

**CELLCO PARTNERSHIP D/B/A  
VERIZON WIRELESS  
WILTON SOUTH  
PUBLIC INFORMATION MEETING**

Kenneth C. Baldwin, Esq.

November 2, 2022



## LEASE EXHIBIT

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.

### NOTES:

- PRELIMINARY LESSEE UTILITY CONNECTIONS INCLUDE (1) POWER TAPPED FROM AN EXISTING PADMOUNT TRANSFORMER LOCATED AT BUILDING; (2) TELCO/FIBER TO BE ROUTED UNDERGROUND IN NEW CONDUIT FROM STREET; REFER TO L-2 FOR PROPOSED LAYOUT. FINAL DESIGN & ROUTING TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT.
- DESIGN SHOWN IS PRELIMINARY AND SUBJECT TO ENVIRONMENTAL, JURISDICTIONAL, GEOTECHNICAL AND OTHER EVALUATIONS, AS REQUIRED.

TOWER LOCATION:  
COORDINATES: LAT.: 41° 12' 16.75" N  
LNG.: 73° 26' 15.95" W  
GROUND ELEVATION: 383± A.M.S.L.

BASED ON GOOGLE EARTH



1  
L-1  
KEY MAP  
Scale: N.T.S.

APPROXIMATE  
NORTH  
↑

**verizon**

WIRELESS COMMUNICATIONS FACILITY

20 ALEXANDER DRIVE  
WALLINGFORD, CT 06490

**On Air Engineering, LLC**

86 Foundry Pond Road  
Cold Spring, NY 10516  
(201) 456-4634  
www.onairllc.com

DRAWING SCALES ARE INTENDED FOR 11"x17"  
FREE PRINTED MEDIA ONLY. ALL OTHER PRINTED  
SIZES ARE DEEMED "NOT TO SCALE"

### SUBMITTALS

NO.	DATE	REVISION
1	09.20.20	REVISED TOWER HEIGHT
2	02.23.21	REVISED FOR LLICIT COMMENTS
3	08.21.22	REVISED FACILITY LOCATION

NO.	DATE	DESCRIPTION

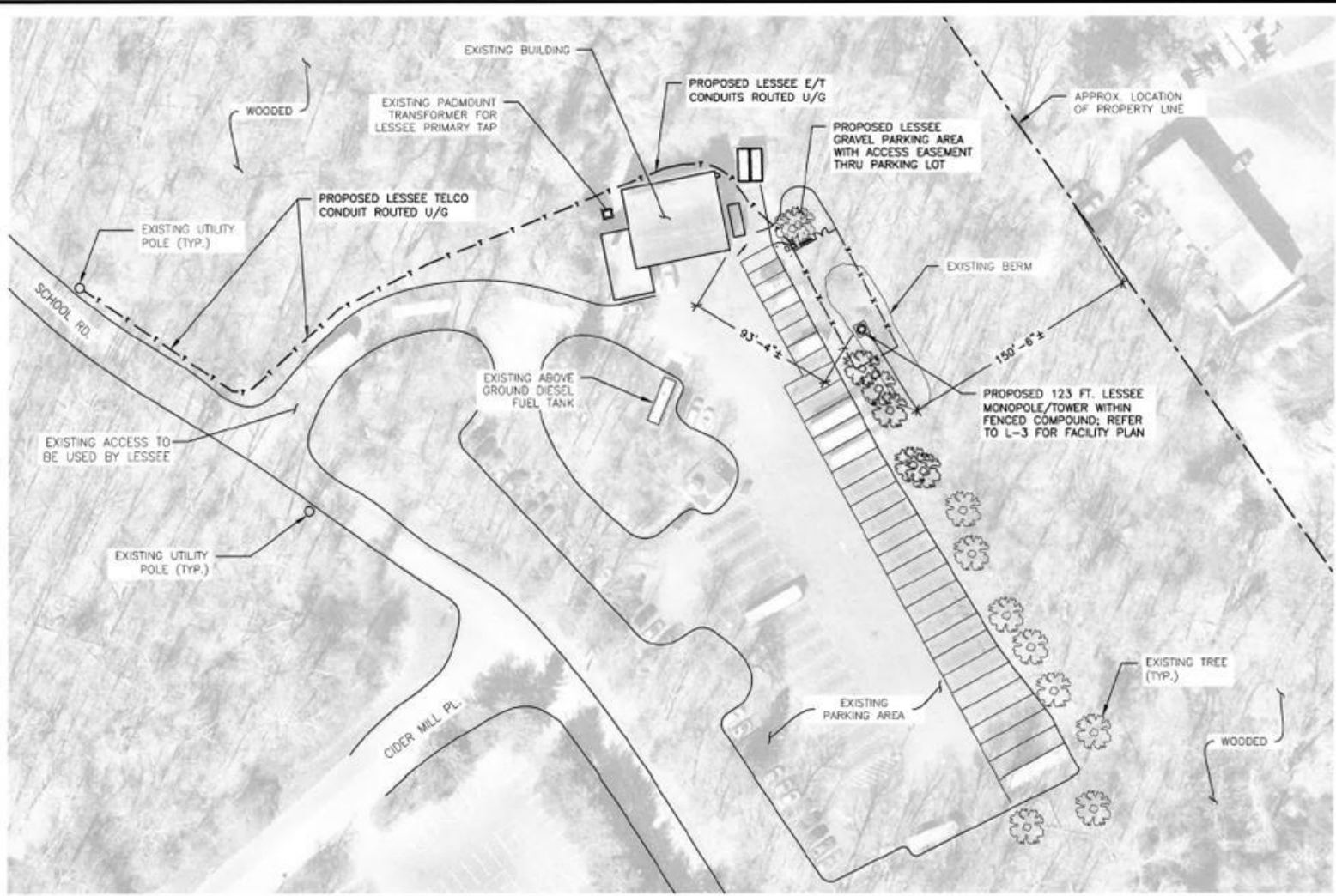
DRAWN BY: MF  
CHECKED BY: DW

SITE NAME:  
**WILTON SOUTH CT**

SITE ADDRESS:  
**TOWN OF WILTON  
180 SCHOOL RD.  
WILTON, CT 06897**

SHEET TITLE:  
**KEY MAP**

SHEET NUMBER:  
**L-1**



**verizon**  
WIRELESS COMMUNICATIONS FACILITY

20 ALEXANDER DRIVE  
WALLINGFORD, CT 06492

**On Air Engineering, LLC**  
85 Foundry Ford Road  
Cold Spring, NY 10516  
(201) 435-8024  
oaer@onairllc.net

DRAWING SCALERS ARE INTENDED FOR 11"x17"  
SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED  
SIZES ARE DEEMED "NOT TO SCALE"

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SUBMITTALS

1	15.04.22	REVIEW
2	12.08.23	REVISED TOWER HEIGHT
3	02.23.24	REVISED PPA CLIENT COMMENTS
4	03.12.24	REVISED FACILITY LOCATION

NO.	DATE	DESCRIPTION

DRAWN BY: MF  
CHECKED BY: DW

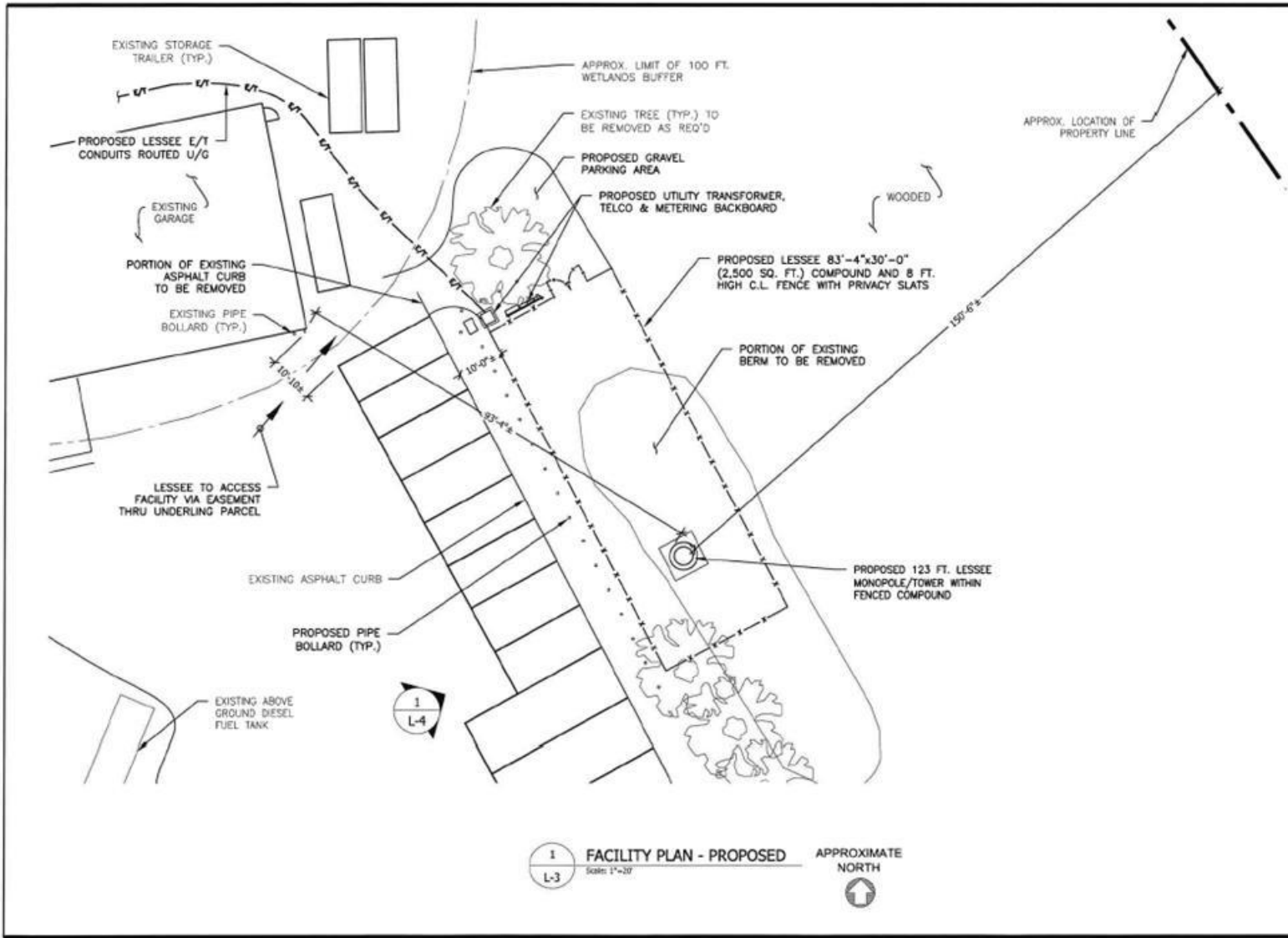
SITE NAME:  
**WILTON SOUTH CT**

SITE ADDRESS:  
**TOWN OF WILTON  
180 SCHOOL RD.  
WILTON, CT 06897**

SHEET TITLE:  
**SITE LAYOUT**

SHEET NUMBER:  
**L-2**

1 **SITE LAYOUT** APPROXIMATE NORTH  
L-2 Scale: 1"=50' ↑



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 WIRELESS COMMUNICATIONS FACILITY

20 ALEXANDER DRIVE  
 WALLINGFORD, CT 06492

**On Air Engineering, LLC**  
 88 Flamingo Pond Road  
 Cold Spring, NY 10516  
 (917) 456-4824  
 onair@optonline.net

DRAWING SCALE: AREAS INTENDED FOR 11"X17" SIZE PLOTTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DESIGNED "NOT TO SCALE".

REVISIONS	
01	08/03/20 REVIEW
01	02/24/20 REVISED TOWER HEIGHT
01	02/23/20 REVISED PER CLIENT COMMENTS
01	08/01/20 REVISED FACILITY LOCATION

NO.	DATE	DESCRIPTION

DRAWN BY: MF  
 CHECKED BY: DW

SITE NAME:  
**WILTON SOUTH CT**

SITE ADDRESS:  
 TOWN OF WILTON  
 180 SCHOOL RD.  
 WILTON, CT 06897

SHEET TITLE:  
**FACILITY PLAN - PROPOSED**

SHEET NUMBER:  
**L-3**

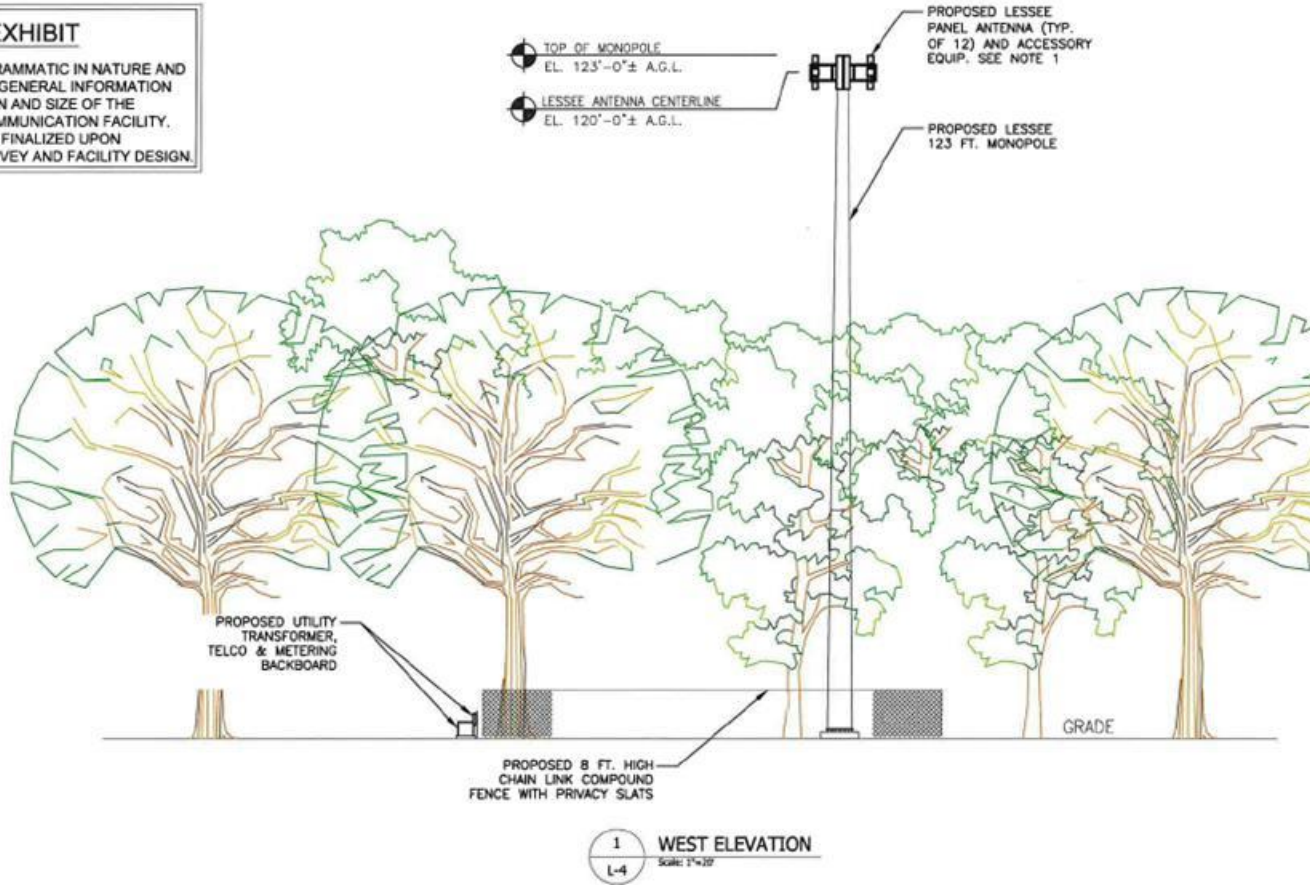
**1 FACILITY PLAN - PROPOSED** APPROXIMATE NORTH  
 Scale: 1"=30'

**NOTES:**

1. THE PROPOSED LESSEE ANTENNA INSTALLATION TO CONSIST OF (3) SECTORS OF (4) PANEL ANTENNAS EACH FOR UP TO (12) PANEL ANTENNAS TOTAL AND ASSOCIATED APPURTENANCES; SUBJECT TO CHANGE AT ANY TIME.
2. DESIGN SHOWN IS PRELIMINARY AND SUBJECT TO ENVIRONMENTAL, JURISDICTIONAL, GEOTECHNICAL AND OTHER EVALUATIONS, AS REQUIRED.
3. LESSEE EQUIPMENT PAD, CABINET SIZES, LAYOUT, ETC. AND OTHER EQUIPMENT WITHIN THE LEASE AREA ARE SUBJECT TO CHANGE AT ANY TIME.

**LEASE EXHIBIT**

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.



**verizon**  
WIRELESS COMMUNICATIONS FACILITY

30 ALEXANDER DRIVE  
WALLINGFORD, CT 06492

**On Air Engineering, LLC**  
88 Foundry Pond Road  
Cold Spring, NY 10516  
(203) 456-4624  
onair@optonline.net

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SHEET PRINTED MEDIA ONLY. ALL OTHER PRINTED  
SIZES ARE DEEMED "NOT TO SCALE"

**SUBMITTALS**

NO.	DATE	DESCRIPTION
1	08/20/20	ISSUE FOR REVIEW
2	02/20/21	REVISED TOWER HEIGHT
3	02/23/21	REVISED PER CLIENT COMMENTS
4	08/21/21	REVISED FACILITY LOCATION

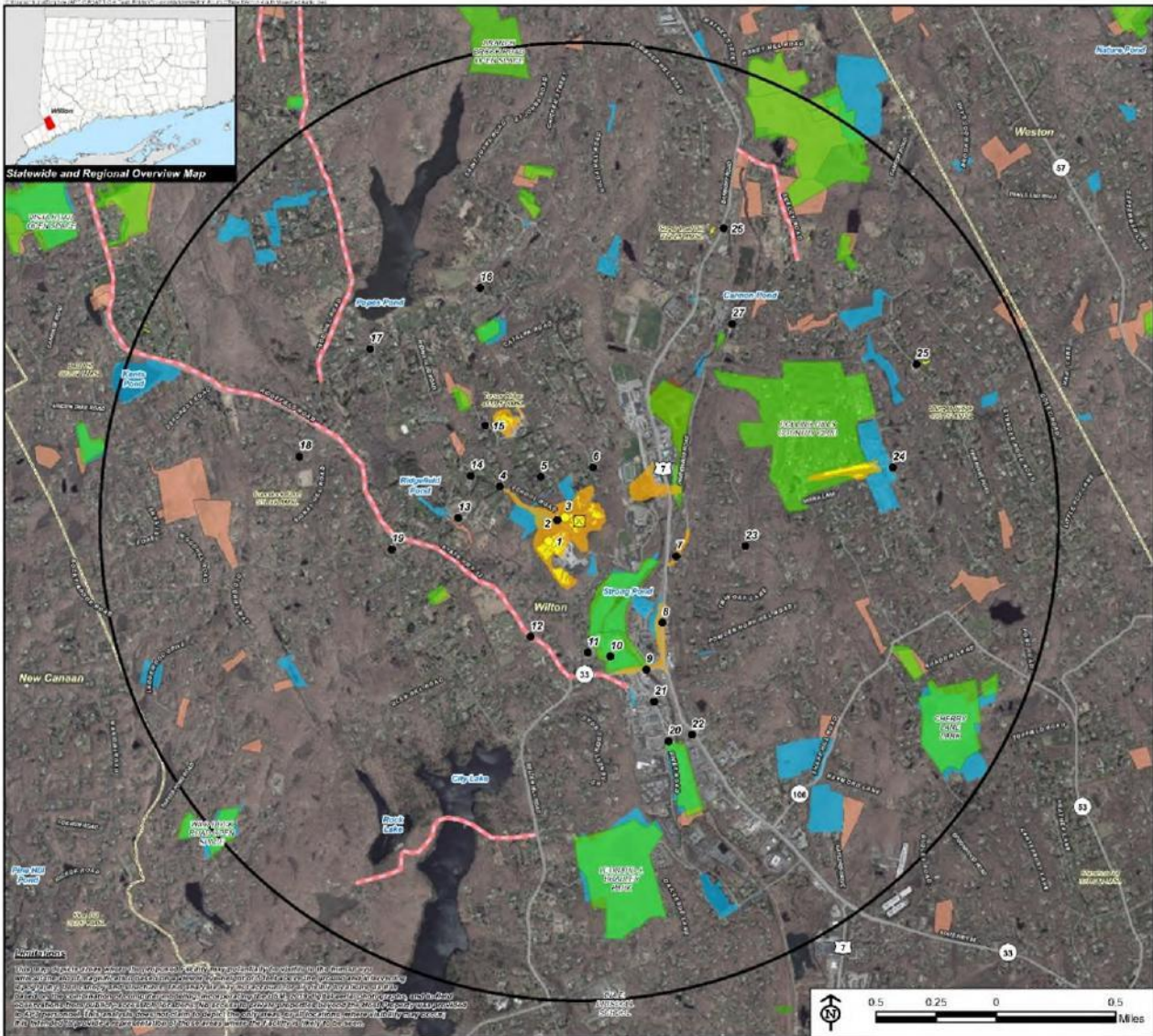
NO.	DATE	DESCRIPTION

**SITE NAME:**  
WILTON SOUTH CT

**SITE ADDRESS:**  
TOWN OF WILTON  
180 SCHOOL RD.  
WILTON, CT 06897

**SHEET TITLE:**  
WEST ELEVATION

**SHEET NUMBER:**  
L-4



### Viewshed Analysis Map

Proposed Wireless Telecommunications Facility  
 Wilton South CT  
 Town of Wilton  
 180 School Road  
 Wilton, Connecticut

Proposed facility height is 123 feet AGL.  
 Forest canopy height is derived from LIDAR data.  
 Study area encompasses a two-mile radius and includes 8,042 acres.  
 Existing conditions field verified by APT on September 8, 2022  
 Base Map Source: 2019 Aerial Photograph (CTECO)  
 Map Date: October 2022

- Legend**
- Facility Location
  - Study Area (2-Mile Radius)
  - Photo Locations (September 8, 2022)
  - Not Visible
  - Visible
  - Predicted Year-Round Visibility (11 Acres)
  - Areas of Potential Seasonal Visibility (68 Acres)
  - Municipal Boundary
  - Trail
  - State Highway
  - DEEP Boat Launches
  - Municipal and Private Open Space Property
  - State Forest/Park
  - Protected Open Space Property
  - Federal
  - Land Trust
  - Municipal
  - Private
  - State

**Data Sources:**  
**Physical Geography / Background Data**  
 A digital surface model (DSM) was created from the State of Connecticut 2016 LIDAR LAs data points. The DSM captures the natural and built landscape in the City's watershed.  
 Municipal Open Space, State Recreation Areas, State County Recreation Areas, and State Boundary data obtained from CT DEP's Source Roads (1:100,000) State Scale; Highway (A15); Municipal Street layouts (compiled by APT).  
**Dedicated Open Space & Recreation Areas**  
 Connecticut Department of Energy and Environmental Protection (DEEP) DEP's Property (May 2007) Federal Open Space (1991), Municipal and Private Open Space (1994), DULP (State Launches (1994).  
 Connecticut Landmarks Association, Connecticut Water Tools East & West  
**Other**  
 © 1007 Source: State (based on Department of Transportation data)  
**Notes**  
 \*Not all the sources listed appear on the Viewshed Maps. Only those features within the scope of the analysis are shown.



# Photo-Simulations

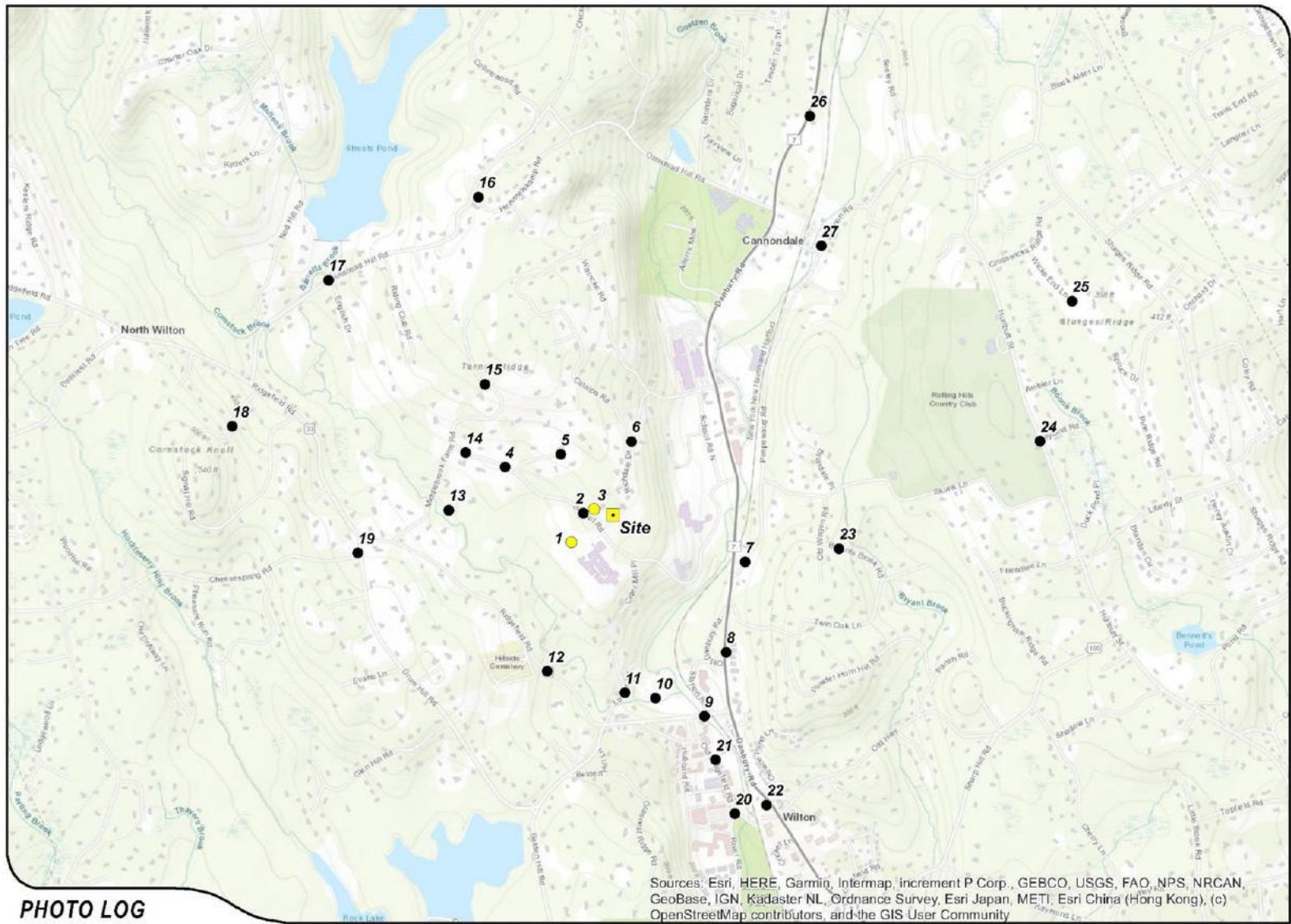
WILTON SOUTH CT  
TOWN OF WILTON  
180 SCHOOL ROAD  
WILTON, CT



*Prepared in September 2022 by:*  
All-Points Technology Corporation, P.C.  
567 Vauxhall Street Extension – Suite 311  
Waterford, CT 06320

*Prepared for Verizon Wireless*

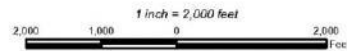




### PHOTO LOG

**Legend**

- Site
- Visible
- Not Visible







**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	MIDDLEBROOK SCHOOL	NORTHEAST	+/- 0.15 MILE	VISIBLE



**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
1	MIDDLEBROOK SCHOOL	NORTHEAST	+/- 0.15 MILE	VISIBLE





PHOTOGRAPH BY AVE 3611  
Photo Credit: Google

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
2	SCHOOL ROAD	EAST	+/- 491 FEET	NOT VISIBLE





PHOTOGRAPH BY A.P. 08/16/2022

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	HOST PROPERTY	SOUTHEAST	+/- 328 FEET	VISIBLE





**PROPOSED**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
3	HOST PROPERTY	SOUTHEAST	+/- 328 FEET	VISIBLE





PHOTO BY PHOTOSOURCE

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
4	SCHOOL ROAD	SOUTHEAST	+/- 0.36 MILE	NOT VISIBLE





PHOTO BY PHOTOSOURCE

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
5	HUNTING RIDGE ROAD	SOUTHEAST	+/- 0.25 MILE	NOT VISIBLE





PHOTOGRAPH BY KVA/2012

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
6	CATALPA ROAD AT RICHDALE DRIVE	SOUTHWEST	+/- 0.23 MILE	NOT VISIBLE





PHOTO: PIMPEAUG 06/2022

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
7	PIMPEWAUG ROAD	NORTHWEST	+/- 0.43 MILE	NOT VISIBLE





PHOTO: P. WILSON/MCS 2022

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
8	DANBURY ROAD	NORTHWEST	+/- 0.54 MILE	NOT VISIBLE





PHOTO BY PHOTOSOURCE

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
9	RIDGEFIELD ROAD	NORTHWEST	+/- 0.67 MILE	NOT VISIBLE





**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
10	MERWIN MEADOWS PARK	NORTHWEST	+/- 0.58 MILE	NOT VISIBLE



PHOTOGRAPH BY NKS 2022

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
11	LOVERS LANE	NORTH	+/- 0.55 MILE	NOT VISIBLE





PHOTOGRAPH BY MICHAEL J. HARRIS

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
12	RIDGEFIELD ROAD	NORTHEAST	+/- 0.53 MILE	NOT VISIBLE



PHOTOGRAPH BY DANIEL

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
13	MIDDLEBROOK LANE	EAST	+/- 0.51 MILE	NOT VISIBLE



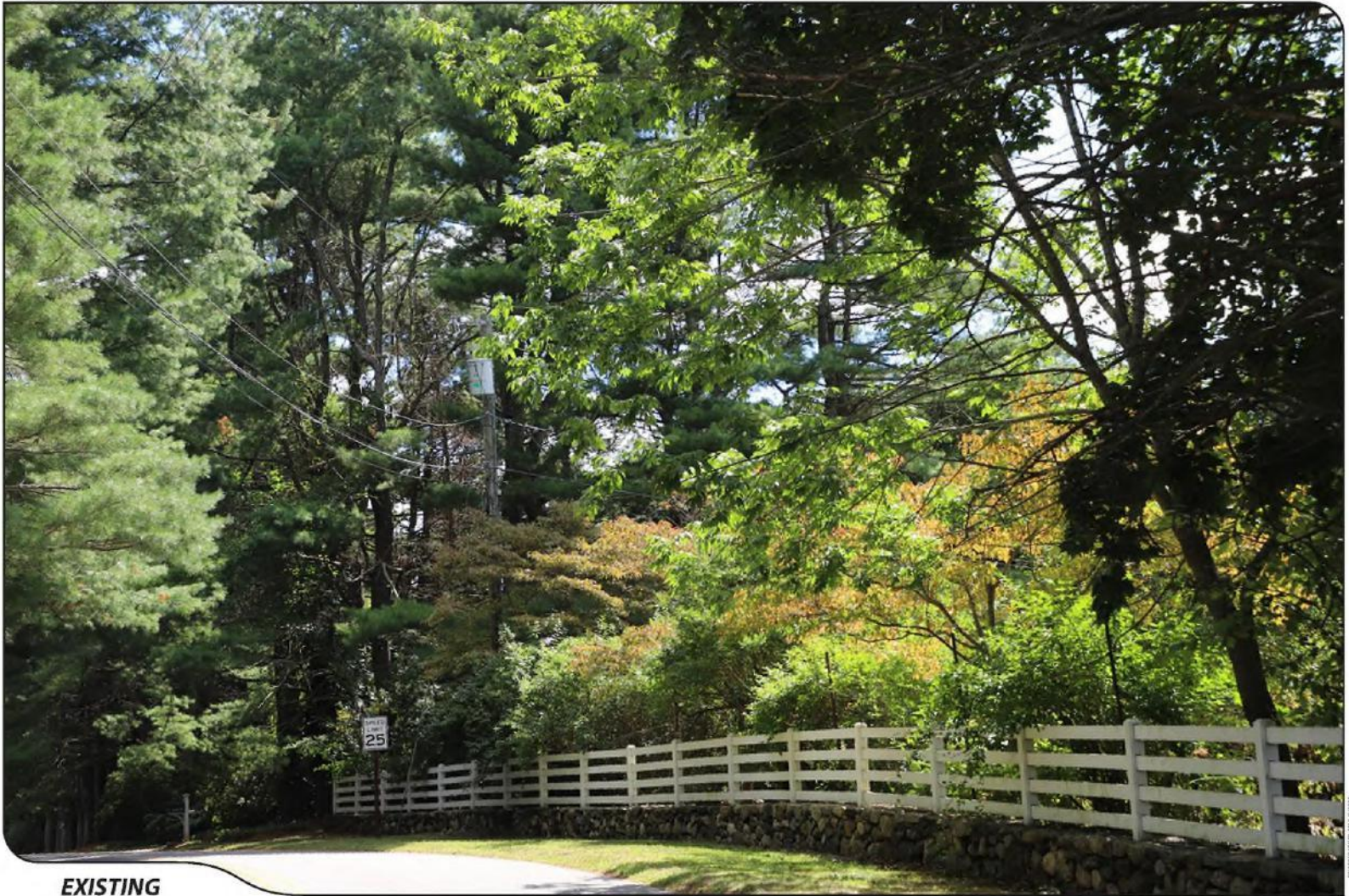


PHOTO BY PHILIP W. 2022

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
14	SCHOOL ROAD	SOUTHEAST	+/- 0.49 MILE	NOT VISIBLE





PHOTOGRAPH BY A.S. 2012

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
15	MIDDLEBROOK FARM ROAD	SOUTHEAST	+/- 0.55 MILE	NOT VISIBLE





PHOTO: P. HUBBARD © 2012

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
16	HEMMELSKAMP ROAD	SOUTHEAST	+/- 1.05 MILES	NOT VISIBLE





PHOTO BY PHOTOSHOP/2022

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
17	OLMSTEAD HILL ROAD AT ENGLISH DRIVE	SOUTHEAST	+/- 1.12 MILES	NOT VISIBLE



PHOTOGRAPH BY M. B. 2022

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
18	SIGNAL HILL ROAD	SOUTHEAST	+/- 1.20 MILES	NOT VISIBLE



PHOTO: P. HUGHES/2022

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
19	DRUM HILL ROAD	EAST	+/- 0.79 MILE	NOT VISIBLE





PHOTO BY PHOTOSOURCE

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
20	OLD RIDGEFIELD ROAD	NORTHWEST	+/- 1.00 MILE	NOT VISIBLE



PHOTOGRAPH BY BVA, LLC

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
21	OLD RIDGEFIELD ROAD	NORTHWEST	+/- 0.82 MILE	NOT VISIBLE





PHOTO BY PHOTOSHOP

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
22	DANBURY ROAD	NORTHWEST	+/- 1.01 MILES	NOT VISIBLE





PHOTOGRAPH BY J. W. BIRD

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
23	BRYANTS BROOK ROAD	WEST	+/- 0.70 MILE	NOT VISIBLE



PHOTO BY PHOTOS BY PHOTOS

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
24	HURLBUTT STREET	SOUTHWEST	+/- 1.33 MILES	NOT VISIBLE



PHOTO: P. HUNTER © 2012

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
25	WICKS END LANE	SOUTHWEST	+/- 1.55 MILES	NOT VISIBLE



PHOTO BY PHOTOSHOP/ISTOCK

**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
26	DANBURY ROAD	SOUTHWEST	+/- 1.36 MILES	NOT VISIBLE





**EXISTING**

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE	VISIBILITY
27	CANNON ROAD AT PIMPEWAUG ROAD	SOUTHWEST	+/- 1.04 MILES	NOT VISIBLE