

## **Site Search Process**

Section 16-50j-74(j) 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, the descriptions of the general site search process, the identification of the target search area and the alternative locations considered for development of the proposed Thompson Facility are provided below.

As a tower developer, MCF bases its decision to seek out a site in an area based on its knowledge and understanding of existing weaknesses in the systems of the several wireless carriers operating in the area and/or consultation with individual carriers. A target area is chosen central to the area in which the coverage and/or capacity needs have been identified. The area targeted is the geographical location where the installation of a site would, based on general radio frequency engineering and system design standards, be likely to address the identified problem. MCF’s goal is to locate sites that will provide for orderly integration into the existing wireless systems of multiple carriers.

MCF’s primary target area in its site search was to locate a potential site to provide coverage along Interstate 395 and the surrounding areas.

MCF is sensitive to State and local desires to minimize the construction of new towers, and does not initiate searches in areas with known acceptable structures. In this area of Thompson, there are several existing towers. However, those towers are either of insufficient height or too far from the target area to provide adequate coverage. In addition, there are no existing structures of sufficient height in the area.

Finding no appropriate existing structures, MCF then studied the area to determine whether industrial or commercial areas or areas which have appropriate environmental and land use characteristics are present. The majority of the target area is zoned residential. Therefore, MCF focused its site search on undeveloped, larger parcels and non-residential uses in the residentially-zoned target area.

In order to fill its coverage gap, MCF determined that the new structure would have to be located very close to exit 100 of Interstate 395. MCF investigated numerous parcels in the area of the Town-owned parcel on Rich Road. MCF contacted one landowner, Ms. Joan McHugh who owns three larger tracts of undeveloped land. These tracts had the following Assessors Identifications:

- 1) Map 97, Block 29, Lot 2
- 2) Map 97, Block 28, Lot 1
- 3) Map 97, Block 29, Lot 3

Ms. McHugh has not responded to any attempts MCF has made to contact her regarding leasing any portion of these three parcels. MCF investigated numerous other parcels that were not leasable including:

- 1) Map 97 / Block 28 / Lot 9
- 2) Map 97 / Block 29 / Lot 27
- 3) Map 97 / Block 29 / Lot 4
- 4) Map 116 / Block 29 / Lot 14
- 5) Map 116 / Block 29 / Lot 5
- 6) Map 116 / Block 24 / Lot 5
- 7) Map 116 / Block 29 / Lot 6
- 7) Map 116 / Block 29 / Lot 7

As discussed in this Application, MCF did enter into a lease agreement on private property consisting of approximately 7.3 acres on Wilsonville Road (the "Original Site"). MCF forwarded a Technical Report to the Town on this site on September 25, 2006. During the municipal consultation process, the Town expressed its desire to have the proposed facility located on Town-owned property in the vicinity of the Original Site. On November 21, 2006, pursuant to the requirements of C.G.S. § 8-24, MCF attended a Town meeting where MCF and its representatives presented its proposal for the proposed Facility on Rich Road. The Town's citizens voted to approve the proposal and MCF subsequently entered into a lease with the Town for the proposed Facility.