

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

IN RE:

APPLICATION OF OPTASITE TOWERS LLC AND DOCKET NO. 330
OMNIPOINT COMMUNICATIONS, INC.

FOR A CERTIFICATE OF ENVIRONMENTAL
COMPATIBILITY AND PUBLIC NEED FOR
THE CONSTRUCTION, MAINTENANCE AND
OPERATION OF A TELECOMMUNICATIONS
FACILITY AT 1294 PLEASANT VALLEY ROAD
NORTH IN THE TOWN OF GROTON, CONNECTICUT

DATE: APRIL 3, 2007

**INTERROGATORY RESPONSES TO CONNECTICUT SITING COUNCIL FROM
CO-APPLICANTS OPTASITE, INC. AND OMNIPOINT COMMUNICATIONS, INC.**

Co-applicants Optasite Towers LLC ("Optasite") and Omnipoint Communications, Inc. ("T-Mobile") submit the following responses to the interrogatories from the Connecticut Siting Council in connection with the above captioned Docket.

Questions for Optasite:

Q1. How many of the return receipts for the notices sent to abutting landowners did Optasite receive? If some return receipts were not received, did Optasite make other attempts to notify the landowners? If yes, explain.

A1. Overall, seven abutters were identified. The co-applicants sent out a certified mailing to all seven abutters on February 20, 2007. Of those seven letters sent, the co-applicants did not receive return receipts from two abutters. Therefore, a second certified mailing was sent to those two abutters on March 23, 2007. Of those two letters re-sent, the co-applicants have not yet received return receipts from either of these two abutters. Optasite will send out a third (and final) mailing on or before April 9, 2007 to the two abutters for which it has not received return receipts.

Q2. When did Optasite begin looking for a site in this area of Groton?

A2. Optasite began its search for a site in this area of Groton in May, 2006.

Q3. What prompted Optasite's search in this area?

A3. Optasite has a close working relationship with T-Mobile and develops many of their raw land tower sites. This area is one that T-Mobile determined a need, and they have entered into an Agreement with Optasite to become a joint applicant in

this Docket.

Q4. Has Optasite received any indications that the City of Groton might be interested in using this tower for its antennas?

A4. As a matter of practice, Optasite contacts the host municipality to determine if it has a need to locate municipal equipment and/or municipal emergency equipment on any new facility being proposed by Optasite. Consistent with this practice, Optasite has indicated to the Town of Groton that it is willing to provide space on this proposed facility to the Town for no charge. Groton has recently indicated that it currently has a gap in its emergency services coverage in the area of the proposed facility and is interested in locating equipment on the proposed facility at some point in the future. Optasite will continue to reserve space for the Town's emergencies service should the need arise in the future.

Q5. Did Optasite receive any comments from Groton town officials regarding its proposal? Did any of Groton's boards and commissions hold any public meetings regarding this proposal? If so, did the board or commission issue any resolutions regarding the proposal? If yes, provide such resolutions.

A5. As of today's date, Optasite has not received any comments from officials from the Town of Groton. To the best of Optasite's knowledge, the Town's boards and commissions have not held any public meetings regarding this proposal, therefore, no resolutions have been issued for submission to the Council.

Q6. Has Optasite contacted any other carriers about their possible interest in locating on this tower? Provide correspondence if available.

A6. Optasite has been in contact with Verizon and Sprint-Nextel. Both carriers have expressed a general interest regarding locating on the proposed tower, however, neither have entered into a lease or memorandum of agreement.

Q7. To what engineering standard would the proposed tower be built?

A7. The proposed tower will be built to EIA/TIA-222-G Structural Standards for Steel Antenna Towers And Antenna Support Structures and in compliance with the Connecticut State Building Code.

Q8. How many residences are located within 1,000 feet of the proposed tower location?

A8. Based upon review of aerial photographs, there are fifteen residences within 1000 feet of the proposed tower.

Q9. How much cut and fill would be required to develop the proposed site?

A9. To develop the access road, approximately 55 cubic yards of cutting will be required for the installation of the one foot deep gravel base and top course. Unsuitable fill material was visible in the vicinity of the proposed compound and tower location. When the geotechnical investigation is completed, an exact depth of unsuitable fill material will be determined. At this time, Optasite estimates that approximately six feet of unsuitable fill material needs to be removed in the vicinity of the proposed compound and tower. That results in approximately 647 cubic yards of unsuitable fill material being cut from the compound and tower area. The excavated fill material will be replaced with an equivalent volume of structural fill.

Q10. Would any blasting be required to develop this site?

A10. Optasite does not anticipate that any blasting will be required to develop this site.

Q11. Provide a copy of Optasite's lease with the owners of the host property.

A11. See Memorandum of Lease attached hereto as Exhibit 1.

Q12. Has Optasite considered designing a yield point into its proposed tower to minimize its effective setback radius?

A12. Optasite has decided not to design a yield point into its proposed tower because the site is large enough to accommodate a full fall zone for the tower and there are no structures within the fall zone. Therefore, Optasite feels an engineered yield point is unnecessary for this monopole.

Q13. Sheet A02 in Exhibit A shows wetlands located approximately 110 feet to the south of the proposed compound. The VHB wetland sketch in Exhibit L shows wetlands located approximately 75 feet to the northwest of the compound. Which is correct?

A13. The wetland boundary located approximately 110 feet south of the proposed compound as depicted on Sheet A02 in Exhibit A depicts the correct surveyed location of wetland boundary flags. The VHB wetland sketch in Exhibit L, which shows wetlands located approximately 75 feet south of the proposed compound, was provided based on an approximate location of the compound and rough field measurements. Therefore, the discrepancy between the wetland sketch map and the final Site Access Map (Sheet A02) is due to the level of precision of the two maps and the final compound location.

Q14. The application states that the ". . . compound will have a de minimis visual impact as it will be screened by the proposed fencing." Will Optasite use privacy slats or stockade fencing to help reduce the visual

impact of the compound?

A14. Optasite does not plan to use stockade fencing or privacy slats at this time. The site is isolated from any surrounding properties as well as other uses on the property. However, if requested, Optasite is will to utilize privacy slats or stockade fencing to further reduce any potential visual impact of the equipment compound.

Q15. What are the conditions that make the property at 336 Briar Hill Road "undevelopable"?

A15. The property has been deemed "undevelopable" by the Town of Groton Tax Assessor's office due to its extreme grade and rocky terrain. These natural conditions prevent any development under the Town of Groton's regulations.

Questions for T-Mobile:

Q16. What is the distance from the site identified on the submitted propagation maps as CT11311 to the sites identified as CT11616B, as CT11146F, as CTHA244A, as CT11145C, and as CTNL060B? Identify these sites by address. Provide the height of T-Mobile's antennas at each site.

A16.

| | Distance from CT11311 | Address | T-Mobile Antenna Height |
|-----------------|----------------------------------|-----------------------------------|--|
| CT11616B | 1.37 miles | 29 Skyview Terrace, Groton | 65' |
| CT11146F | 3.38 miles | 71 Moxley Hill Road, Montville | 150' |
| CT11145C | 3.7 miles | 861 Vauxhall Street, Waterford | 112' |
| CTNL060B | 2.12 miles | 136 Vinegar Hill Road, Ledyard | 187.5' |
| Other Towers | | | |
| CT11041D | 3.5 miles | 53 Dayton Road, Waterford | 165' |
| CT11041B | 3.24 miles | 281 State Road, New London | 157' |
| CT11043C | 2.68 miles | 404 Bridge Street, Groton | 60' |

Q17. Identify, by address and identifying number, sites with which T-Mobile's antennas at the proposed site would hand off signals.

A17.

CTNL060B: 136 Vinegar Hill Road, Ledyard
CT11146F: 71 Moxley Hill Road, Montville
CT11145C: 861 Vauxhall Street Extension, Waterford
CT11041D: 53 Dayton Road, Waterford
CT11142B: 281 State Street, New London
CT11616B: 29 Skyview Terrace, Groton
CT11043C: 404 Bridge Street, Groton

Q18. Would T-Mobile's ground equipment be housed in a shelter or would it consist of cabinets on a concrete pad?

A18. T-Mobile's ground equipment will consist of cabinets on a concrete pad.

Q19. What would T-Mobile use for backup power?

A19. T-Mobile will have battery back-up power for this site.

Q20. Does T-Mobile currently use fuel cells as backup generators at any of its Connecticut tower sites? If yes, how many? Does T-Mobile plan to use a fuel cell at the proposed site or have any plans to install them at any existing or future sites in Connecticut?"

A20. T-Mobile does not currently use fuel cells as backup generators at any of its Connecticut tower sites. Fuel cell technology is currently being evaluated at the corporate level, however, at this time, there does not exist an approved reliable fuel cell solution for T-Mobile's back up power needs.

Q21. What is the length of the coverage gap on Route 12 that T-Mobile seeks to close from this site? On Route 32? Would T-Mobile be able to close these gaps completely from this site? If not, how would T-Mobile be able to close these gaps?

A21. The length of the coverage gap along Route 12 is roughly 1.5 miles. There are two smaller gaps along Route 32 that total 1.3 miles. The proposed facility will satisfy the requirements for the 1.5 mile gap along Route 12 and will offer coverage to the smaller gap in the southern part of Route 32. The proposed facility is not primarily designed to cover across the water to Route 32. Due to the terrain along Route 32, T-Mobile has future facilities planned to cover this area. The proposed CT11311 facility is not designed to be a one site solution for the Route 32 corridor.

Q22. What are T-Mobile's licensed operating frequencies?

A22. T-Mobile's licensed operating frequencies in the new London area are:

Transmit: 1935.000 to 1945.000 MHz & 1983.000 and 1984.000 MHz,
Receive: 1855.000 to 1865.000 MHz & 1903.000 and 1904.000 MHz.

Q23. What is the design signal strength for T-Mobile's system? Is this for in-vehicle or in-structure coverage?

A23. The T-Mobile minimum design receive signal strength level is -84 dBm. This level equates to the minimum required for in vehicle coverage.

Q24. What is the T-Mobile's existing signal strength in the area that would be served from the proposed site?

A24. The existing signal strength in this area along Route 12 is down to -110 dBm.

Q25. What would be the total area T-Mobile could cover from the proposed site?

A25. The total coverage area from the proposed site is 11.96 square miles.

Q26. What is the minimum height at which T-Mobile could achieve its coverage objectives from this site?

A26. The minimum height at which T-Mobile could achieve its coverage objective along Route 12, including the Groton Sub Base, is 137 feet AGL.

Q27. Provide a propagation map, at the same scale as the maps provided in the application, showing what T-Mobile's coverage would be at 10 feet below its antennas' proposed height of 137 feet.

A27. See propagation map attached hereto as Exhibit 2.

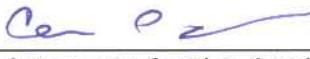
Q28. The application states (on page 9) that T-Mobile would install "up to twelve panel antennas flush-mounted at 137 feet AGL . . ." Is it possible to flush mount twelve antennas at the same height?

A28. The reference in the application (on page 9) is incorrect since this application does not propose a flush-mounted antenna array but, instead, a platform installation. As a matter of course, T-Mobile would not be able to flush mount 12 antennas (4 per sector) and maintain its minimum required horizontal separation between antennas. Therefore, it is only possible for T-Mobile to flush mount 3 antennas (1 per sector).

Q29. **Provide a topographic map showing the boundaries of the search ring.**

A29. See map attached hereto as Exhibit 3.

Respectfully Submitted,

By: 

Attorneys for the Applicants
Julie D. Kohler, Esq.
jkohler@cohenandwolf.com
Carrie L. Larson, Esq.
clarson@cohenandwolf.com
Cohen and Wolf, P.C.
1115 Broad Street
Bridgeport, CT 06604
Tel. (203) 368-0211
Fax (203) 394-9901

Certification

This is to certify that a copy of the foregoing has been mailed, this date to all parties and intervenors of record.



Carrie L. Larson

Ex. 1

After recording return to:

Optasite, Inc.
One Research Dr., Suite 200C
Westborough, MA 01581
Attn: Contracts Manager

STATE OF CONNECTICUT

NEW LONDON COUNTY

The Above Space for Recorder's Use Only

NOTICE OF OPTION

THIS NOTICE OF OPTION ("Notice") is executed this 9th day of Aug, 2006 by and between **JFM Enterprises, LLC**, a Connecticut limited liability company, ("LANDLORD"), whose mailing address is 1276 Pleasant Valley Road North, Groton, CT 06340, and **OPTASITE, INC.**, a Delaware corporation ("TENANT"), whose mailing address is One Research Dr., Suite 200C, Westborough, MA 01581.

SUCH NOTICE provides in part that LANDLORD grants to TENANT an option to lease a certain site ("Site") located adjacent to 1294 Pleasant Valley Road North, County of New London, State of Connecticut, within the property of LANDLORD which is described on Exhibit 1 and Exhibit 2 attached hereto, pursuant to a Lease Agreement. The term of the option commenced on September 10, 2006, and will terminate on September 9, 2007.

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their respective seals.

LANDLORD:
JFM Enterprises, LLC
a Connecticut limited liability company

By: Jennifer Magierowski
Jennifer Magierowski

EB Eric J. Berg
WITNESS

Its: Managing Member

Date: _____

Optasite
((•))

Tenant Site No.: 999-0108
Tenant Site Name: New London

TENANT:

OPTASITE, INC.,
a Delaware corporation

By: 
Anthony F. Peduto

Its: Chief Operating Officer

Date: 5/10/06

Attachments:

Exhibit 1 – Site Sketch
Exhibit 2 – Legal Description of Landlord's Property

Optasite

Optasite Ground Lease Template (Option and Lease)
Document Version: V2: 4/5/06

STATE OF CONNECTICUT

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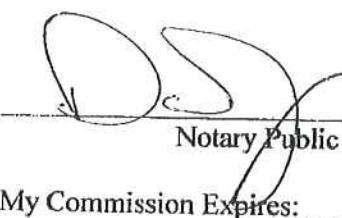
NEW LONDON COUNTY

)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jennifer Macierowski, whose name as Managing Member of JFM Enterprises, LLC, a Connecticut limited liability company, is signed to the foregoing Agreement and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand this 9th day of Aug, 2006

(NOTARIAL SEAL)


Notary Public DANIEL FLEURY
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES 8/31/2007

COMMONWEALTH OF MASSACHUSETTS

)

WORCESTER COUNTY

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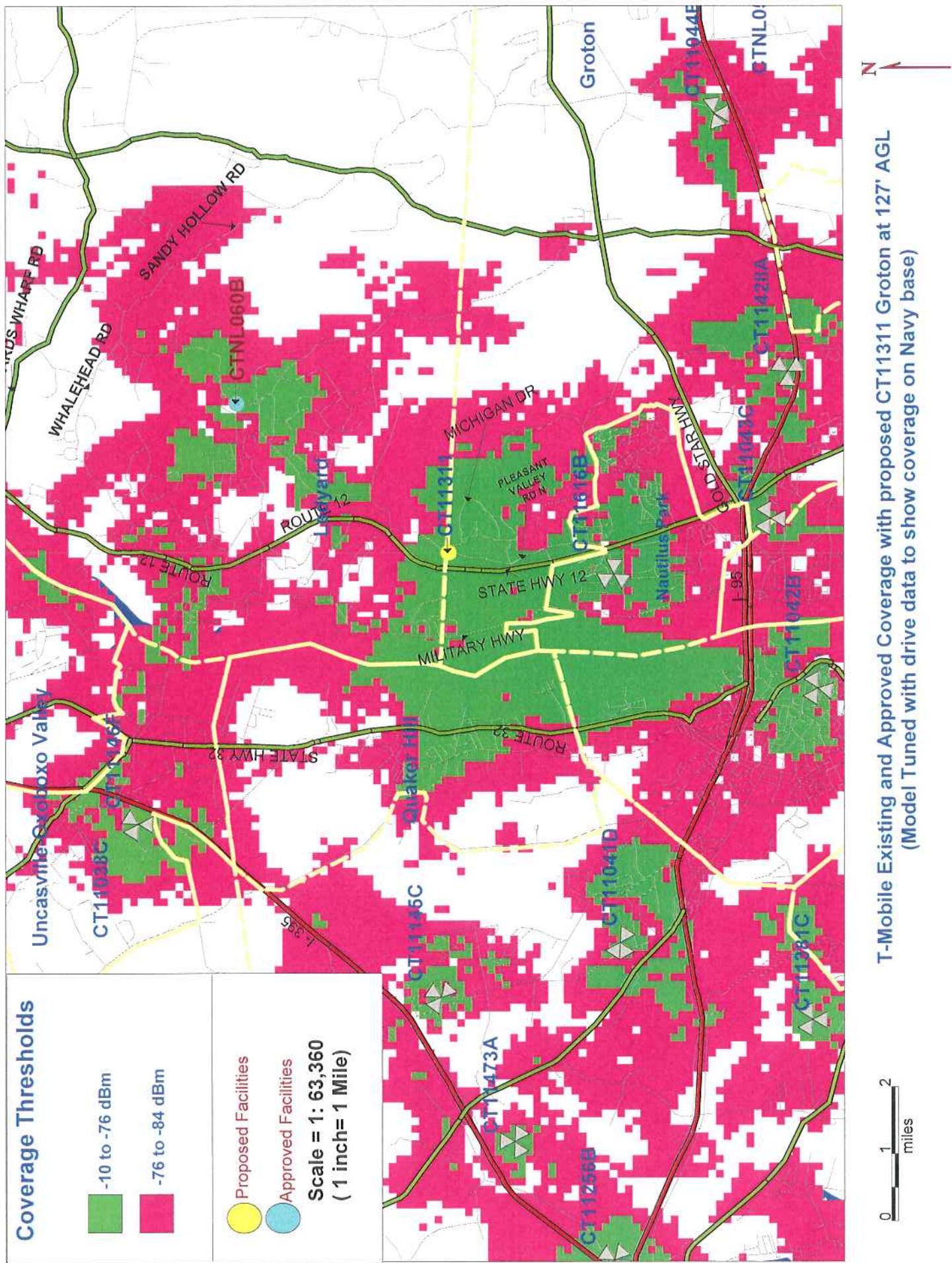
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Anthony F. Peduto, whose name as Chief Operating Officer of Optasite, Inc., a Delaware corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

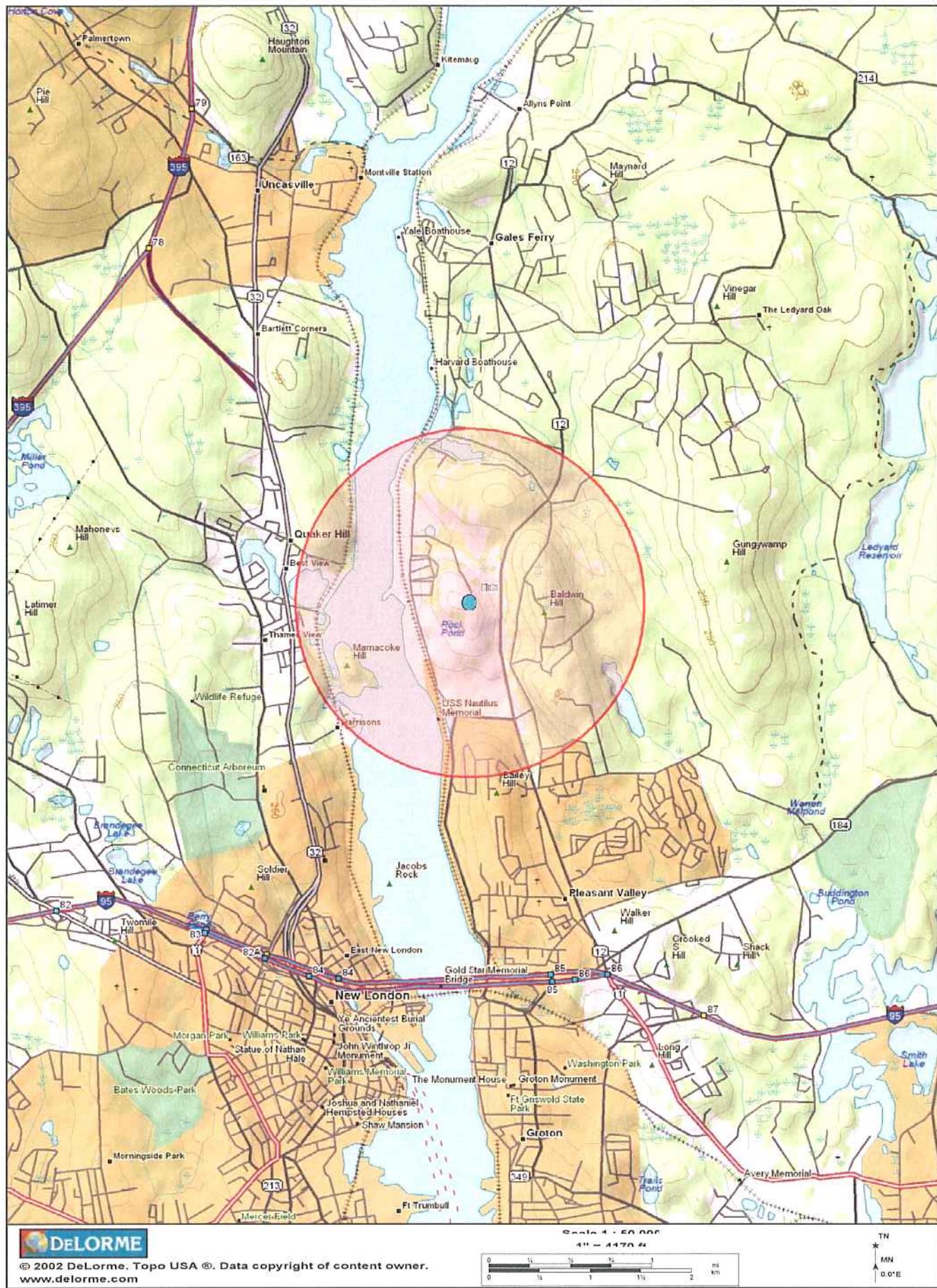
GIVEN under my hand this 11th day of September, 2006

(NOTARIAL SEAL)


Shelley Doolley
Notary Public
SHELLEY DOOLLEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires: June 30, 2011

Optasite





 **DeLORME**

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www.delorme.com

Scale 1:50,000

1" = 1170 ft



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