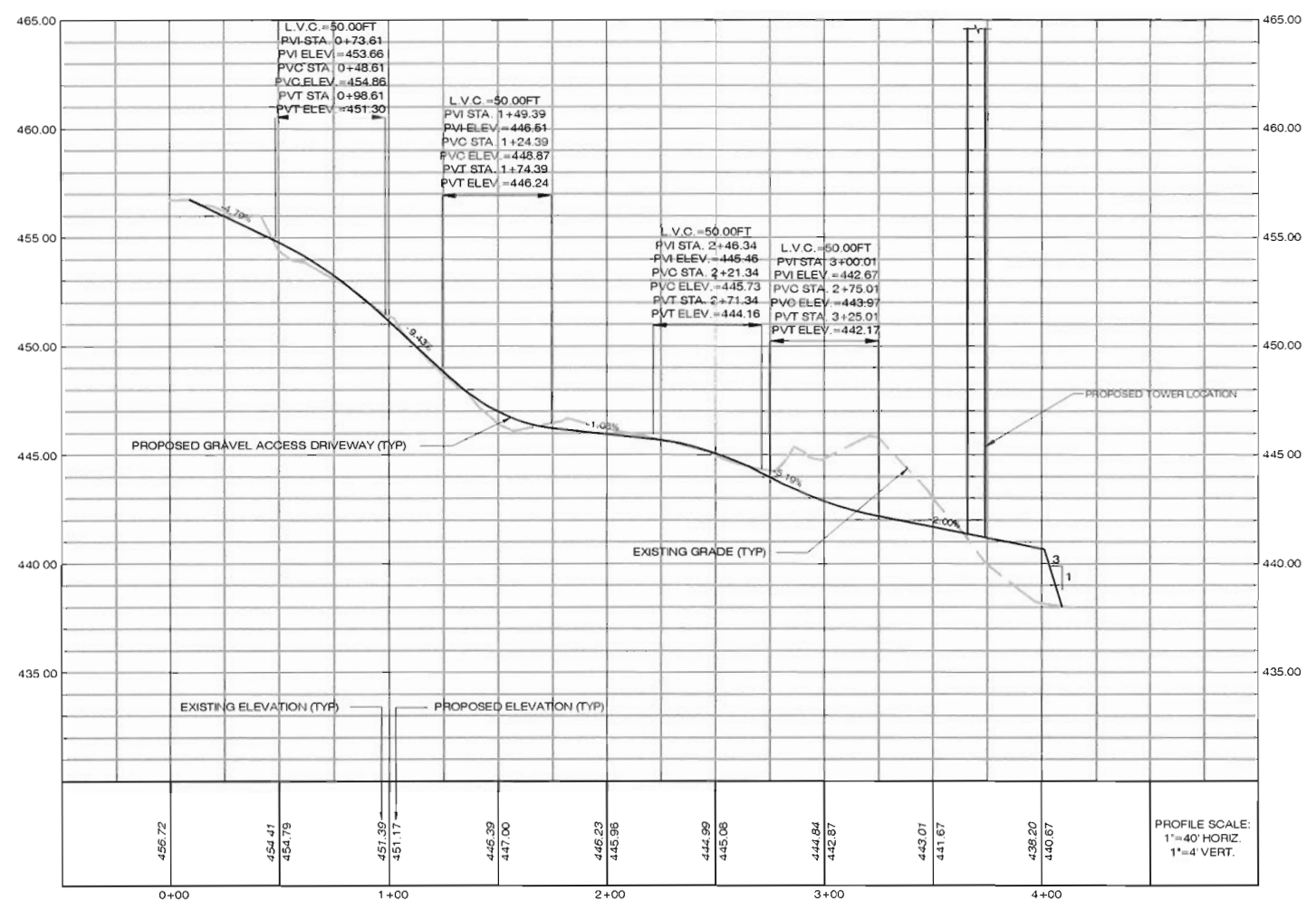
SHEET NUMBER:
SP-1

SITE PLAN
SCALE: 1" = 30'-0"





HOMELAND TOWERS SITE NUMBER: CT-254 APT FILING NUMBER: CT283190		PERMITTING DOCUMENTS EASTON 515 MOREHOUSE ROAD EASTON, CT 06612		COMPOUND PLAN & TOWER ELEVATION	
HOMELAND TOWERS 9 HARMONY STREET 2ND FLOOR DANBURY, CT 06810		DESIGN TYPE: RAW LAND		APT FILING NUMBER: CT283190 APT DRAWING NUMBER: CT-264 SP-2 DRAWN BY: RCB CHECKED BY: SMC	
		REVISIONS: REV.0: 06/25/15: FOR REVIEW: SMC REV.1: 03/14/17: CARRIER REVISIONS: RCB REV.2: 03/15/17: MUNICIPAL REVISIONS: RCB REV.3: 04/13/17: ATTORNEY REVISIONS: RCB		SCALE: AS NOTED DATE: 06/25/16 SHEET NUMBER: <h1>SP-2</h1>	
3 SADDLEBROOK DRIVE KILLINGWORTH, CT 06419 WWW.ALLPOINTSINC.COM		PHONE: (860) 663-1697 FAX: (860) 663-0935			



HOMELAND TOWERS SITE NUMBER: CT-254	PERMITTING DOCUMENTS	DRIVEWAY PROFILE, DETAILS & NOTES
APT FILING NUMBER: CT283190	EASTON 515 MOREHOUSE ROAD EASTON, CT 06612	
HOMELAND TOWERS 9 HARMONY STREET 2ND FLOOR DANBURY, CT 06810	DESIGN TYPE: RAW LAND	APT FILING NUMBER: CT283190
	REVISIONS:	APT DRAWING NUMBER: CT-254 SP-3
	REV.0: 06/26/16: FOR REVIEW: SMC	DRAWN BY: RCB
	REV.1: 03/14/17: CARRIER REVISIONS: RCB	CHECKED BY: SMC
	REV.2: 03/18/17: MUNICIPAL REVISIONS: RCB	SCALE: AS NOTED
	REV.3: 04/13/17: ATTORNEY REVISIONS: RCB	DATE: 06/26/16
REV.4:	SHEET NUMBER:	SP-3
REV.5:		