EAST LYME BOARD OF SELECTMEN
PUBLIC HEARING OF NOVEMBER 19, 2025
Held Via ZOOM and In Person at East Lyme Town Hall
MINUTES

PRESENT: Board of Selectmen Members Dan Cunningham, Ann Cicchiello, Rose Ann Hardy, Candice Carlson, Jason Deeble and Don MacKenzie
ALSO IN ATTENDANCE: East Lyme Town Attorney Tracy Collins; ARX Representatives, General Counsel Julie Kohler, General Counsel Wilson Carroll, Chief Executive Officer Keith Coppins, Architect Douglas Roberts, Architect David Bess; Verizon and AT&T Representatives, Attorney Kristen Motel, Attorney Kyle Martin, Attorney Gregory Costello and Attorney Kenneth Baldwin

Mr. Cunningham opened the Public Hearing at 5:00 p.m. and read the Public Hearing Notice into record. He then led the Pledge of Allegiance.

Mr. Roberts, architect for Arx, stated that the Siting Council has complete jurisdiction over this project, and that the Town was made aware of this in June and again in July of this year. The Siting Council has denied the Town's request for an extension, and they have scheduled a Public Hearing for January 29, 2026, in their offices.

The ARX Team presented topographical maps, plot plans and a Visibility Analysis Package, all attached hereto as Exhibits 1, 2, and 3 respectively. For all the information surrounding this project, please see the Public Hearing Notice which contains a live link to the project documents. To watch the full meeting and to find a full transcript using the Town of East Lyme YouTube channel, please go to: www.eltownhall.com/government/videos.

The following questions were brought up by Board of Selectmen members:

Q. Why was this location chosen?
A. This is a commercial property surrounded by commercial property; does not take away from current aesthetics. Many other sites were considered and can be reviewed in the exhibits.

Q. Why is the existing tower located at the Daddy's Noodles site being decommissioned?
A. The tower is owned by Eversource and they are not decommissioning the tower, they have kicked non Eversource equipment off hence the need for a new location for AT&T and Verizon equipment.

Q. Will the restaurant that is there lose parking spots?
A. Yes this proposed tower will occupy the rear of the current parking area. They have resolved this by negotiating with the owner of the property, who also owners the cleaners, to extend the Smokey O'Grady's parking area to the right behind the cleaners to make up for the spots being taken in the back.

Q. Are there any wetlands that will be impacted?
A. No.

Q. Will the towers, generators and all other equipment be fenced in?
A. Yes, all equipment will be behind the locked fence.

Q. There is concern for the daycare across the street from the proposed location.
A. The Siting Council requires that they take all such locations into consideration when reviewing the application and this project is in compliance. The site is approximately 600' from the edge of the property, and 798' to the daycare building; under the guidelines and actually farther away than the current tower.

Q. What will it look like?
A. It is 135' cylindrical pole that will have the AT&T and Verizon equipment with room for the Town of East Lyme equipment and spots for two more leases.

Q. How much traffic in and out of the site?
A. In the absence of an emergency, there will be routine maintenance done once a month by an employee in a normal vehicle; no heavy equipment.

Q. When will the construction occur?
A. Construction will occur during the hours of 7:00am through 3:00pm, and vehicles will gain access using the current business driveway.

Q. There are historic sites in the area; should there be a concern for damaging vibration during construction?
A. There will be no blasting and no heaving construction that will cause any vibration to the surrounding area.

Q. What is the purpose of having diesel generators?
A. The diesel generators will only be used as a last resort; they will be maintained as part of the month maintenance calls.

Q. Will any additional catch basins be needed?
A. The property owner had the state install new and robust catch basins as part of the exit 74 project, but they will keep an eye on it and if any additional ponding is noticed they will devise a plan.

Q. How far down will they be digging and is there concern for Costco's underground gas tanks?
A. A geographical report has not yet been done, but they will only be digging down about five feet; the pad will be shallow but wide; this is what will give it its stability.

Q. Timeframe?
A. It will take about three years to decommission and get the equipment off of the existing tower.

Q. How much equipment will there be?
A. Each company that has space on the tower will have their own equipment and generator within the fenced complex.

Q. As more equipment is added will it add to the EMF emissions?
A. Yes.

Attorney Ken Baldwin for Verizon explained that they do not currently have proper coverage in this area currently, so it will increase said coverage north up route 161, which has terrible coverage currently. He assured that they must comply with Federal Standards of Radio Frequency Emissions, so this is something that is constantly being considered.

First Selectman Cunningham opened it up for public comment.

Betsey Goetsch, 18 Hillwood Drive, had a number of questions:

Q. Distance from the restaurant to the site fence?
A. 300' from the street to the fence.

Q. What is the height of the fence?
A. 8' chain link fencing.

Q. What is the charge to the Town of East Lyme if they add equipment?
A. There will be zero cost to the Town for the placement of necessary emergency services equipment. This needs to be formally requested by the Town.

Q. Are there leases for space on the tower?
A. Yes; standard lease is for 50 years, renewable every five years.

Giancarlo D'Angelo, 65 Arbor Crossing, East Lyme, asked if they could come up with a design more aesthetically pleasing, such as the one that they had built up in his neighborhood? The answer was that his is a different type of tower, such as an erector set. This proposed tower is a single cylindrical metal pole.

Lisa Dipiro, 152 Upper Pattagansett Road, East Lyme, stated that she is very excited to support this project as the service is terrible north of Flanders currently. Please try to do all you can to make it look nice.

Bill Mulholland, Zoning Official, asked for more information on the projected fall zone of equipment; is this a potential public safety hazard? He also does not believe that Zoning would approve the proposed parking adjustment as presented by the applicant tonight. Taking parking away from the business will cause it to become non-conforming, and it may or may not be problematic if the business wants to expand. Adding parking by moving it to another site is not supported by Zoning.

Town Attorney Tracy Collins explained that there have been two previous applications for towers such as this in town. In 2010 at 49 Brainerd Road, which was very

controversial and in the end was approved by the Siting Council. The second was in 2015 by AT&T and the Mohegan Tribe named the site as historical so AT&T withdrew their application, and that tower ended up in the Orchards neighborhood. She stated that the Board has four options to move forward; 1) seek intervenor status for the Town in order to fully participate at the public hearing before the Connecticut Siting Council on the application; 2) enter a limited appearance on behalf of the Town that includes submission of written comments at any time up to 30 days after the public hearing before the Siting Council on the application; 3) attend the hearing before the Siting Council to make oral comments during the public comment session of the public hearing; or 4) do nothing.

MOTION (1)
Motion by Ms. Cicchiello to close the Public Hearing regarding a proposed cell tower at 306 Flanders Road to adjourn at 6:42 p.m.
Seconded by Ms. Carlson. Motion passed 6-0.

Respectfully Submitted,

Sandra Anderson
Recording Secretary

Exhibit #1

CSC TECH REPORT DOCUMENTS

ARX WIRELESS

CT0471
EAST LYME CT

306 FLANDERS ROAD
EAST LYME CT 06333

PROPOSED 135' MONOPOLE TOWER AND COMPOUND

USGS TOPOGRAPHIC MAP

VICINITY MAP

PROJECT SUMMARY

PROJECT NAME:	EAST LYME CT
SITE NUMBER:	CT0471
PROJECT ADDRESS:	306 FLANDERS ROAD EAST LYME CT 06333
PARCEL ID:	31.3 7
ARX WIRELESS CONTACT:	KEITH COPPINS ARX WIRELESS 110 WASHINGTON AVENUE FOURTH FLOOR NORTH HAVEN, CT 06473 203.623.3287
ARX WIRELESS LEGAL COUNSEL:	DAVID A. BALL, ESQ. WILSON T. CARROLL, ESQ. COHEN AND WOLF, P.C. 1115 BROAD STREET BRIDGEPORT, CT 06604 203.337.4134
ARCHITECT:	DOUGLAS J. ROBERTS - ARCHITECT 110 WASHINGTON AVENUE FOURTH FLOOR NORTH HAVEN, CT 06473 203.399.8733
SURVEYOR:	NORTHEAST SURVEY CONSULTANTS 3 FERRY STREET, STUDIO 1 EAST EASTHAMPTON, MA 01027
LATITUDE:	41° 21' 48.44" N
LONGITUDE:	72° 12' 38.23" W
GRADE (EXISTING)	55' +/- AMSL

SHEET INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
T - 001	TITLE SHEET AND SITE INFORMATION	4	May 20, 2025
C - 1	SURVEY		
C - 101	SITE PLAN AND LEGEND	4	May 20, 2025
C - 102	COMPOUND PLAN AND ELEVATION	4	May 20, 2025

ARX WIRELESS IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS FOR PROPOSED TELECOMMUNICATION SITE:

1. 2,000 +/- SQUARE FOOT FENCED COMPOUND WITHIN A 3,600 SQUARE FOOT LEASE AREA
2. ACCESS WILL BE OVER EXISTING PAVED PARKING AREAS AND DRIVE WAYS FROM FLANDERS ROAD
3. 135' AGL MONOPOLE TOWER FOR FOUR CARRIER PLATFORMS WITH ANTENNAS AND ANCILLARY EQUIPMENT
4. POWER AND TELCO SERVICES WILL BE ROUTED UNDERGROUND FROM EXISTING OVERHEAD UTILITIES ON FLANDERS ROAD TO PROPOSED ELECTRICAL METER AND UTILITY BOX ON PROPOSED H-FRAME.

AT&T IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS ON THE PROPOSED TELECOMMUNICATION SITE:

1. A WALK IN EQUIPMENT CABINET ON A CONCRETE SLAB
2. BACK UP DIESEL GENERATOR ON A CONCRETE SLAB
3. ANTENNAS AND ANCILLARY EQUIPMENT ON A 12' - 0" PLATFORM

VERIZON IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS ON THE PROPOSED TELECOMMUNICATIONS SITE:

1. RADIOS, BACK UP GENERATOR ON A CONCRETE SLAB
2. ANTENNAS AND ANCILLARY EQUIPMENT ON A 12' - 0" PLATFORM

CBYD.com 811 Call Before You Dig, Inc.

ARX WIRELESS

Project:
EAST LYME CT

306 FLANDERS ROAD
EAST LYME, CT 06333

Prepared For:
ARX WIRELESS

Project No: 2024.12

DOUGLAS J. ROBERTS - ARCHITECT
110 Washington Avenue
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Tel: 203.234.6368
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DOUGLAS J. ROBERTS - ARCHITECT

STATE OF CONNECTICUT · DOUGLAS J. ROBERTS · No. 4310 · LICENSED ARCHITECT

Douglas J. Roberts

REVISION SCHEDULE

REVISION	DESCRIPTION	DATE
1	TOWER HEIGHT	Feb. 3, 2025
2	AT&T RAD CENTER	Mar. 19, 2025
3	AT&T RAD CENTER	May 16, 2025
4	LEASE AREA	May 20, 2025

Drawing By: Zachary J. Roberts
Drawing Date: January 25, 2025
Reviewed By: Nicole Rowe
Project No: 2024.12
Scale:

Sheet Title:
TITLE SHEET AND SITE INFORMATION

Original Drawing is ANSI - D

Sheet Number: T - 001
Revision: 4

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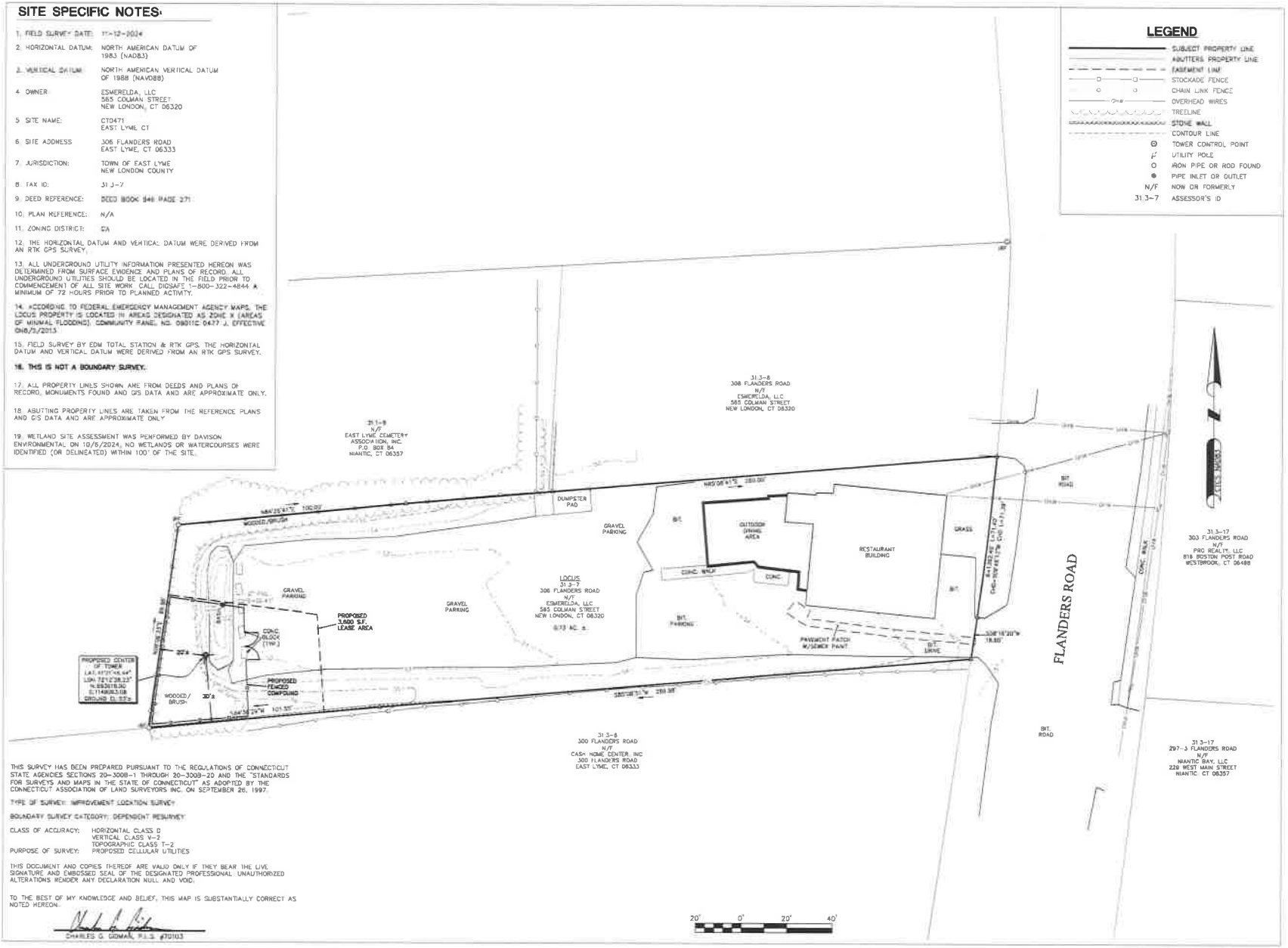
5/20/2025 12:51:19 PM

SITE SPECIFIC NOTES:

1. FIELD SURVEY DATE: 11-12-2024
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER: ESMERELDA, LLC
   585 COLMAN STREET
   NEW LONDON, CT 06320
5. SITE NAME: CT0471
   EAST LYME CT
6. SITE ADDRESS: 306 FLANDERS ROAD
   EAST LYME, CT 06333
7. JURISDICTION: TOWN OF EAST LYME
   NEW LONDON COUNTY
8. TAX ID: 31.3-7
9. DEED REFERENCE: DEED BOOK: 946 PAGE: 271
10. PLAN REFERENCE: N/A
11. ZONING DISTRICT: CA
12. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
13. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
14. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE LOCUS PROPERTY IS LOCATED IN AREAS DESIGNATED AS ZONE X (AREAS OF MINIMAL FLOODING), COMMUNITY PANEL NO. 09011C 0477 J, EFFECTIVE ON 6/3/2013.
15. FIELD SURVEY BY EDM TOTAL STATION & RTK GPS. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.
16. **THIS IS NOT A BOUNDARY SURVEY.**
17. ALL PROPERTY LINES SHOWN ARE FROM DEEDS AND PLANS OF RECORD, MONUMENTS FOUND AND GIS DATA AND ARE APPROXIMATE ONLY.
18. ABUTTING PROPERTY LINES ARE TAKEN FROM THE REFERENCE PLANS AND GIS DATA AND ARE APPROXIMATE ONLY
19. WETLAND SITE ASSESSMENT WAS PERFORMED BY DAVISON ENVIRONMENTAL ON 10/6/2024, NO WETLANDS OR WATERCOURSES WERE IDENTIFIED (OR DELINEATED) WITHIN 100' OF THE SITE.

LEGEND

- SUBJECT PROPERTY LINE
- ABUTTERS PROPERTY LINE
- EASEMENT LINE
- STOCKADE FENCE
- CHAIN LINK FENCE
- OHW — OVERHEAD WIRES
- TREELINE
- STONE WALL
- CONTOUR LINE
- TOWER CONTROL POINT
- UTILITY POLE
- IRON PIPE OR ROD FOUND
- PIPE INLET OR OUTLET
- N/F NOW OR FORMERLY
- 31.3-7 ASSESSOR'S ID



THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON SEPTEMBER 26, 1997.

TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY

BOUNDARY SURVEY CATEGORY: DEPENDENT RESURVEY

CLASS OF ACCURACY: HORIZONTAL CLASS D
VERTICAL CLASS V-2
TOPOGRAPHIC CLASS T-2

PURPOSE OF SURVEY: PROPOSED CELLULAR UTILITIES

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED PROFESSIONAL. UNAUTHORIZED ALTERATIONS RENDER ANY DECLARATION NULL AND VOID.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES G. GIDMAN, P.L.S. #70103

ARX WIRELESS

Site Number: CT0471
Site Name: EAST LYME CT

306 FLANDERS ROAD
EAST LYME, CT 06333

Prepared For:
ARX WIRELESS

110 Washington Avenue
Fourth Floor
North Haven, CT 06473

Project No:

DOUGLAS J. ROBERTS-ARCHITECT
110 Washington Avenue
Fourth Floor
North Haven, CT 06473
Tel. 203.234.6368
Email: drobertsarchitect@outlook.com

Key Plan

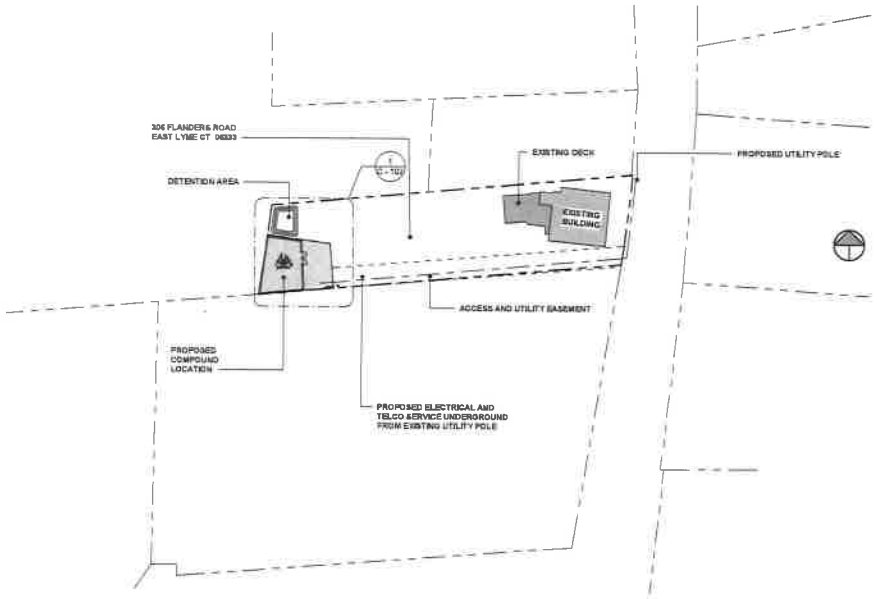
Do not scale dimensions from drawings.
Site verify all dimensions prior to construction.
Report all discrepancies to Architect immediately.
This drawing is to be read in conjunction with all relevant documents and drawings.

REVISION SCHEDULE

Drawing By:
Drawing Date:
Reviewed By:
Project No:
Scale:

Sheet Title:
ABUTTERS PLAN

Sheet Number: C-1
Revision: 0



1 OVERALL SITE PLAN
C - 101 1" = 60'-0"

LEGEND

PROPERTY LINE - SUBJECT PARCEL

ABUTTERS PROPERTY LINE

CSC TECH REPORT DOCUMENTS

ARX WIRELESS

Project:

EAST LYME CT

306 FLANDERS ROAD
EAST LYME, CT 06333

Prepared For:
ARX WIRELESS

Project No: 2024.12

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Email: droberts - architect@outlook.com

DOUGLAS J. ROBERTS - ARCHITECT

STATE OF CONNECTICUT
DOUGLAS J. ROBERTS
No. 4316
LICENSED ARCHITECT

Douglas J. Roberts

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REVISION SCHEDULE

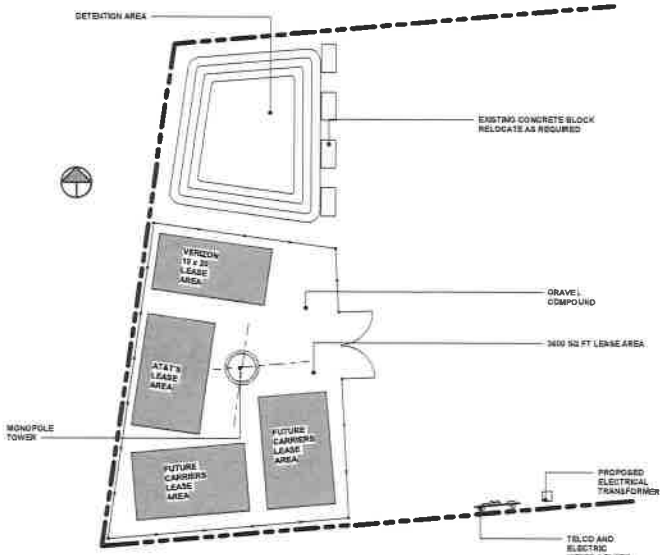
REVISION	DESCRIPTION	DATE
1	TOWER HEIGHT	Feb. 3, 2025
2	AT&T MID CENTER	Mar. 10, 2025
3	AT&T MID CENTER	May 15, 2025
4	LEASE AREA	May 29, 2025

Drawing By: Zachary J. Roberts
Drawing Date: January 25, 2025
Reviewed By: Nadine Rose
Project No: 2024.12
Scale: As indicated

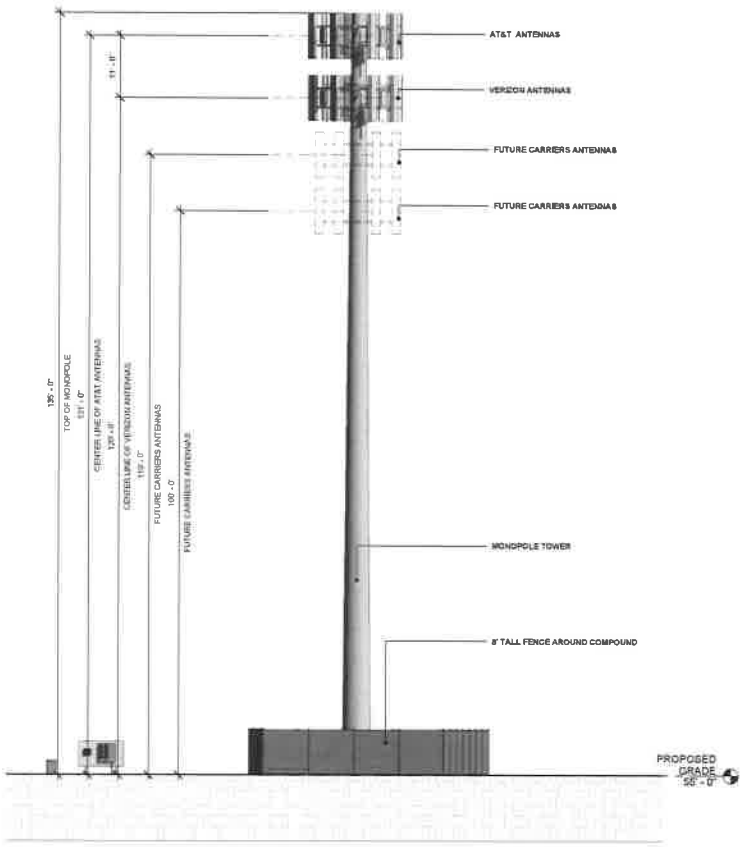
Sheet Title:
SITE PLAN AND LEGEND

Original drawing is ANSI - D.
Do not scale contents of this drawing.

Sheet Number: C - 101
Revision: 4



1 COMPOUND PLAN
C - 102 3/32" = 1'-0"



2 NORTH ELEVATION
C - 102 3/32" = 1'-0"

CSC TECH REPORT DOCUMENTS

ARX WIRELESS

Project:

EAST LYME CT

306 FLANDERS ROAD
EAST LYME, CT 06333

Prepared For:

ARX WIRELESS

Project No: 2024.12

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Douglas J. Roberts

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REVISION SCHEDULE

REVISION	DESCRIPTION	DATE
1	TOWER HEIGHT	Feb. 3, 2025
2	AT&T RAD CENTER	May 14, 2025
3	AT&T RAD CENTER	May 19, 2025
4	LEASE AREA	May 20, 2025

Drawing By: Zachary J. Roberts
Drawing Date: January 25, 2025
Reviewed By: Nadine Rowe
Project No: 2024.12
Scale: 3/32" = 1'-0"

Sheet Title:

COMPOUND PLAN AND ELEVATION

Original drawing is ANSI - D.
Do not scale contents of this drawing.

Sheet Number: C - 102

Revision: 4

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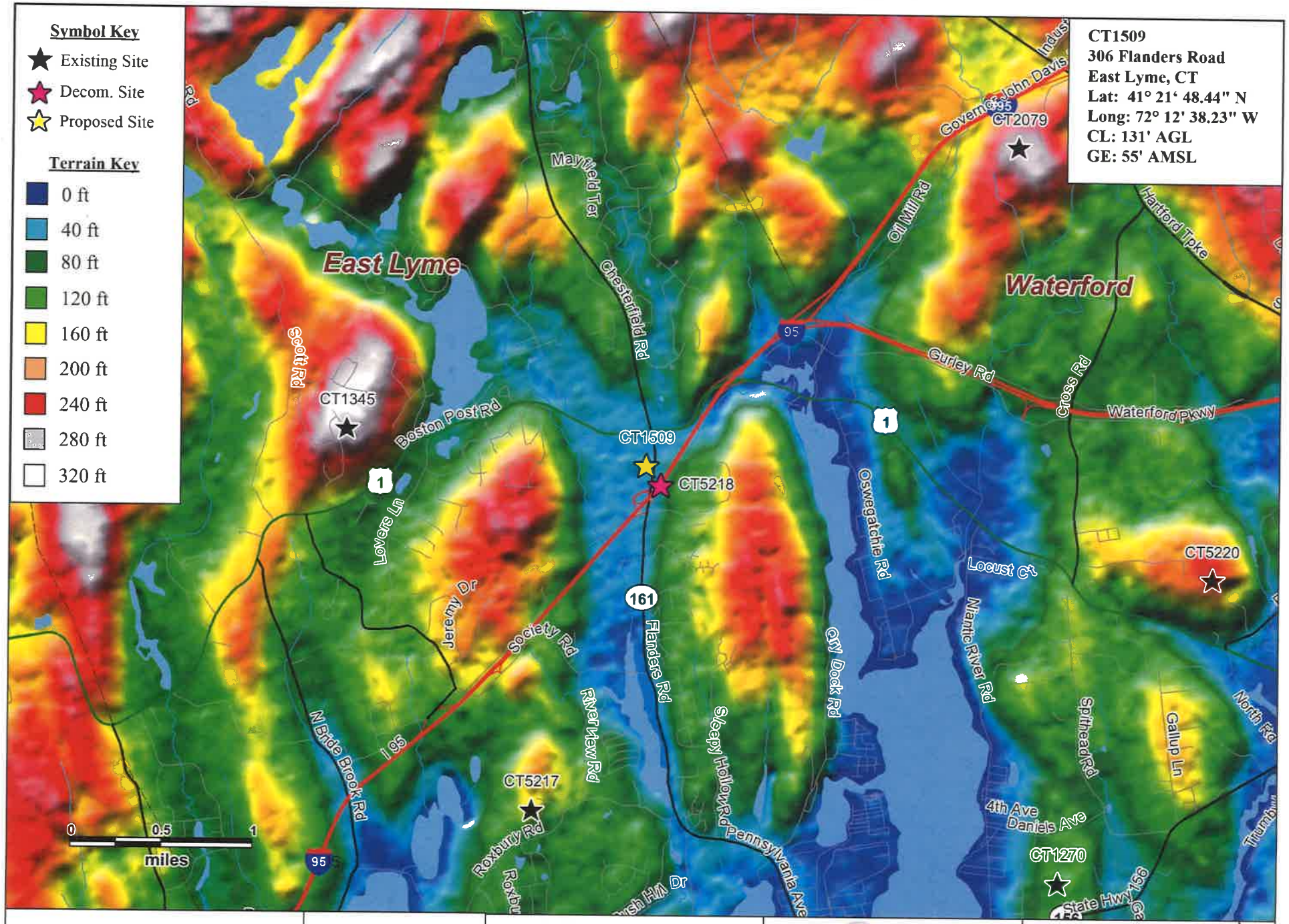
Exhibit #2


Symbol Key
Existing Site
Decom. Site
Proposed Site
Terrain Key
0 ft
40 ft
80 ft
120 ft
160 ft
200 ft
240 ft
280 ft
320 ft
CT1509
306 Flanders Road
East Lyme, CT
Lat: 41° 21' 48.44" N
Long: 72° 12' 38.23" W
CL: 131' AGL
GE: 55' AMSL
East Lyme
Waterford
CT1345
CT1509
CT5218
CT2079
CT5220
CT5217
CT1270
Boston Post Rd
Chesterfield Rd
Mayfield Ter
Oil Mill Rd
Hartford Tpke
Gurley Rd
Cross Rd
Waterford Pkwy
Oswegatchie Rd
Locust Ct
Niantic River Rd
Spithead Rd
Gallup Ln
North Rd
Daniels Ave
4th Ave
Pennsylvania Ave
Sleepy Hollow Rd
Flanders Rd
Society Rd
Jeremy Dr
Lovers Ln
Scott Rd
N Bride Brook Rd
I 95
Roxbury Rd
Riverview Rd
Oil Dock Rd
State Hwy 156
1
161
95
0
0.5
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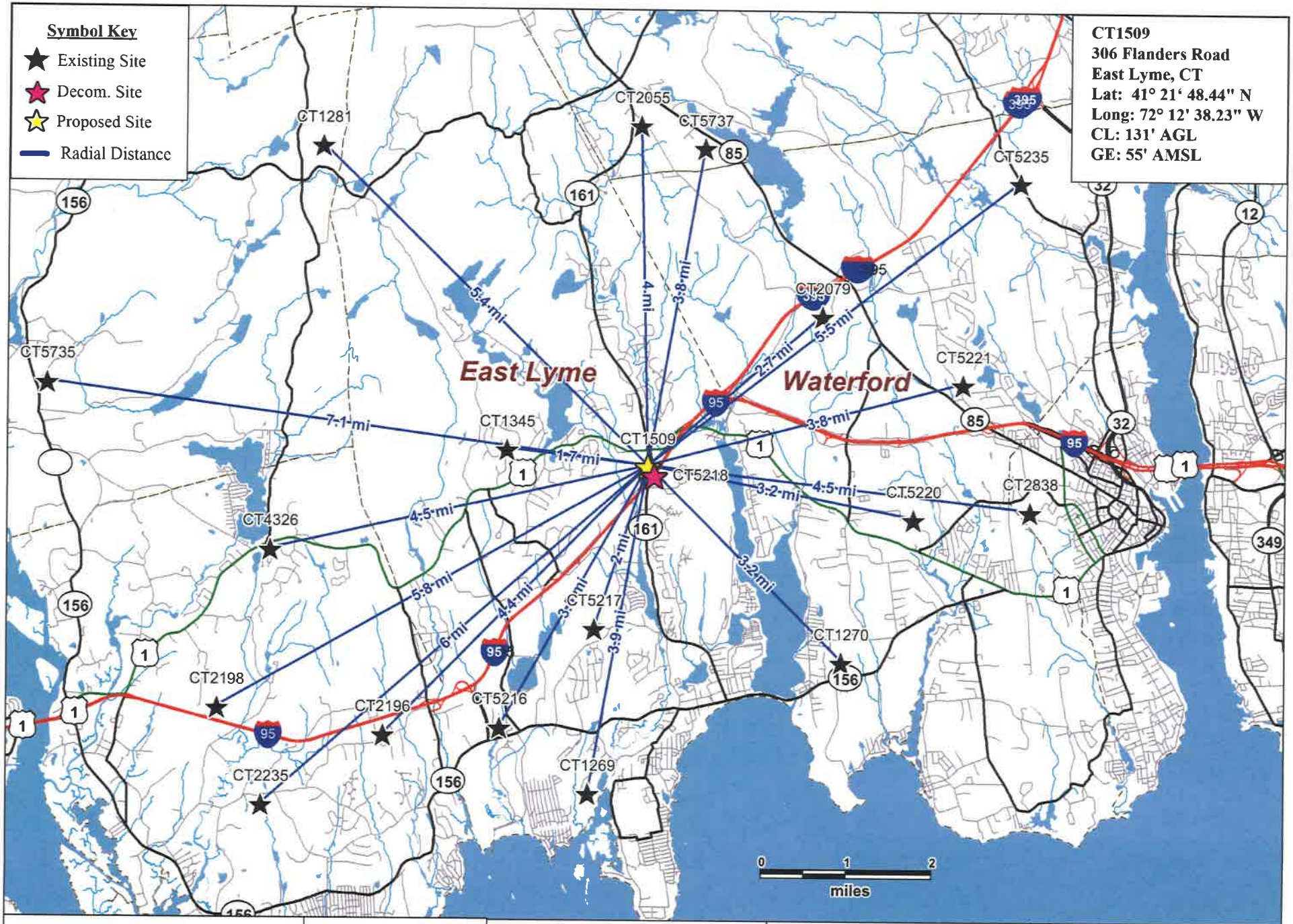
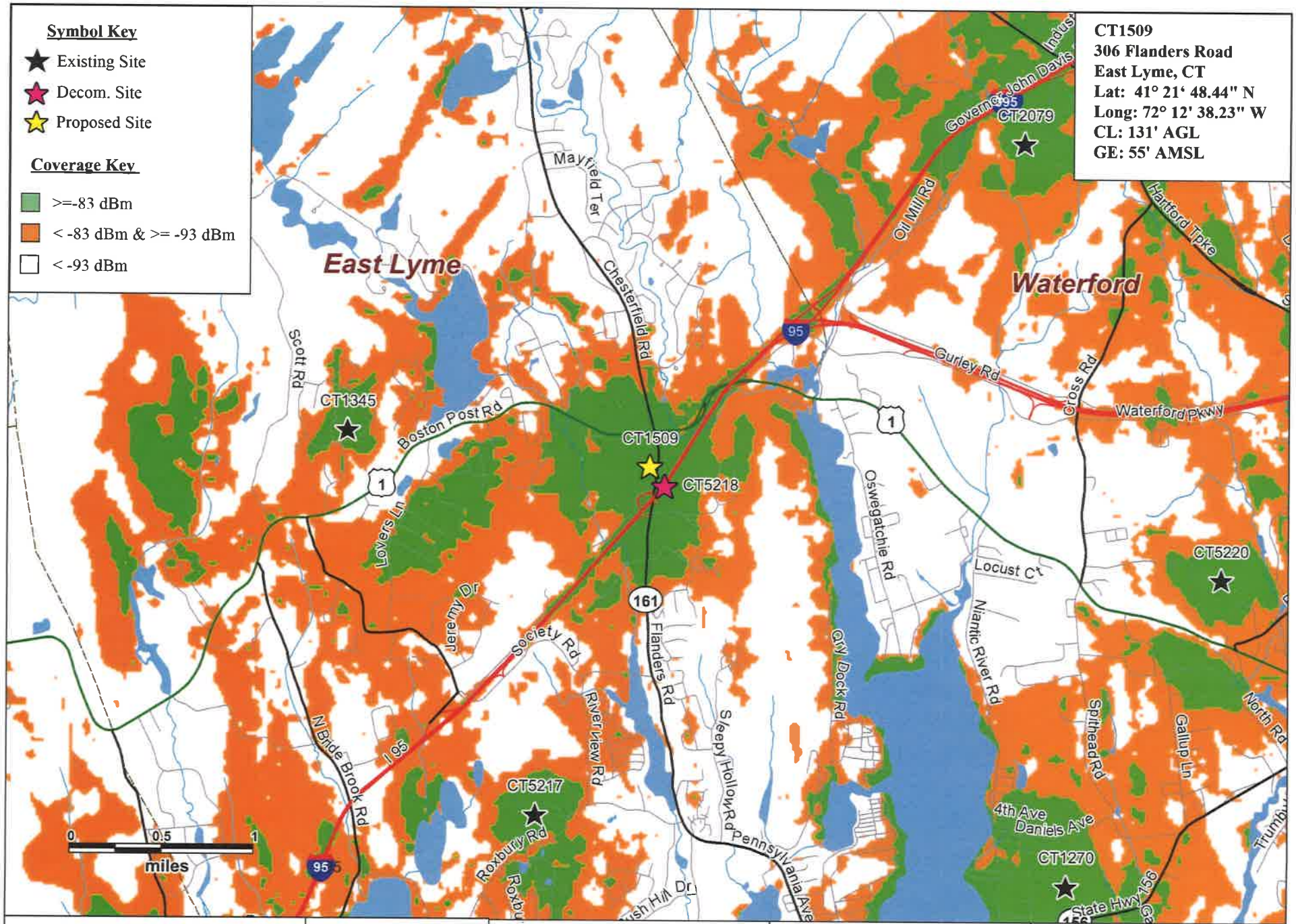
miles
Terrain Map
CT1509
306 Flanders Road
East Lyme, CT 06333
at&t
PREPARED ON
DATE: 06/19/2025
REV 0



Neighbor Sites	CT1509	306 Flanders Road East Lyme, CT 06333	at&t	PREPARED ON DATE: 06/19/2025 REV 0


Symbol Key
Existing Site
Decom. Site
Proposed Site
Coverage Key
>=-83 dBm
< -83 dBm & >= -93 dBm
< -93 dBm
CT1509
306 Flanders Road
East Lyme, CT
Lat: 41° 21' 48.44" N
Long: 72° 12' 38.23" W
CL: 131' AGL
GE: 55' AMSL
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CT5218
CT5220
CT5217
CT1270
Mayfield Ter
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Boston Post Rd
Lovers Ln
Jeremy Dr
Society Rd
N Bride Brook Rd
I 95
River View Rd
Roxbury Rd
Flanders Rd
S Sepy Hollow Rd
Pennsylvania Ave
Oil Mill Rd
Gurley Rd
Cross Rd
Waterford Pkwy
Oswegatchie Rd
Locust Ct
City Dock Rd
Niantic River Rd
Spithead Rd
Gallup Ln
North Rd
4th Ave
Daniels Ave
State Hwy 156
Hartford Tpke
95
161
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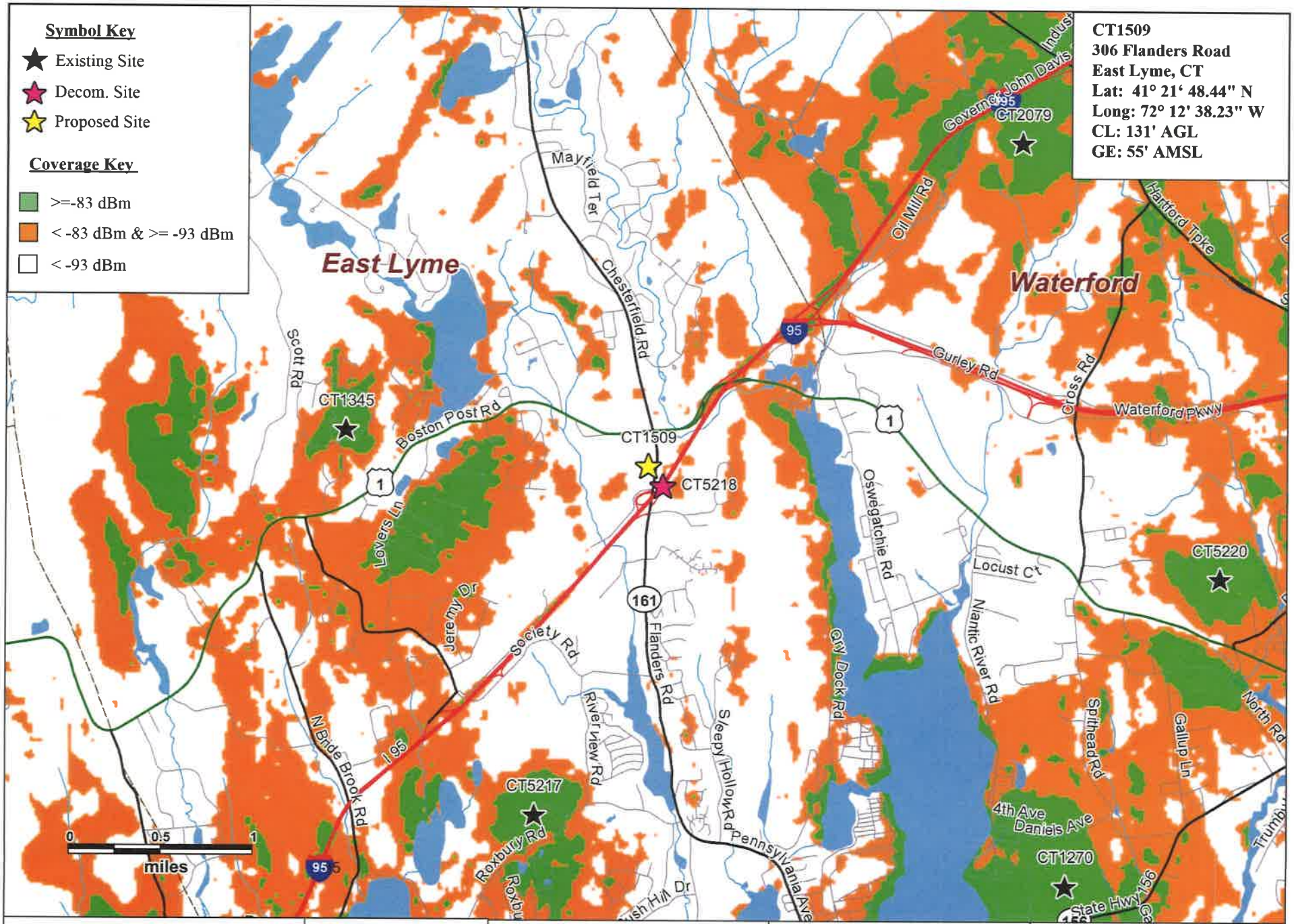
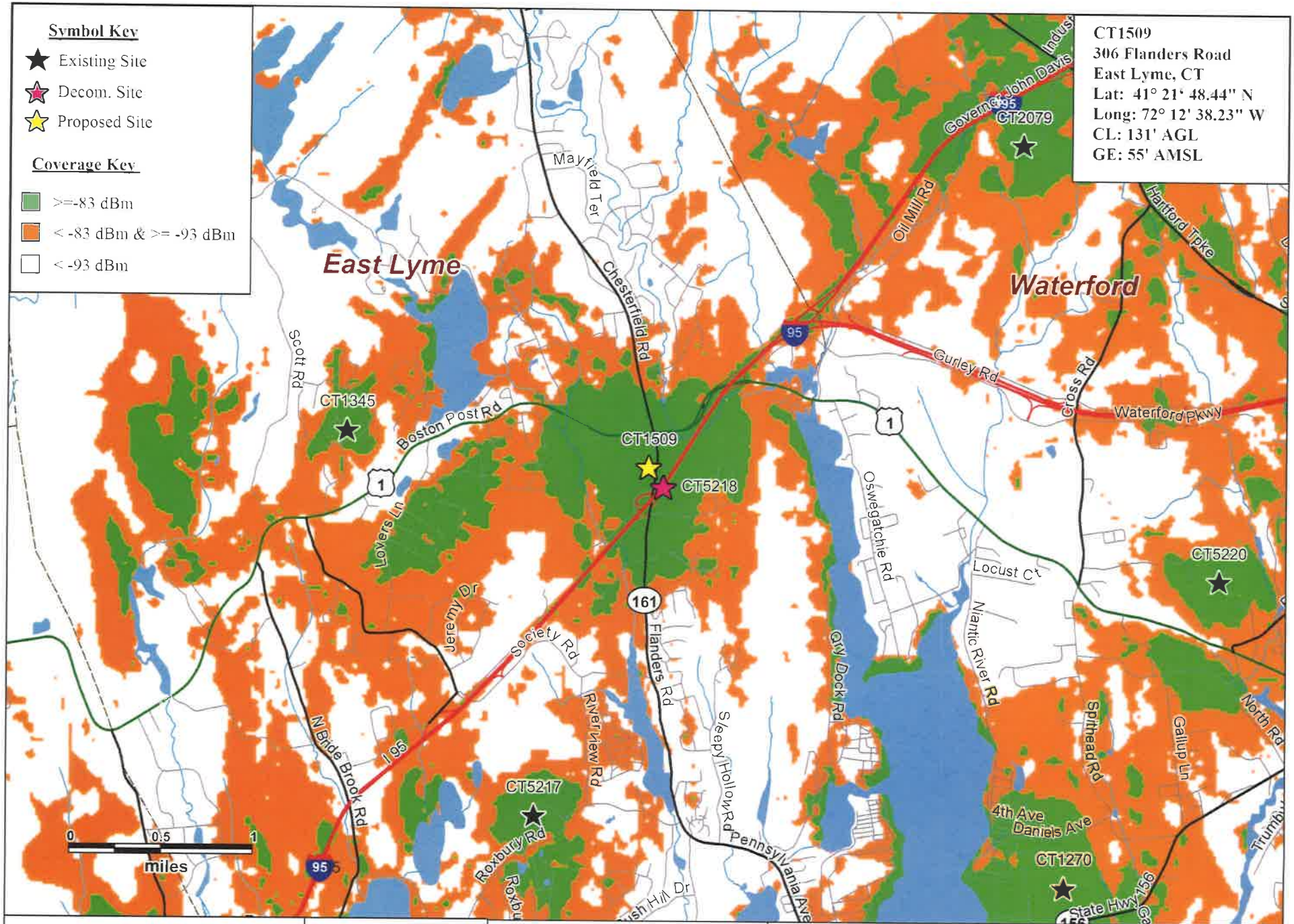
1
miles
Existing with Decom. Site
700 MHz LTE Coverage
CT1509
306 Flanders Road
East Lyme, CT 06333
at&t
PREPARED ON
DATE: 06/19/2025
REV 0



Existing without Decom. Site 700 MHz LTE Coverage	CT1509	306 Flanders Road East Lyme, CT 06333	at&t	PREPARED ON DATE: 06/19/2025 REV 0


Symbol Key
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Decom. Site
Proposed Site
Coverage Key
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Lovers Ln
Jeremy Dr
Society Rd
N Bride Brook Rd
I 95
Roxbury Rd
Riverview Rd
Flanders Rd
Sleepy Hollow Rd
Pennsylvania Ave
Oil Mill Rd
Gurley Rd
Cross Rd
Waterford Pkwy
Hartford Tpke
Oswegatchie Rd
Locust Ct
Niantic River Rd
Quy Dock Rd
Spithead Rd
Gallup Ln
North Rd
4th Ave
Daniels Ave
State Hwy 156
95
161
1
0
0.5
1
miles
Existing & Proposed
700 MHz LTE Coverage
CT1509
306 Flanders Road
East Lyme, CT 06333
at&t
PREPARED ON
DATE: 06/19/2025
REV 0

Exhibit #3

Visibility Analysis Package

Proposed Wireless Telecommunications Facility:

CT0471 East Lyme CT
306 Flander Road
East Lyme, CT 06333

- Proposed new 135 ft AGL antenna structure
- Viewshed mapping completed 6/14/25
- Balloon test and verification completed 12/13/24

Package prepared by:

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24 Salt Pond Road
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www.ThinkVSSFirst.com

Viewshed analysis maps and representations contained herein depict where proposed facility may potentially be visible based on the best data available and site conditions at the time data was collected. This study does not claim to depict all locations from where the facility may be potentially visible.

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Introduction

At the request of Arx Wireless LLC, Virtual Site Simulations, LLC (VSS) was contracted to provide a Viewshed Analysis Report for a proposed monopole type telecommunications facility located at 306 Flanders Road East Lyme, CT 06333. Hereafter referred to as "the Site." The proposed tower facility would contain a 135-foot above ground level ("AGL") monopole type antenna structure with accommodations for up to four carriers. Associated unmanned equipment will be contained within a fenced compound area immediately surrounding the base of the proposed tower.

Site Description and Setting

The proposed Monopole type telecommunications facility is located on a +/- .73 acre property designated by the tax assessor as parcel Id 31.3-7, owned by Esmerelda, LLC. 565 Coleman Street, New London CT 06320 and is currently zoned CA. The Site is approximately .18 miles north of CT. Route 95 at exit 74 Flanders Road Rt 161. The site is located within a mostly Commercial/Retail area with scattered mixed use residential properties and condominium complexes and farmland. The subject property currently contains a restaurant, Smoky O'Grady's Barbecue and Pub. The nearest residential use space is an apartment complex, Faylers Apartments, 130 Boston Post Road which is approximately 330 Ft to the northwest. The nearest single family home residential area (plat) is .51 miles to the west along Poppy Lane. Pattagansett Lake is .97 miles to the west and the Niantic River is approximately .86 miles to the east at its closest point.

The East Lyme High School, 30 Chesterfield Rd, East Lyme, CT 06333 is located .40 miles to the north and is the closest school to the proposed facility. The Carelot Children's Center, 315 Flanders Rd, East Lyme, CT 06333 is located approximately 600 feet to the northeast of the site and is the closest licensed daycare facility.

There are no CT Blue Blazed Trails within the study area.
There are no schools or licensed daycare facilities within 250 ft of the proposed facility.

Methodology

Determination of Study Area

In order to complete this analysis a study area must first be determined. For this site, a one-mile study area (2010.6 acre) was selected based on years of experience in modeling the visibility of telecommunication structures. Typical views from beyond this distance, in this type of Topography, are distant and partially obscured and are therefore omitted from the analysis. This is done to focus on areas within the defined study area that will have a larger visual impact.

The Viewshed Analysis was conducted within the predefined study area using three-dimensional computer modeling software described below.

Computer Modeling – Data Processing

Once the study area is selected, a combination of Ortho Image based, and Lidar based datasets are assembled.

Ortho Imagery is remotely sensed imagery that has been geometrically corrected. This geometric correction, or orthorectification, is required to adjust for lens distortion, camera tilt, and topographical relief. An orthorectified image is an extremely accurate view of the surface of the Earth. This allows for the measurement of true distance, precise digitization, and the exact placement of geographic symbols and analysis results.

LiDAR, or light detection ranging is a remote sensing method that maps structure including vegetation height, density, and other characteristics across a region. Think of it as radar using laser light instead of radio waves. LiDAR directly measures the height and density of vegetation on the ground as well as the bare-earth topology.

The datasets are clipped to the study area and processed to create the 3d models necessary to perform this analysis. For Leaf On/Leaf off analysis three different models need to be created:

1. **A Digital Elevation Model ("DEM")- a 3d model of existing bare earth topography (i.e., no surface features, like trees and buildings)**
2. **A Leaf-On Digital Surface Model ("DSM")- a 3d model of existing topography that includes all surface features measured (i.e., building and trees)**
3. **A Leaf-Off Digital Surface Model- a 3d model of existing topography that includes all surface features measured with specific analysis done to remove datapoints from deciduous trees/bushes (see Leaf Off considerations section below).**

It is important to note that by using lidar data to create these models, building heights, existing tree canopy heights and other land cover is not averaged or assumed but measured from lidar dataset. Several different software packages are used in this processing, most notably, ESRI ArcGIS platform is used to interpret Lidar data, perform image analysis and create a Digital Surface Model ("DSM") and a corresponding Digital Elevation Model ("DEM"). These datasets are then used to perform a viewshed analysis.

Image Analysis Leaf Off considerations

In this case where Leaf Off analysis is necessary, an extra step is required to adjust DSM to remove leaves. There are many different methods that can be used to perform this analysis. Image analysis of Ortho Imagery taken at the same time as lidar measurement data was chosen as the best approximation for the purposes of this analysis. It has been proven to yield a reasonable approximation of what views would be likely in the leaf off condition. This analysis is used to differentiate between deciduous and non-deciduous (coniferous) trees and ground cover.

Once completed the calculated deciduous areas are removed from the DSM. This Leaf Off DSM is then used to perform the Leaf Off viewshed analysis.

Viewshed Analysis- IVSview®

The primary software used for the viewshed analysis is IVSview® VVS, LLC's proprietary Interactive Viewshed Analysis Tool. This software allows the user to perform viewshed analysis on imported maps and datasets on multiple levels at the same time. These

calculations determine not only if the tower will be seen, but also how much of the tower will be visible from those locations. The IVSview® results have been field verified at thousands of locations with all topography types (i.e., urban, rural, mixed etc..) throughout New England. And, when compared to other viewshed analysis software packages, it has proven to provide a more realistic comprehensive representation of potential views.

The datasets are imported as layers within the software mapping program. Once imported, spatial analysis tools are used to evaluate each position within those layers from which the proposed facility may be visible. These tools allow for the input of viewing reference height (assumed to be 5 Ft AGL) and tower height(s). The tools also consider any layers that have been imported that may affect viewing location (i.e. topography, tree canopy, ground cover, buildings, roads etc.) IVSview® is then applied, and visibility models are created. The results of this computer model are then graphically layered on topographic and aerial maps.

These maps can be found in Attachment A.

On-site Observation & Documentation

A balloon test was conducted on Friday, December 13, 2024 and used as the visual reference for site observations from random locations throughout the study area. The balloon test consisted of flying a 3 Ft. diameter helium filled balloon to the top elevation of the proposed tower height of 150 ft AGL. Proposed Tower height has since been lowered to 135 Ft AGL and simulations have been prepared for 135 Ft AGL. Balloon diameter was measured using a custom set of calipers. A red balloon was used to provide the best contrast between it and surrounding sky or vegetation. The balloon was tethered to a location at the approximate location of the proposed tower, and its elevation was set by measuring the length of the tether. The elevation was verified using the Leica DISTO D2 Laser distometer.

Balloon test accuracy is very wind dependent. The balloon test was therefore scheduled on a day with wind conditions below the accepted threshold of 10 mph. A preliminary viewshed analysis was done using the method outlined above to determine what areas were predicted to have views of the proposed site and to verify the computer model. Drive-by visual reconnaissance of the Study Area was then conducted using the preliminary viewshed analysis as a guide and existing tower as a reference. Locations

where the Balloon was visible and not visible were photo documented and a GPS track of reconnaissance areas was made. Reconnaissance areas were limited to public areas/roads, no private property was used in the on-site observations of this test.

Photo documentation of this test was accomplished using a Nikon P900 16Mp digital camera set to use a 50mm focal length[1] [2]. The Nikon P900 was chosen because it has built- in XMP metadata files that embed the GPS location, light conditions and bearing to target within the image source data file. These photos document the necessary location and bearing data to ensure the accuracy of simulation location. This documentation was then incorporated into a computer model prediction. The on-site observations were used to adjust model assumptions made in the 3d model, as necessary.

Photographic Documentation

Twenty-three photos were chosen to document the balloon test. The locations of these photos were chosen to provide representative documentation within the study area. Eight of the photographs were chosen from the on-site documentation photos and used to prepare photorealistic simulations of the proposed telecommunications facility. GPS coordinates and bearing information recorded within the XMP metadata file of the documentation photos were used to generate virtual camera positions within a 3d model. The balloon in the documentation photos was used as a spatial reference to verify the proportions and height of the proposed tower alterations. Site plan information, field observations and 3D models were then used in these simulations to portray relative scale and location of the proposed structure. The photo simulations were then created using a combination of the 3d model and photo rendering software. These simulations, at the new proposed tower height of 135 FT AGL and the existing site photographs provided for reference are attached.

The simulations and documentation photos are plotted on the Viewshed Analysis Map (Attachment A) attached and shown in the Photo Simulation Package (Attachment B).

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[1] "The lens that most closely approximates the view of the unaided human eye is known as the normal focal length lens. For the 35 mm camera format, which gives a 24 x 35mm image, the normal focal length is about 50mm" Warren Bruce Photography, West Publishing Company, Egan, MN c 1993 (page 70)

[2] 50 mm focal length is based on 35mm film photography. Since Digital photographic sensors are not the same size as 35mm film ALL digital photography focal lengths must be corrected

A List of Photo Documents provided is listed in the table below:

CT0471 – East Lyme, Connecticut - Photolog Visibility Chart

Image No	Approximate Address	Distance from Tower	Visibility	Approximate amount of tower visible(ft)
1	309 Flanders Rd	417.03 Feet	Year Round	105
2	132 Boston Post Rd	0.16 Miles	Year Round	10
3	269 Flanders Rd	0.22 Miles	Obscured	45
4	15 Chesterfield Rd UNIT 7	0.27 Miles	Year Round	45
5	30 Chesterfield Rd	0.33 Miles	Obscured	45
6	265 Flanders Rd	0.35 Miles	Year Round	50
7	10 King Arthur Dr	0.4 Miles	Not Visible	NA
8	251a Flanders Rd	0.42 Miles	Year Round	50
9	11 King Arthur Dr	0.42 Miles	Not Visible	NA
10	4 Thistledown Ln	0.45 Miles	Not Visible	NA
11	89 Boston Post Rd	0.49 Miles	Not Visible	NA
12	15 Poppy Ln	0.55 Miles	Not Visible	NA
13	11 Industrial Park Rd	0.55 Miles	Obscured	25
14	6 Bittersweet Dr	0.57 Miles	Not Visible	NA
15	18 Egret Rd	0.63 Miles	Not Visible	NA
16	74 Chesterfield Rd	0.7 Miles	Not Visible	NA
17	33 Upper Pattagansett Rd	0.72 Miles	Not Visible	NA
18	25 Monticello Dr	0.75 Miles	Not Visible	NA
19	15 Goldfinch Terrace	0.79 Miles	Not Visible	NA
20	241 Boston Post Rd	0.79 Miles	Not Visible	NA
21	51 Upper Pattagansett Rd	0.84 Miles	Not Visible	NA
22	11 Wagonwheel Rd	0.92 Miles	Not Visible	NA
23	29 Laurel Hill Dr	0.95 Miles	Not Visible	NA

Visibility Analysis Results

The results of the viewshed analysis for the proposed telecommunications facility are provided on the visibility analysis maps attached at the end of this report within Attachment A. The maps are provided in two ways, one set of maps comparing leaf-on, leaf-off conditions (single color for each) and a second set of maps showing proposed total visibility by height (IVSview® multi -level viewshed) as an overview.

Year-Round Visibility:

Predicted estimate of year-round views (Summer, leaf-on condition) of the proposed tower facility are from approximately 58.8 acres or approximately 2.90 % of the 1-mile radius, 2010.6 Acre study area. Approxi2ately 10.1 Acres, 1.05 % are of the upper most portion (50 %) of the proposed tower. (see Attachment A - IVSview® for multi -level viewshed leaf-on prediction). The majority of remaining views are predicted to be contained within the commercial/ industrial/farmland areas surrounding the site, the area along Flanders Road, and in and along Rt 95 corridor.

The nearest residential use space, Faylers Apartments, 130 Boston Post Road which is approximately 330 Ft to the northwest, are predicted to have views of the upper most 50% of the tower with the lower portion of the tower obscured due to tree line separating the properties. No significant views are predicted during leaf-on conditions from the nearest single family home residential area (plat) is .51 miles to the west along Poppy Lane. Portions of Pattagansett Lake (.97 miles to the west) and the Niantic River (.86 miles to the east) are predicted to have no year-round views of the proposed facility due to the existing topography and forested areas between the properties.

The nearest school, The East Lyme High School, located .40 miles to the north and is predicted to have some year-round views of the upper 50% of the proposed tower with the lower portions of the tower obscured due to existing infrastructure and topography.

Seasonal Visibility:

Predicted estimate seasonal views (Winter, leaf-off condition) of the proposed facility are from an additional 44.1 acres (2.22 %). Total predicted seasonal views 102.9 Acres or approximately 5.12 % of the 1-mile radius, 2010.6 Acre study area. The additional leaf-off views are scattered along the edges of predicted leaf-on visibility with some

additions occurring within the forested areas surrounding the commercial/retail portions of the study area. (see – Comparison Viewshed prediction area in Green).

The nearest single family home residential area (plat) is .51 miles to the west along Poppy Lane are predicted to have obstructed views of the tower through existing tree canopy/existing structures. These specific views are expected to be intermittent and obscured by existing topography.

Residential Leaf-off views are also predicted in the neighborhood to the north of the site along Egret Road and Sandpiper Lane. These specific views are predicted to be distant and partially obscured by existing tree canopy.

Documentation

Sources used for Visibility Analysis located at:

CT0471 East Lyme
306 Flanders Road
East Lyme, CT 06333

Maps and datasets /consulting documents:

United States Geological Survey - USGS Topographical quadrangles (2011-2012)
National Resource Conservation Service -NAIP aerial photography (2010, 2012)

CRCOG Ortho-imagery – (2021)

UCONN- Center for Land Use Education and Research

- **LiDAR data (2019)**

DEEP- Connecticut Department of Energy and Environmental Protection

- **Open Space (2010)**
- **DEEP Property (2017)**
- **Historic Places (2018)**

United States Census (2010) – Landmark Polygon Features
Connecticut Forest & Park Association (CFPA) – Blue Blazed Trails (2024)

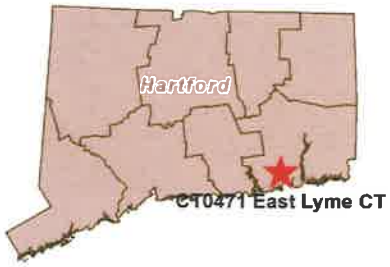
Connecticut.Gov eLicensing Website – Child Daycare & Group Daycare Homes Roster (2024)

Environmental Systems Research Institute Inc (ERSI) – CT state boundaries/counties (2010)

Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo

Limitations:
This report and the analysis herein do not claim to depict all locations, or the only locations from which the proposed facility will be visible; it is intended to provide a representation of those areas where the proposed facility is likely to be visible

Attachment A: Viewshed Mapping Package



Proposed Wireless Telecommunications Facility:

CT0471 East Lyme CT
306 Flanders Road
East Lyme, CT 06333

- Proposed new 135.0 ft AGL antenna structure
- Viewshed map completed 6/14/24
- Balloon test and viewshed verification completed 12/13/24

Package prepared by:

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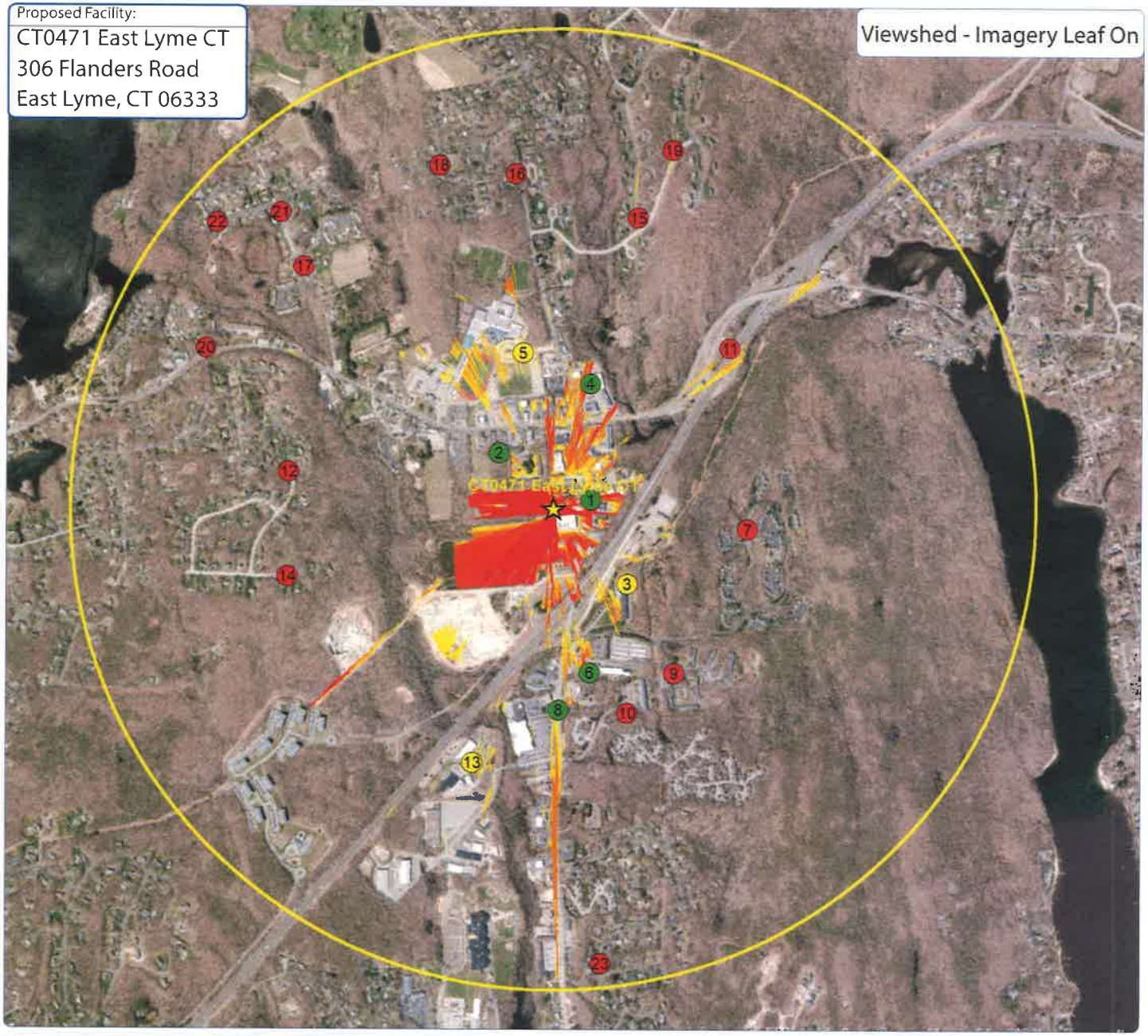
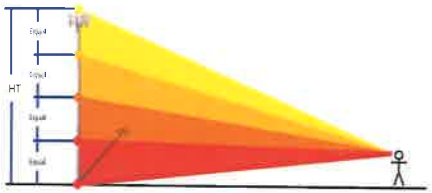
Proposed Facility:
CT0471 East Lyme CT
306 Flanders Road
East Lyme, CT 06333



IVSview® Color Legend



Facility Location 1 Mile Radius

Photo location -Balloon visible - Year Round Visibility
Photo location -Balloon visible - Obstructed Visibility
Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	0.56%	11.2
	Top 50%	0.49%	9.9
	Top 75%	0.52%	10.4
	Top 100%	0.59%	11.8
	Base	0.74%	14.9
	TOTAL	2.90%	58.2 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
PROJ_DATUM=WGS84 PROJ_UNITS=arc degrees
PIXEL WIDTH=0.0000013 arc degrees (+/- .6 ft)
PIXEL HEIGHT=0.0000014 arc degrees(+/- .6 ft)
RADIUS (FT)= 1 Mile
TRANSMITTER_HEIGHT (Ft-AGL)= 135.0
RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%)= 2.90%

Notes:
- map compiled by VSS, LLC on : 2/14/25
- Tower location(lat/long NAD 83): 41.363569 -72.210514
- Data Sources noted on documentation page attached

VSS-IVS- Interactive Viewshed Analysis output maps contained herein depict where proposed facility may potentially be visible based on the best and newest data publicly available at the time the data was collected. VSS does not claim to depict all locations from where the facility may potentially be visible and calulated output should be confirmed via site testing as needed.

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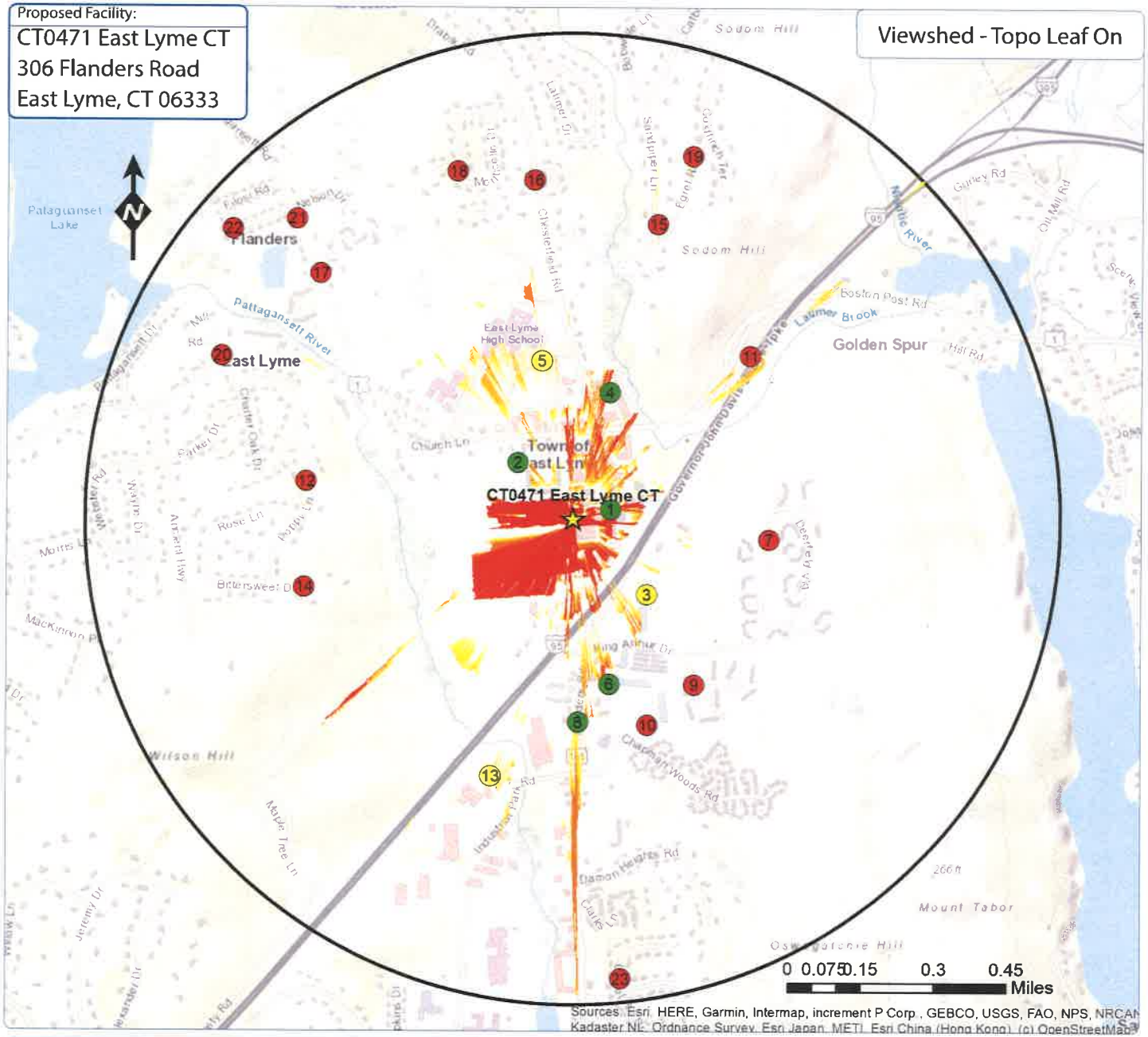
Proposed Facility:
CT0471 East Lyme CT
306 Flanders Road
East Lyme, CT 06333

Viewshed - Topo Leaf On



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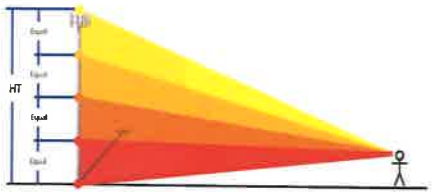
VSS

ARX WIRELESS

IVSview® Color Legend



Facility Location 1 Mile Radius

- Photo location -Balloon visible - Year Round Visibility
- Photo location -Balloon visible - Obstructed Visibility
- Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	0.56%	11.2
	Top 50%	0.49%	9.9
	Top 75%	0.52%	10.4
	Top 100%	0.59%	11.8
	Base	0.74%	14.9
	TOTAL	2.90%	58.2 Acres

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RADIUS (FT)= 1 Mile
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RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%)= 2.90%

Notes:
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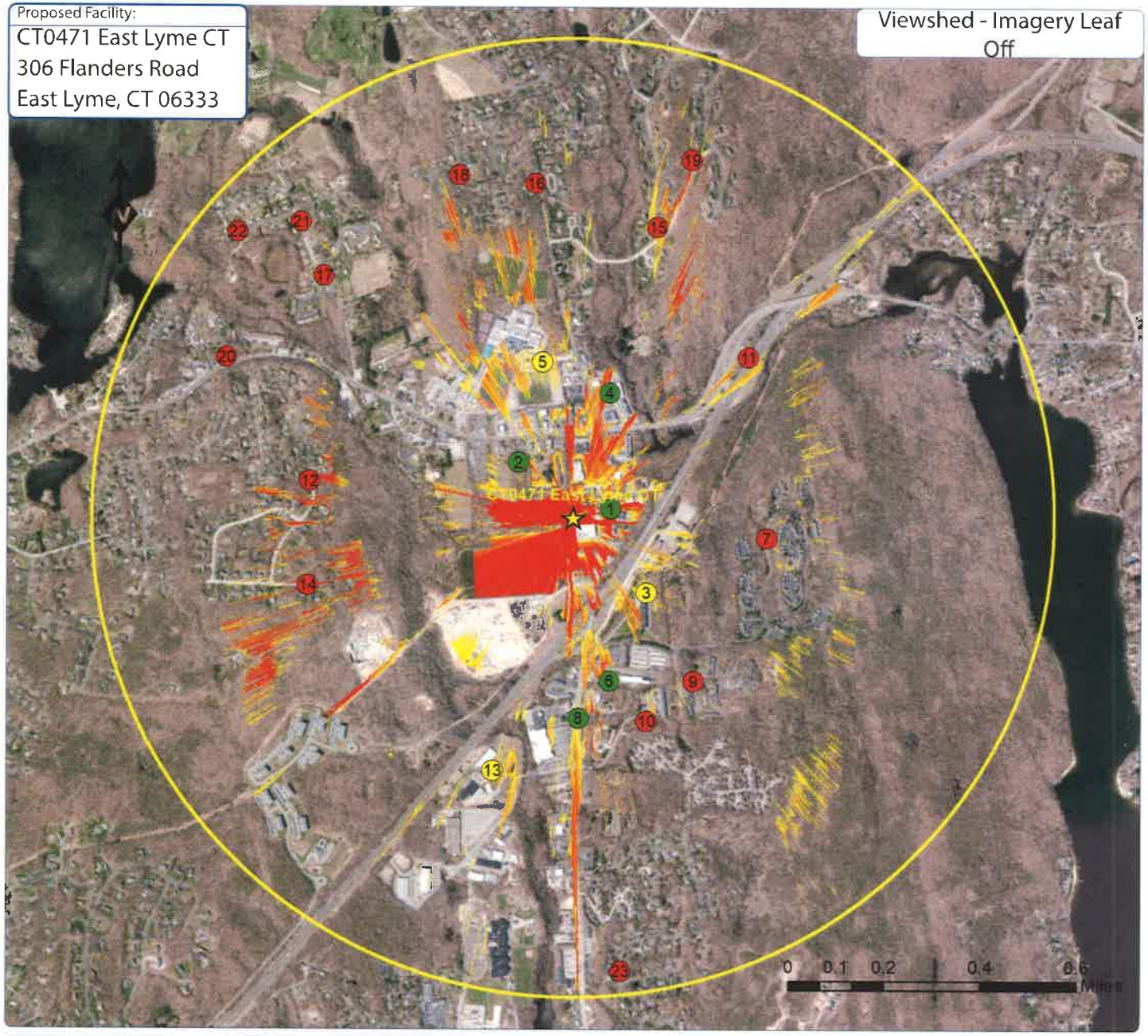
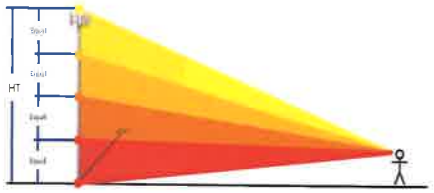
Proposed Facility:
CT0471 East Lyme CT
306 Flanders Road
East Lyme, CT 06333



IVSview® Color Legend



Facility Location 1 Mile Radius

Photo location -Balloon visible - Year Round Visibility
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Photo location -Balloon NOT visible

Tower Visibility

Color	Location	% Vis	Acres
	Top 25%	1.21%	24.3
	Top 50%	1.06%	21.4
	Top 75%	0.91%	18.3
	Top 100%	0.84%	16.9
	Base	1.09%	22.0
	TOTAL	5.12%	102.9 Acres

Statistics:

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RECEIVER_HEIGHT (Ft-AGL)= 5 Ft
PERCENT_VISIBLE (%)= 5.12%

Notes:
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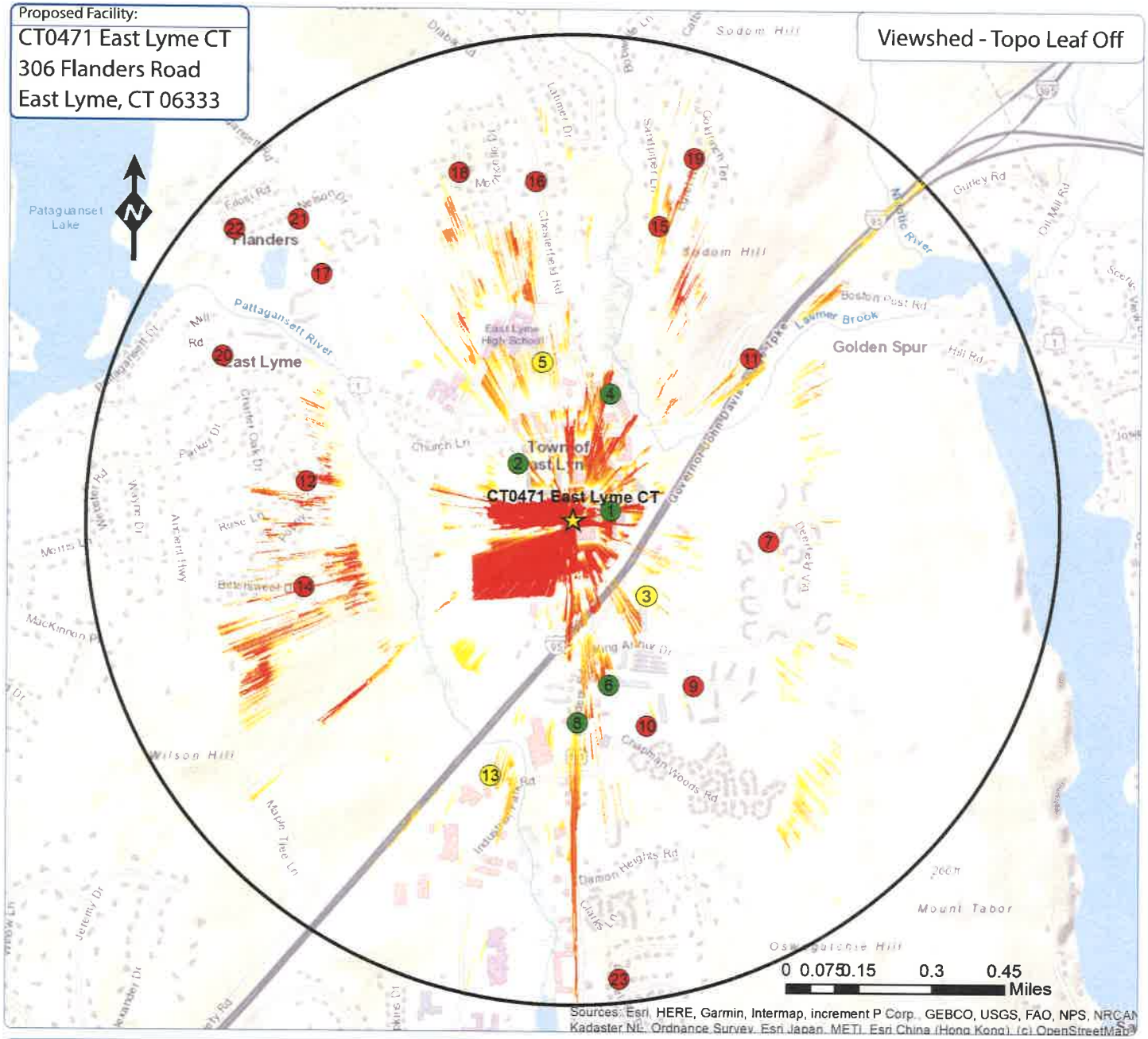
Proposed Facility:
CT0471 East Lyme CT
306 Flanders Road
East Lyme, CT 06333

Viewshed - Topo Leaf Off



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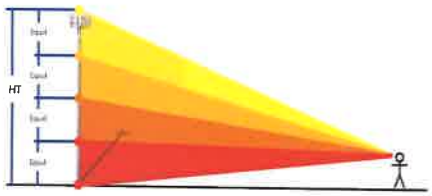
IVSview® Color Legend



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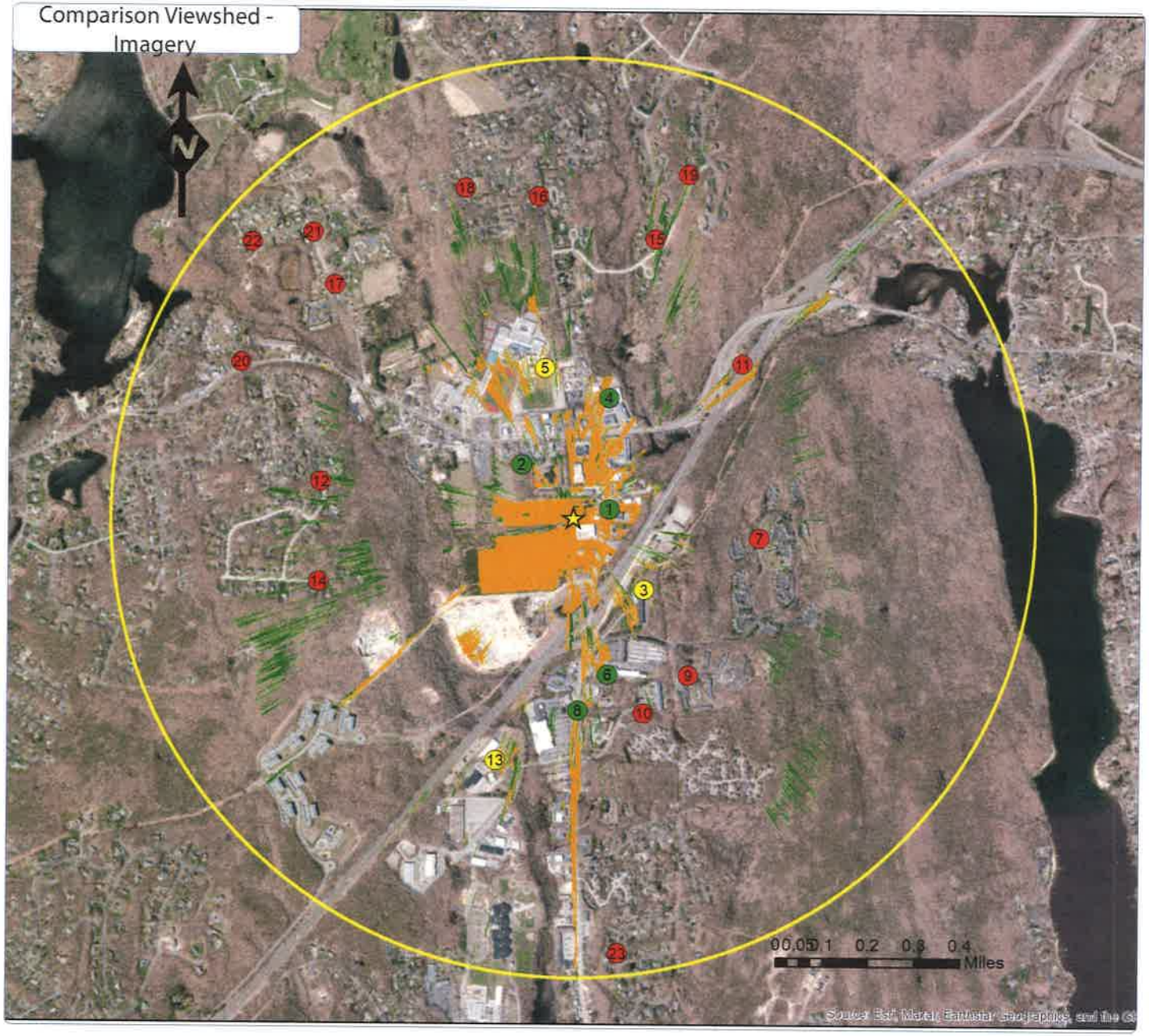

Proposed Facility:

CT0471 East Lyme CT

306 Flanders Road

East Lyme, CT 06333

Facility Location

1 Mile Radius

Leaf-On Tower Visibility

2.90 % Visible 58.2 Acres

Leaf-Off Tower Visibility

5.12 % Visible 102.9 Acres

Statistics:

PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
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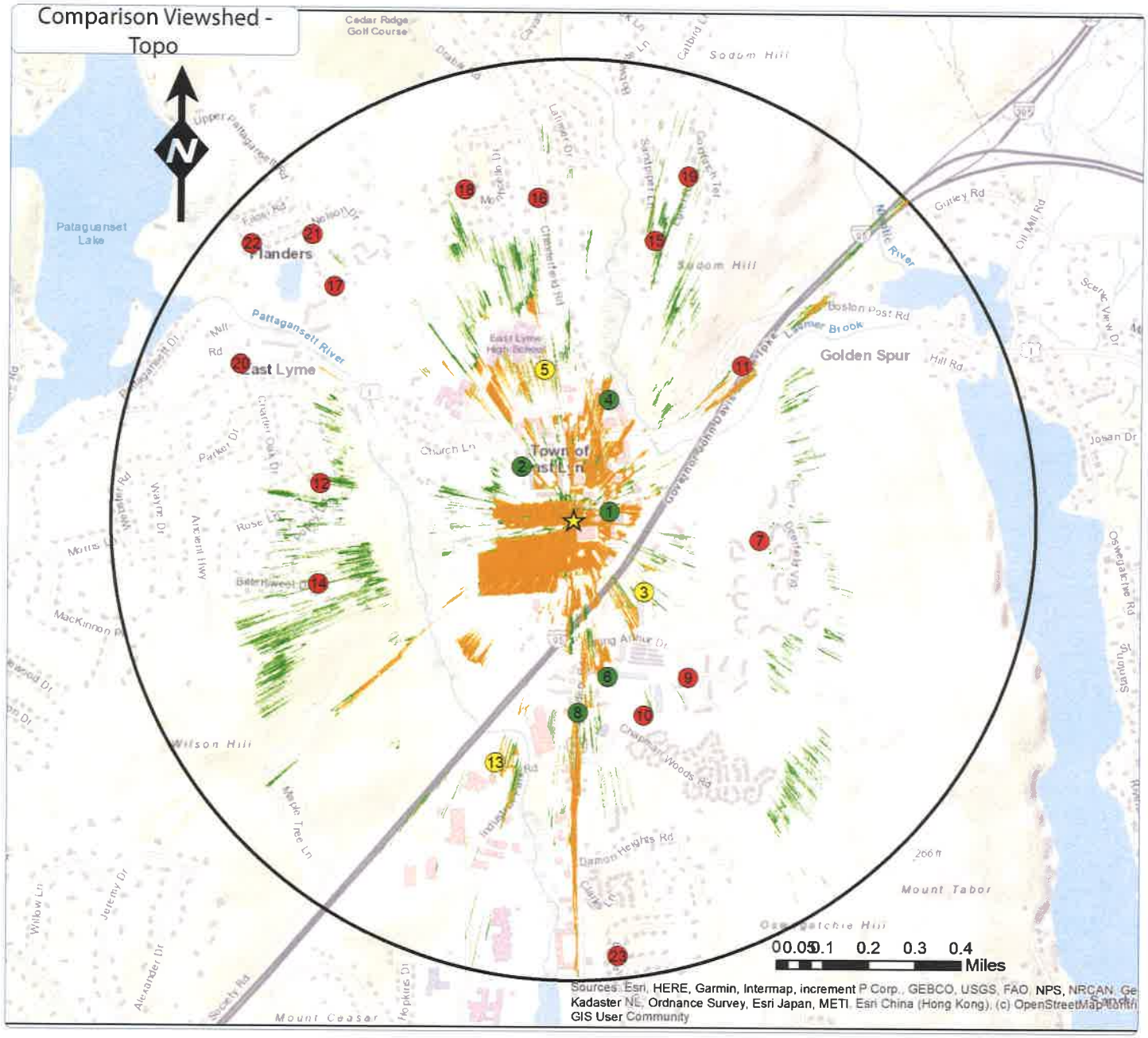

Proposed Facility:

CT0471 East Lyme CT

306 Flanders Road

East Lyme, CT 06333

Facility Location 1 Mile Radius

Leaf-On Tower Visibility

2.90 % Visible 58.2 Acres

Leaf-Off Tower Visibility

5.12 % Visible 102.9 Acres

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PROJ_DESC=Geographic (Lat/Long) / WGS84 / arc degrees
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VSS-IVS- Interactive Viewshed Analysis output maps contained herein depict where proposed facility may potentially be visible based on the best and newest data publicly available at the time the data was collected. VSS does not claim to depict all locations from where the facility may potentially be visible and calulated output should be confirmed via site testing as needed.

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Attachment B: Photographic Simulation Package

Proposed Wireless Telecommunications Facility:

CT0471 East Lyme CT
306 Flanders Road
East Lyme, CT 06333

- Balloon Test Conducted 12/13/24 at 150 ft AGL
- Proposed new 135 ft AGL antenna structure

Package prepared by:

Virtual Site Simulations, LLC
24 Salt Pond Road
Suite C3
South Kingstown, Rhode Island 02879

www.VirtualSiteSimulations.com
www.ThinkVSSFirst.com

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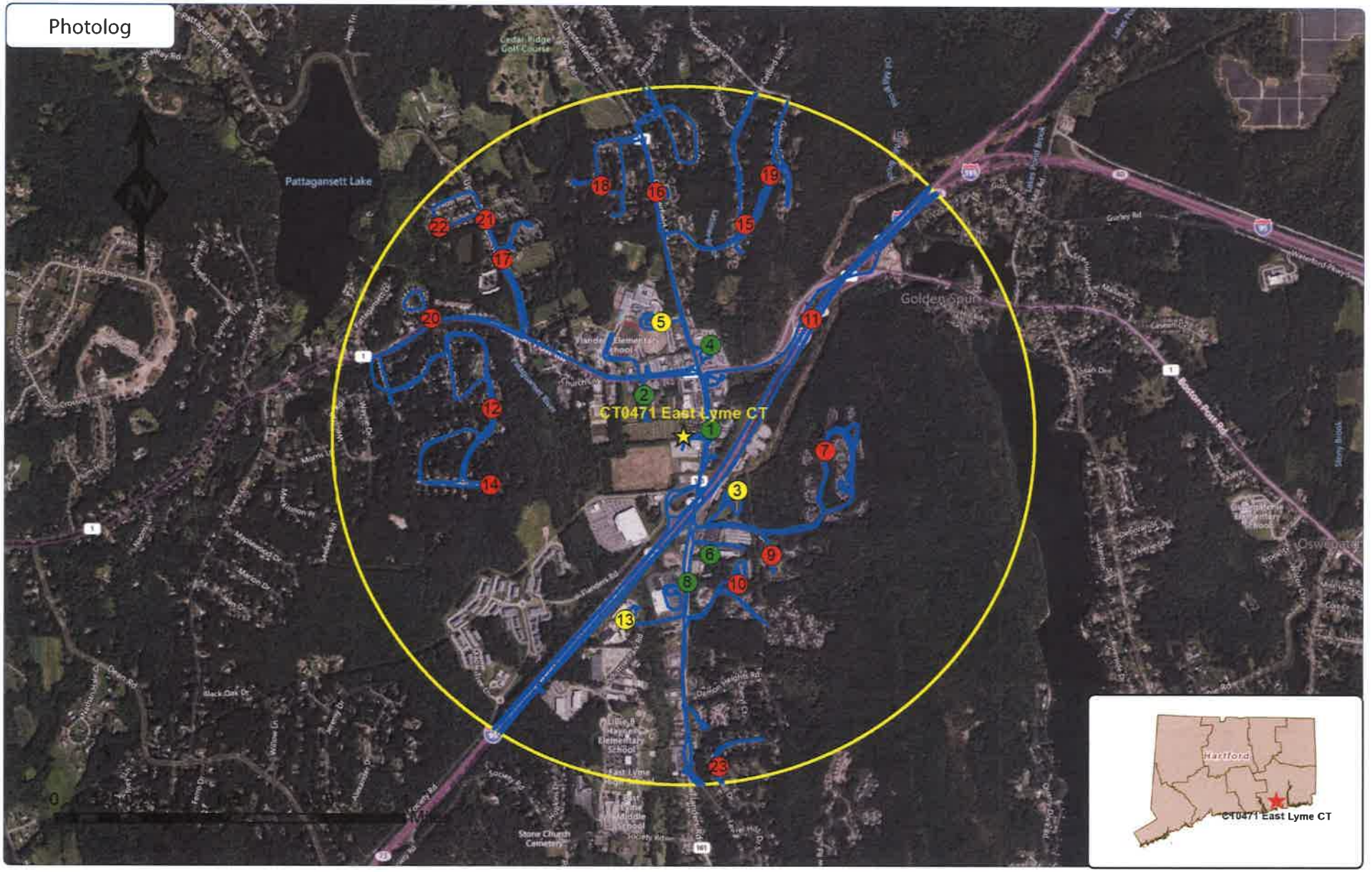
Photolog



Wireless Telecommunications Facility:

CT0471 East Lyme CT

306 Flanders Road

East Lyme, CT 06333

Legend:

- Facility Location
- 1 Mile Radius
- Reconnaissance Track Log
- Photo location -Balloon visible - Year Round Visibility
- Photo location -Balloon visible - Obscured Visibility
- Photo location -Balloon NOT visible

Photo Simulations are for demonstration purposes only. It should not be used in any other fashion or with any other intent. The accuracy of the resulting data is not guaranteed and is not for redistribution

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ARX WIRELESS

Existing

Balloon Test Height 150 ft AGL

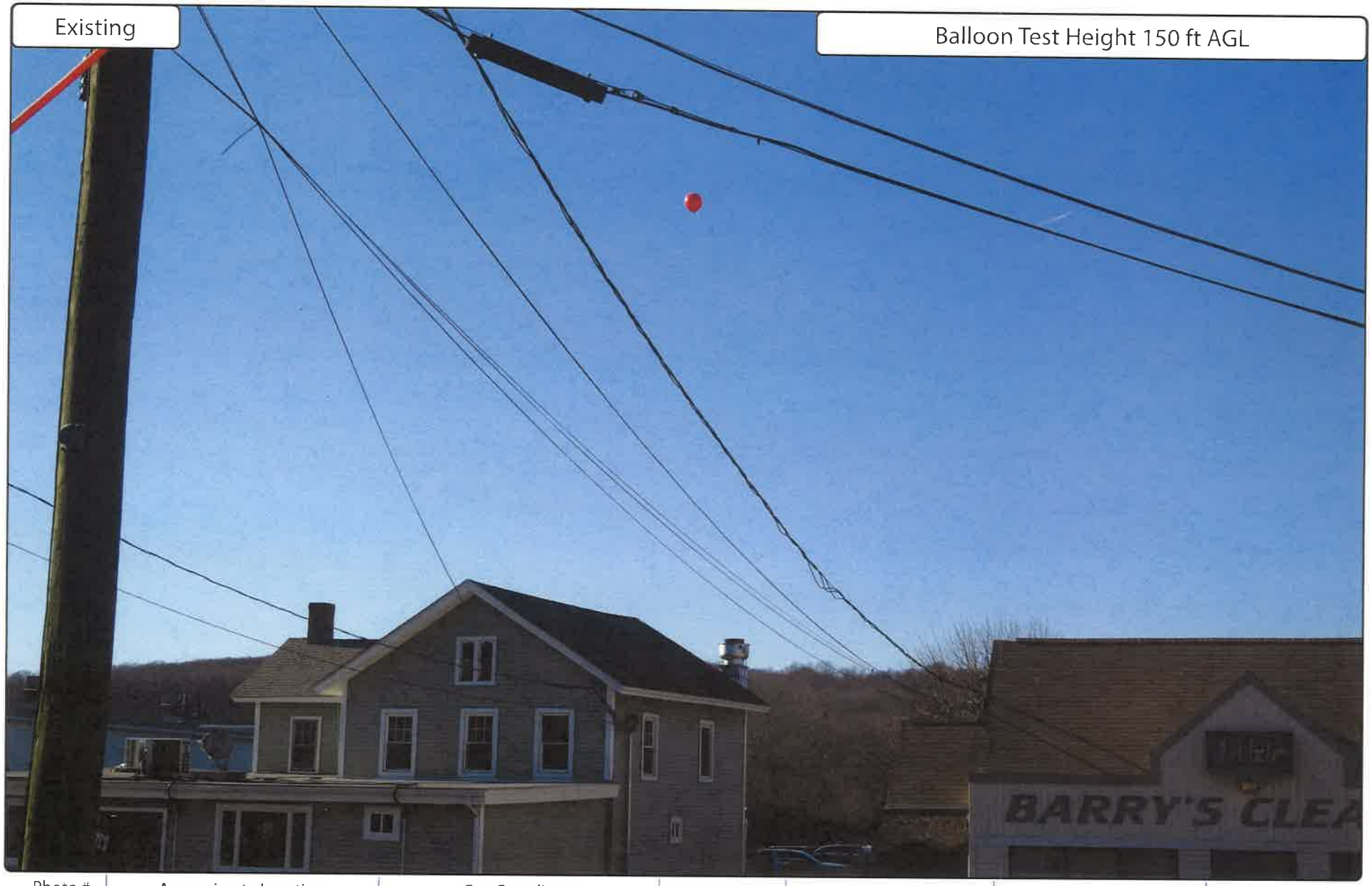

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Flanders Rd	41.36383	-72.20903	417.03 Feet	East	257	Year Round

Site: CT0471 East Lyme CT

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Simulation

Tower Simulation 135 ft AGL

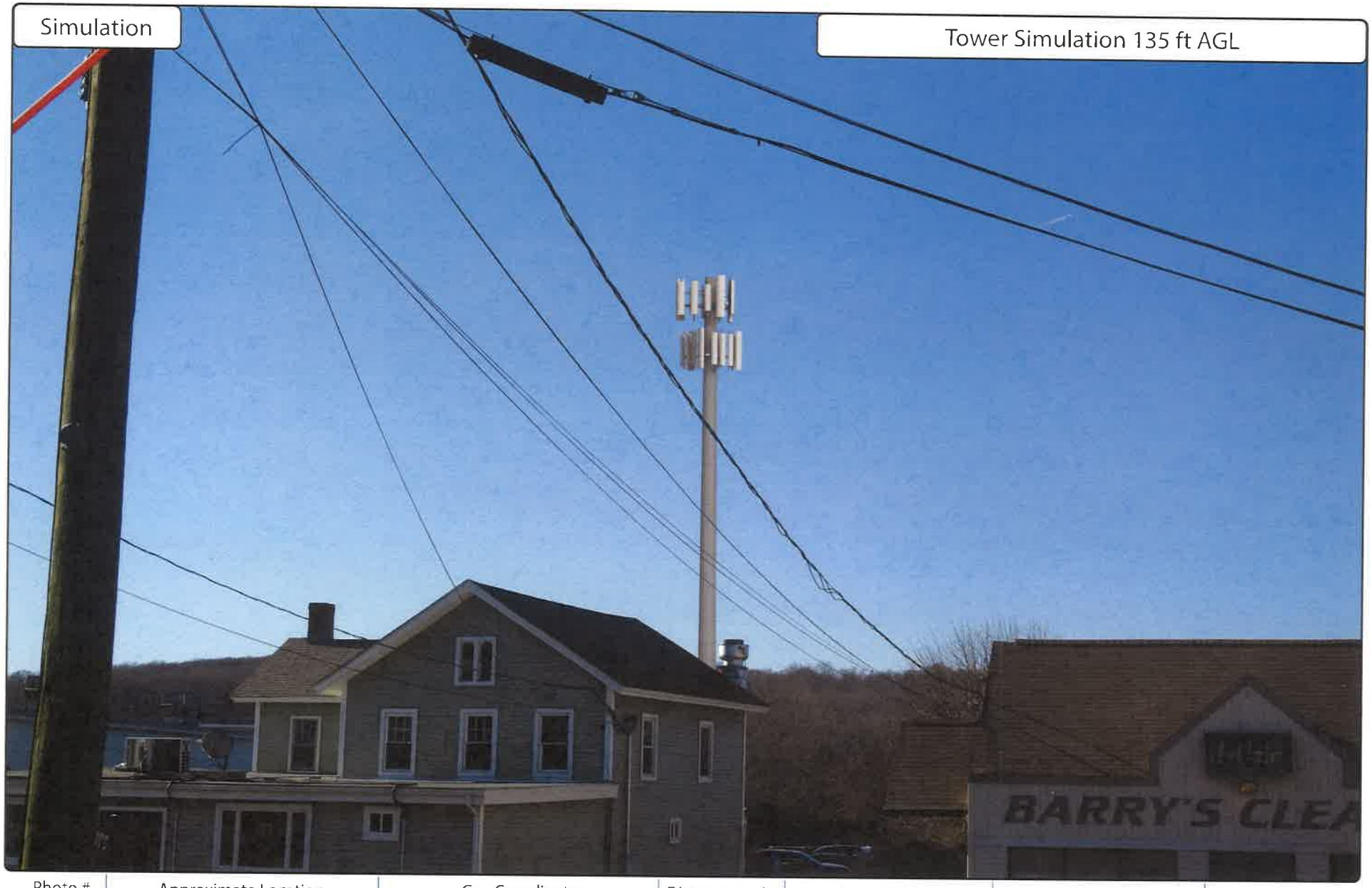

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
1	Flanders Rd	41.36383	-72.20903	417.03 Feet	East	257	Year Round

Site: CT0471 East Lyme CT

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Existing

Balloon Test Height 150 ft AGL

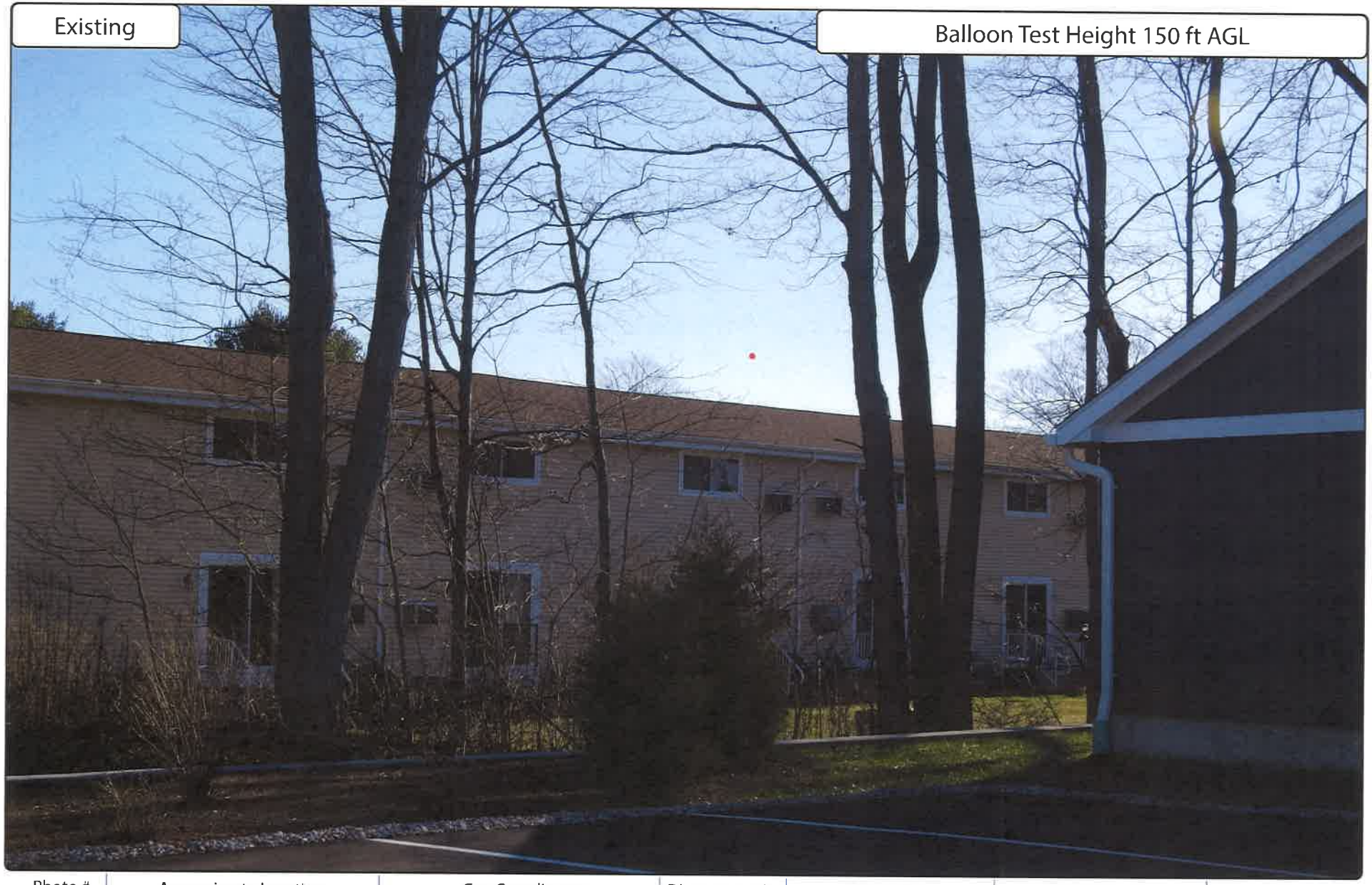

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Boston Post Rd	41.36525	-72.21269	0.16 Miles	North-West	136	Year Round

Site: CT0471 East Lyme CT

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Existing

Tower Simulation 135 ft AGL

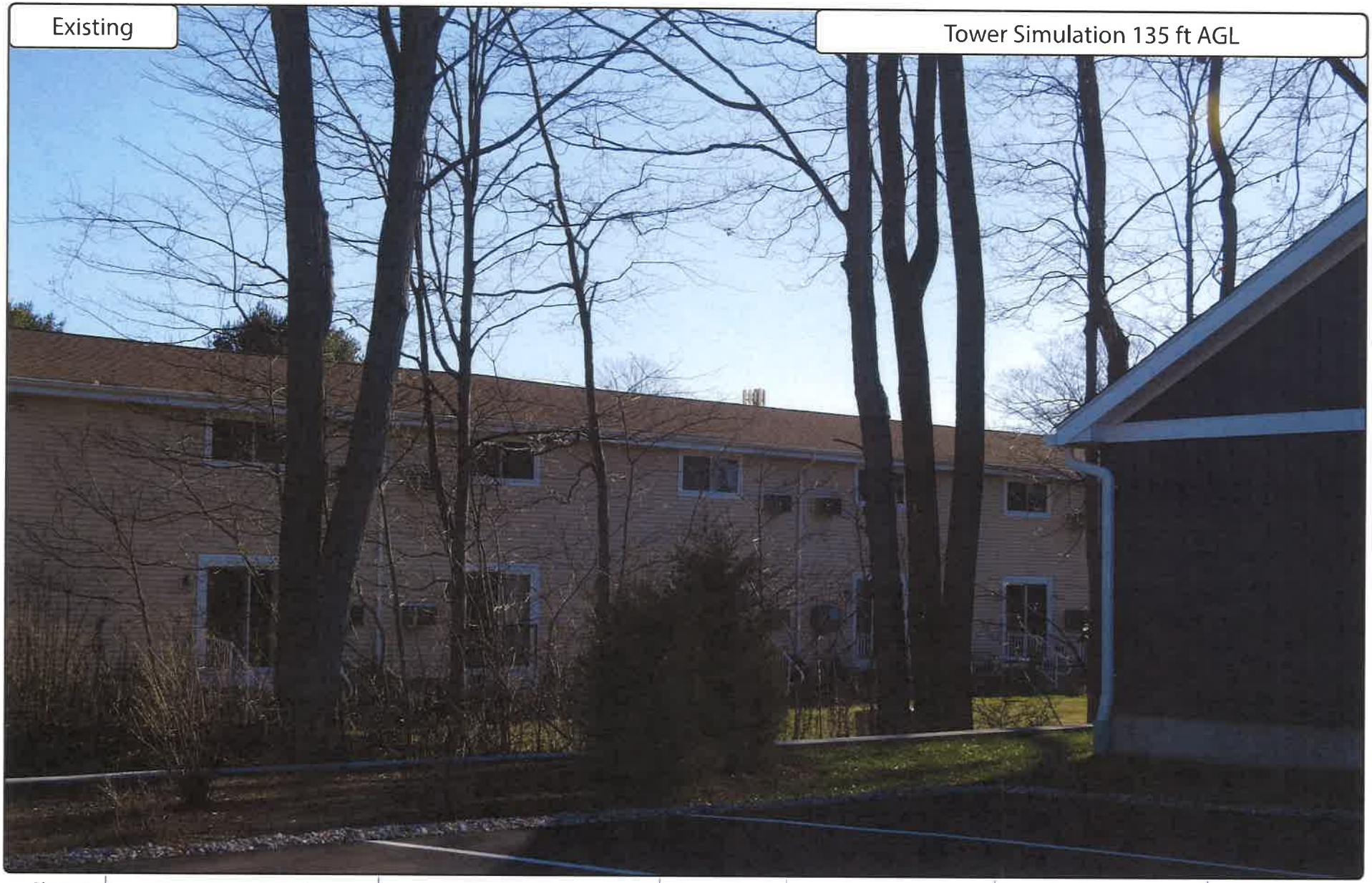

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
2	Boston Post Rd	41.36525	-72.21269	0.16 Miles	North-West	136	Year Round

Site: CT0471 East Lyme CT

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Existing

Balloon Test Height 150 ft AGL

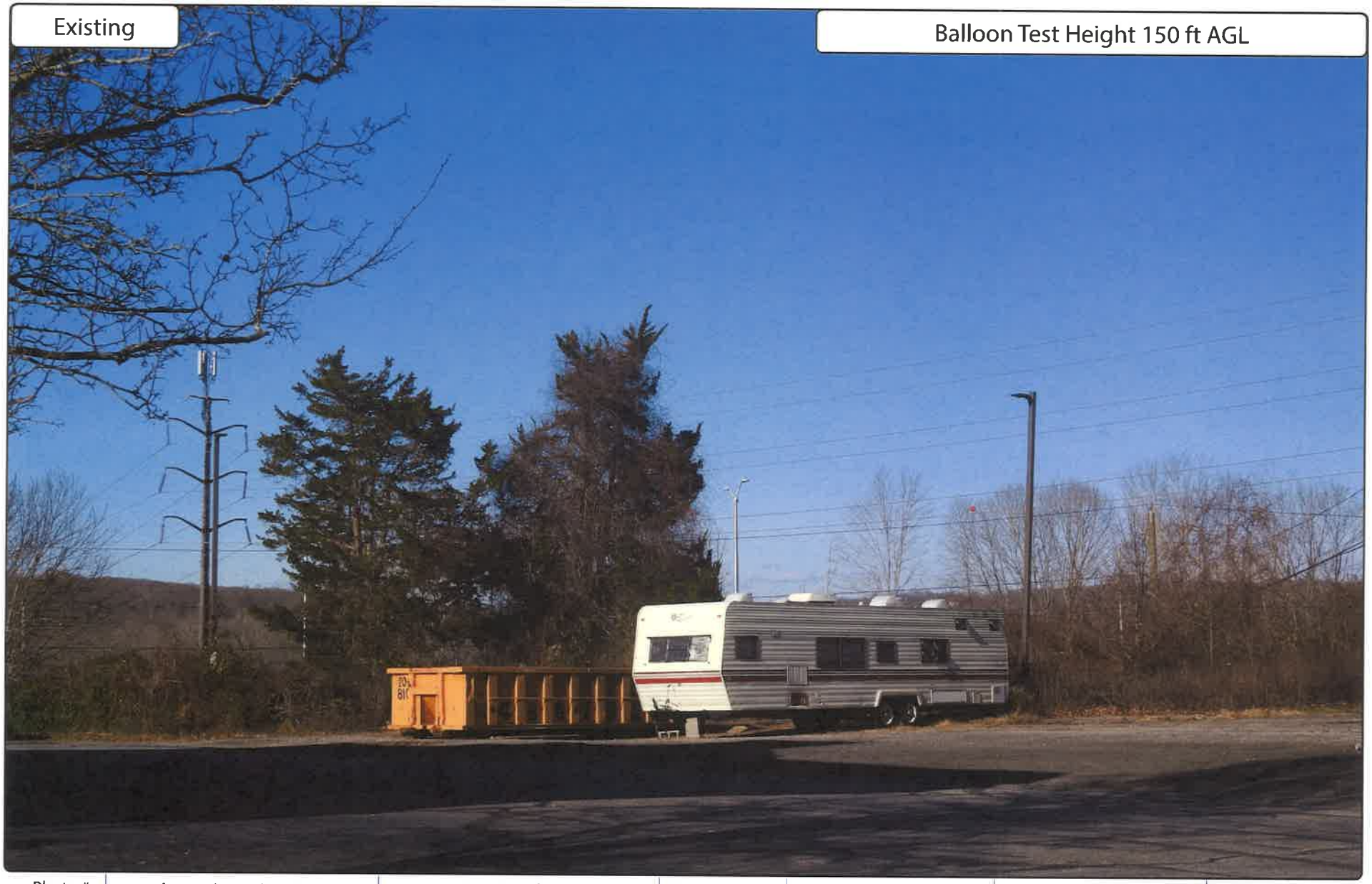

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	Flanders Rd	41.36129	-72.2076	0.22 Miles	South-East	316	Obscured

Site: CT0471 East Lyme CT

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Simulation

Tower Simulation 135 ft AGL

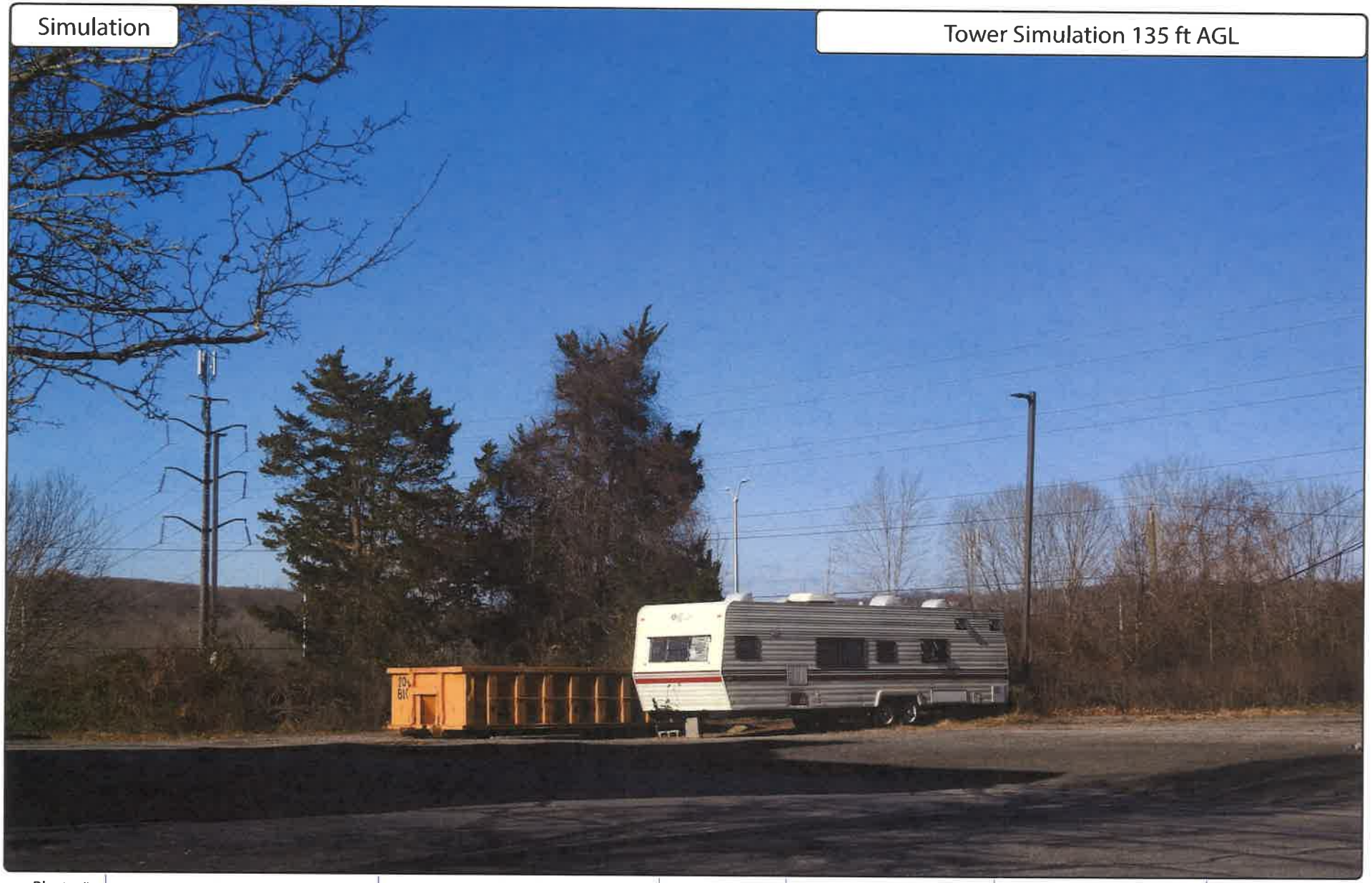

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
3	Flanders Rd	41.36129	-72.2076	0.22 Miles	South-East	316	Obscured

Site: CT0471 East Lyme CT

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Existing

Balloon Test Height 150 ft AGL

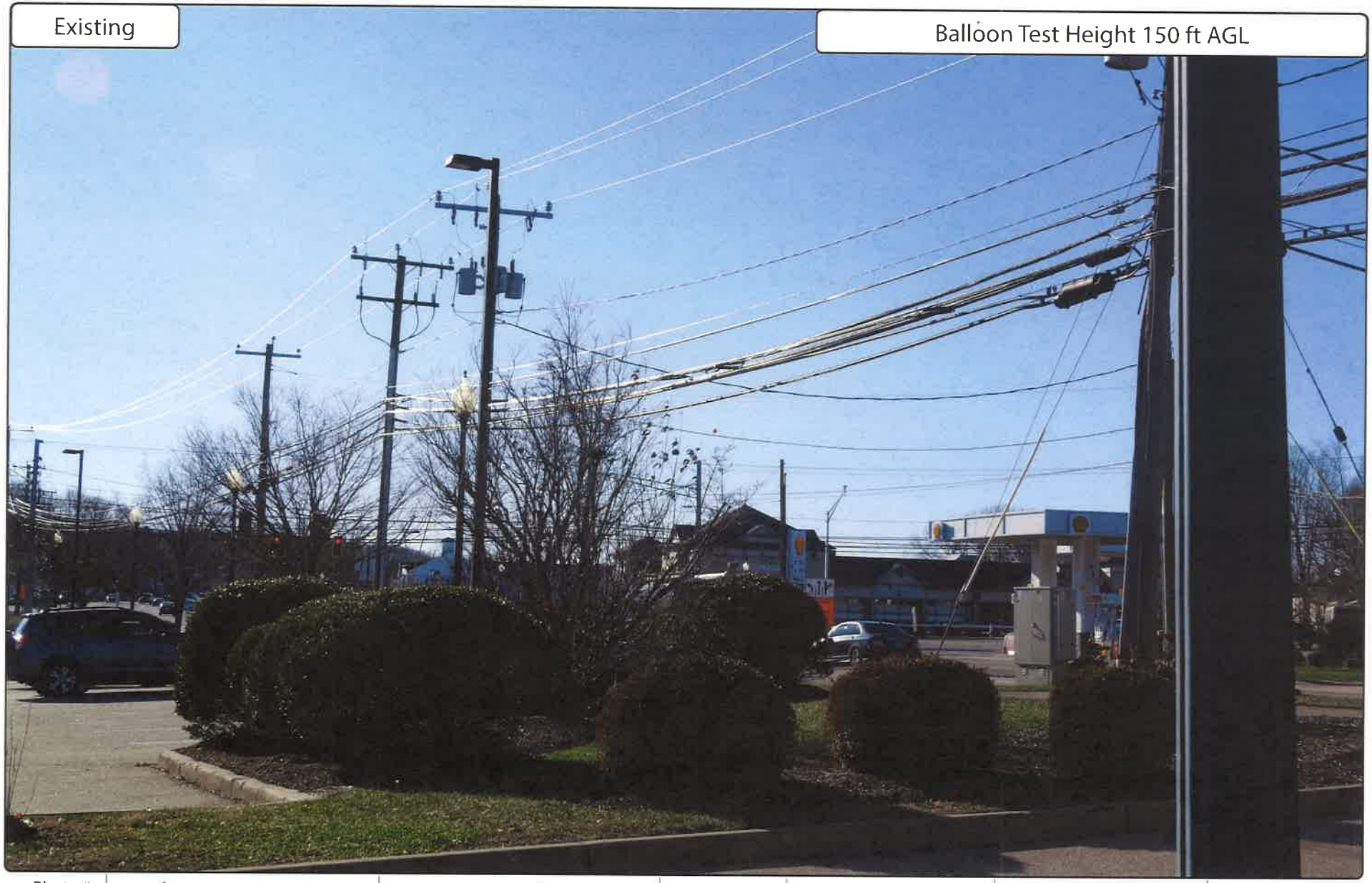

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	Chesterfield Rd UNIT 7	41.36734	-72.20905	0.27 Miles	North	196	Year Round

Site: CT0471 East Lyme CT

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Simulation

Tower Simulation 135 ft AGL

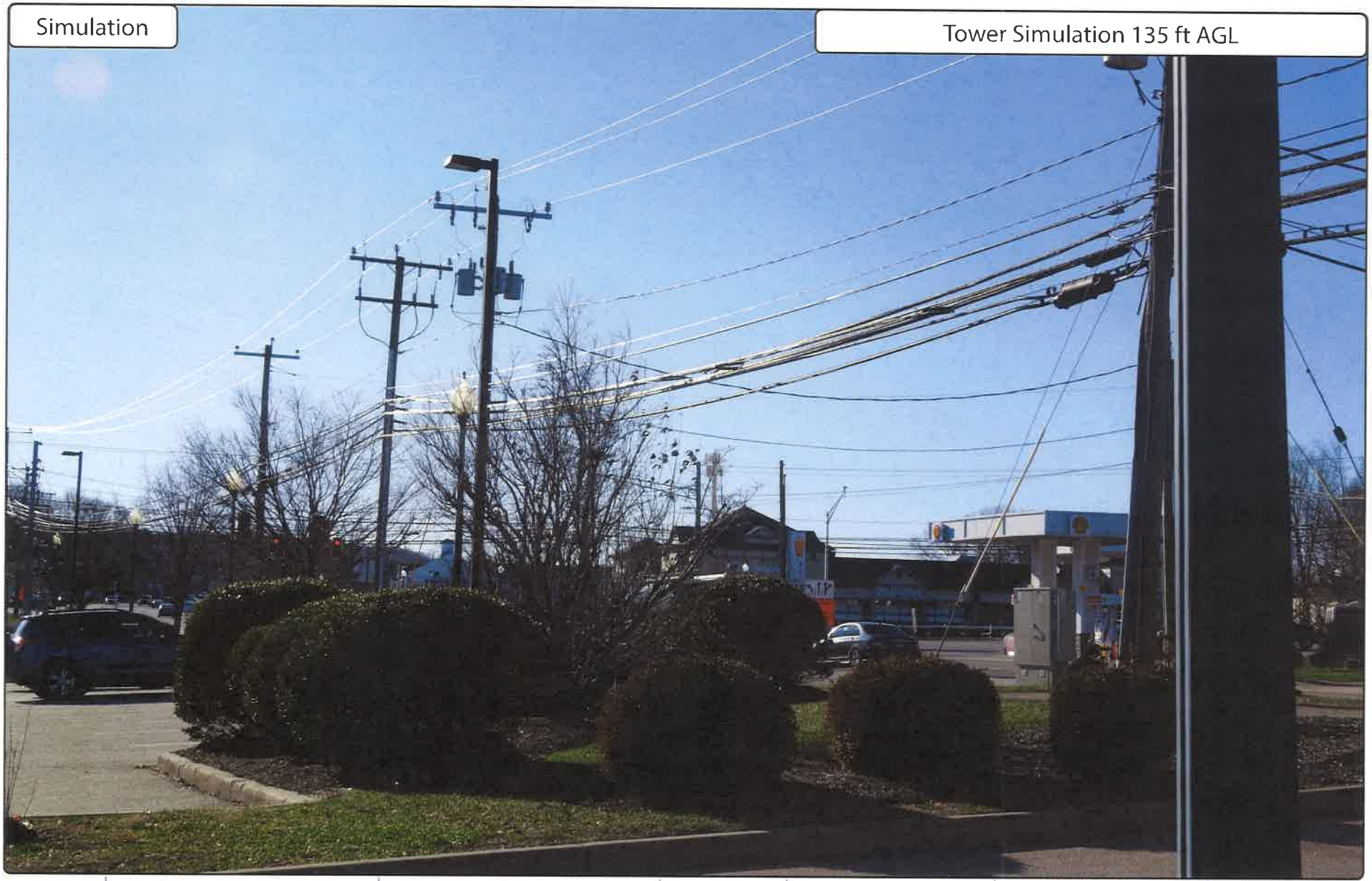

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
4	Chesterfield Rd UNIT 7	41.36734	-72.20905	0.27 Miles	North	196	Year Round

Site: CT0471 East Lyme CT

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Existing

Balloon Test Height 150 ft AGL

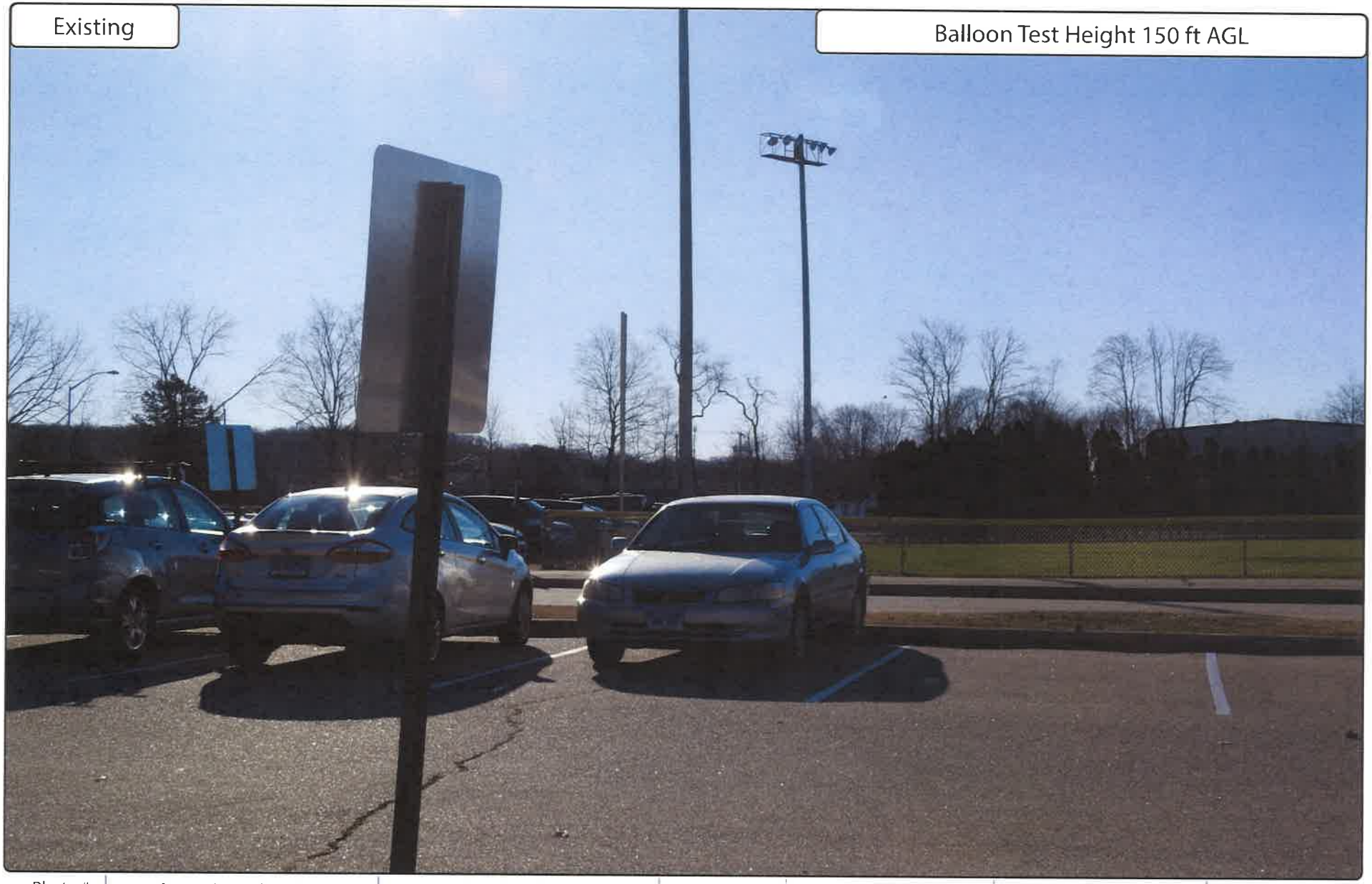

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
5	Chesterfield Rd	41.36828	-72.21173	0.33 Miles	North	169	Obscured

Site: CT0471 East Lyme CT

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Simulation

Tower Simulation 135 ft AGL

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
5	Chesterfield Rd	41.36828	-72.21173	0.33 Miles	North	169	Obscured

Site: CT0471 East Lyme CT

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Existing

Balloon Test Height 150 ft AGL

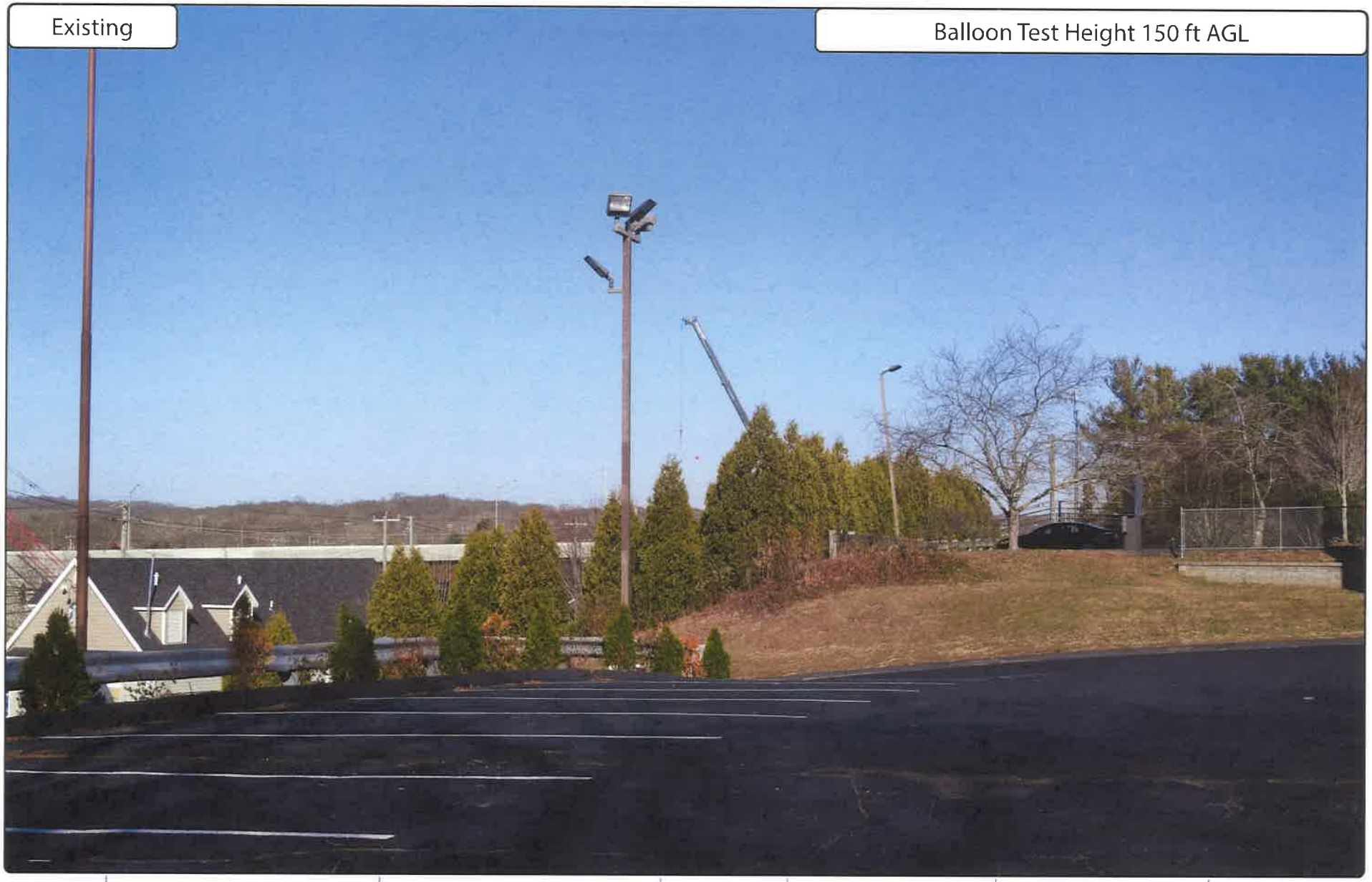

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
6	Flanders Rd	41.35863	-72.2091	0.35 Miles	South	348	Year Round

Site: CT0471 East Lyme CT

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Simulation

Tower Simulation 135 ft AGL

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
6	Flanders Rd	41.35863	-72.2091	0.35 Miles	South	348	Year Round

Site: CT0471 East Lyme CT

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
7	King Arthur Dr	41.36292	-72.20278	0.4 Miles	East	276	Not Visible

Site: CT0471 East Lyme CT

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Existing

Balloon Test Height 150 ft AGL

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
8	Flanders Rd	41.3575	-72.21034	0.42 Miles	South	359	Year Round

Site: CT0471 East Lyme CT

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Simulation

Tower Simulation 135 ft AGL

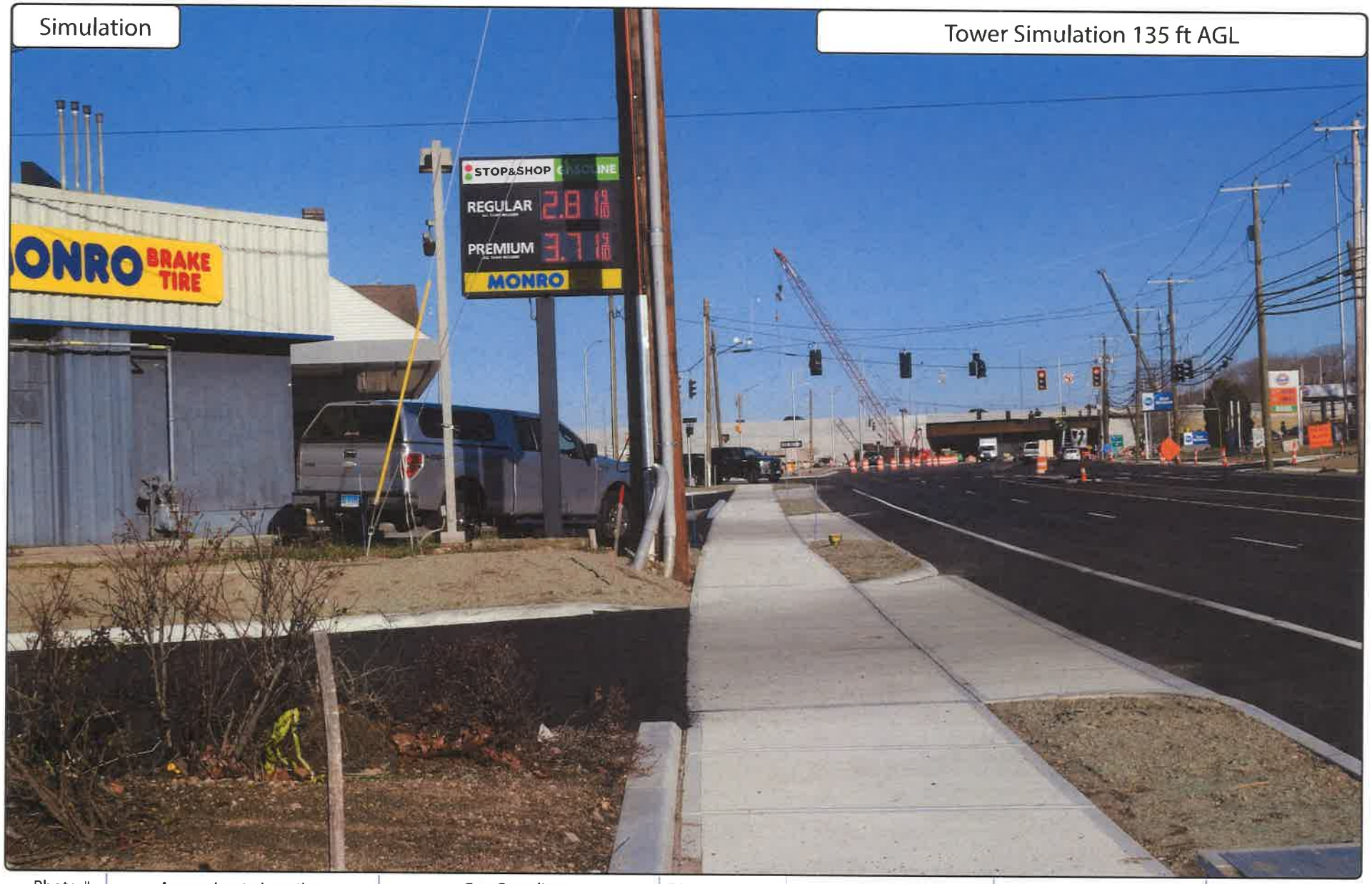

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
8	Flanders Rd	41.3575	-72.21034	0.42 Miles	South	359	Year Round

Site: CT0471 East Lyme CT

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
9	King Arthur Dr	41.35859	-72.20575	0.42 Miles	South-East	324	Not Visible

Site: CT0471 East Lyme CT

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Existing

Balloon not visible from this location

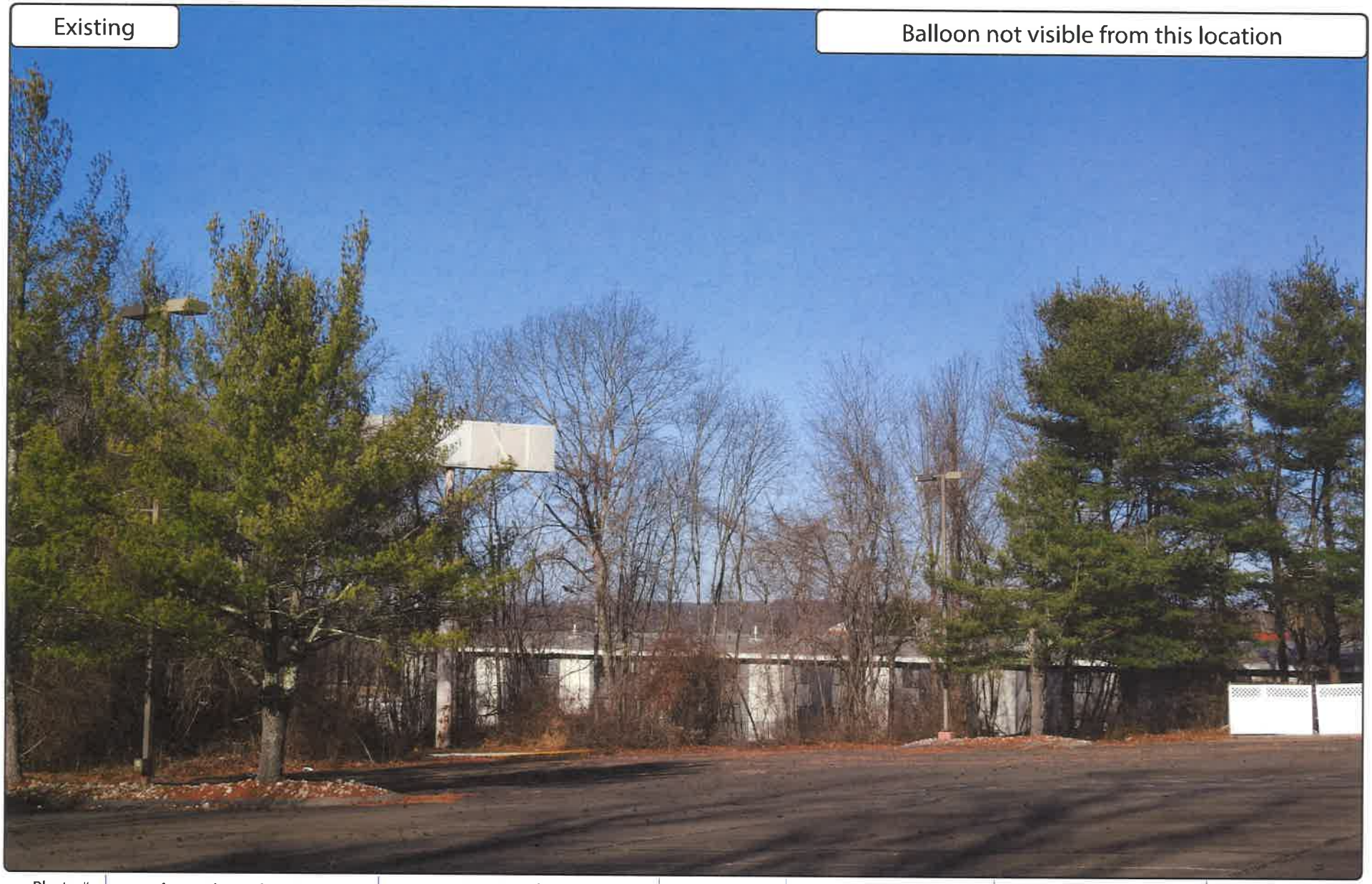

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
10	Thistledown Ln	41.35741	-72.20761	0.45 Miles	South	341	Not Visible

Site: CT0471 East Lyme CT

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Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
11	Boston Post Rd	41.3684	-72.2035	0.49 Miles	North-East	227	Not Visible

Site: CT0471 East Lyme CT

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Existing

Balloon not visible from this location

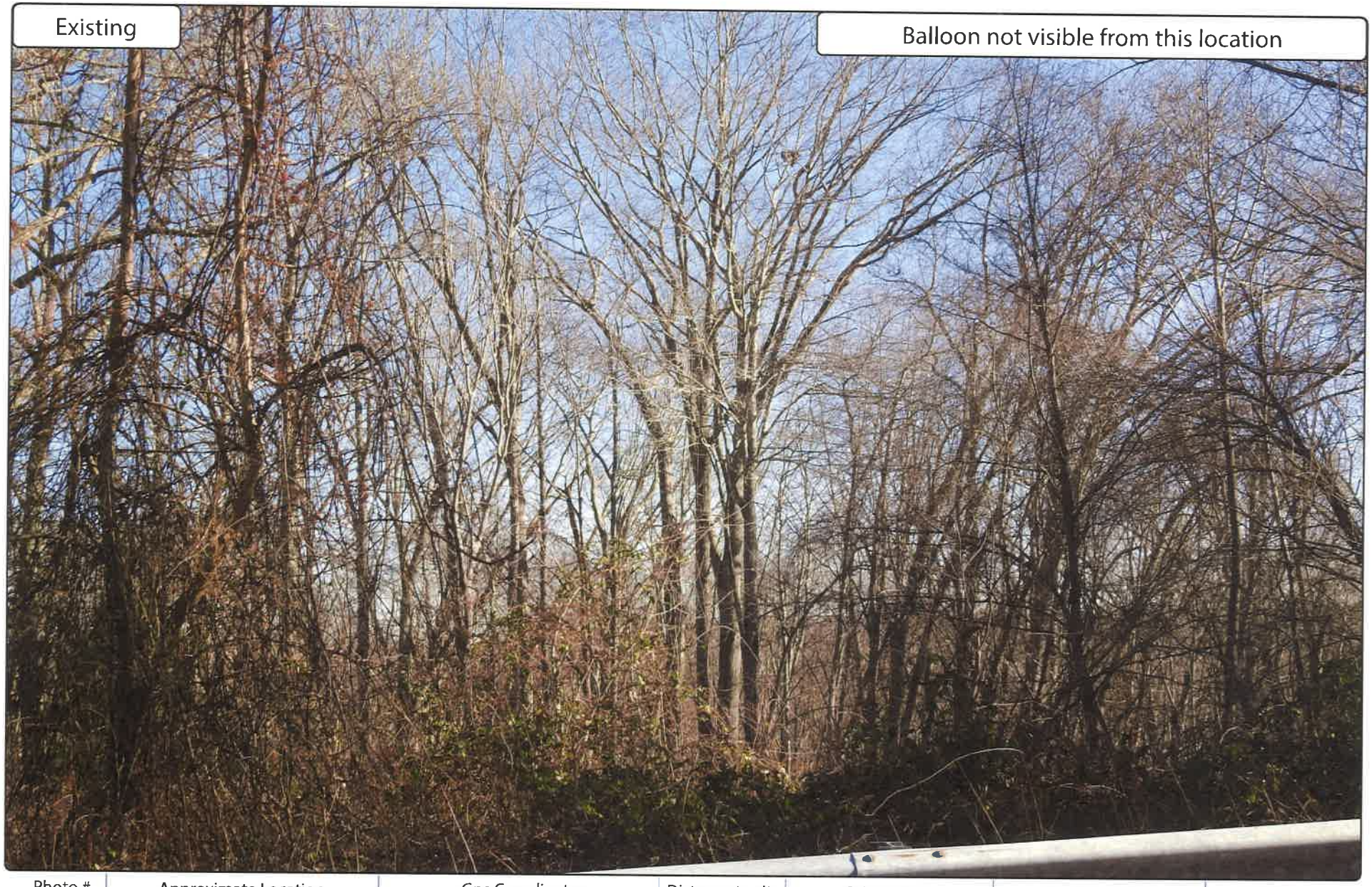

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
12	Poppy Ln	41.36471	-72.22103	0.55 Miles	West	98	Not Visible

Site: CT0471 East Lyme CT

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Existing

Balloon Test Height 150 ft AGL

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
13	Industrial Park Rd	41.35593	-72.21377	0.55 Miles	South	18	Obscured

Site: CT0471 East Lyme CT

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ARX WIRELESS

Simulation

Tower Simulation 135 ft AGL

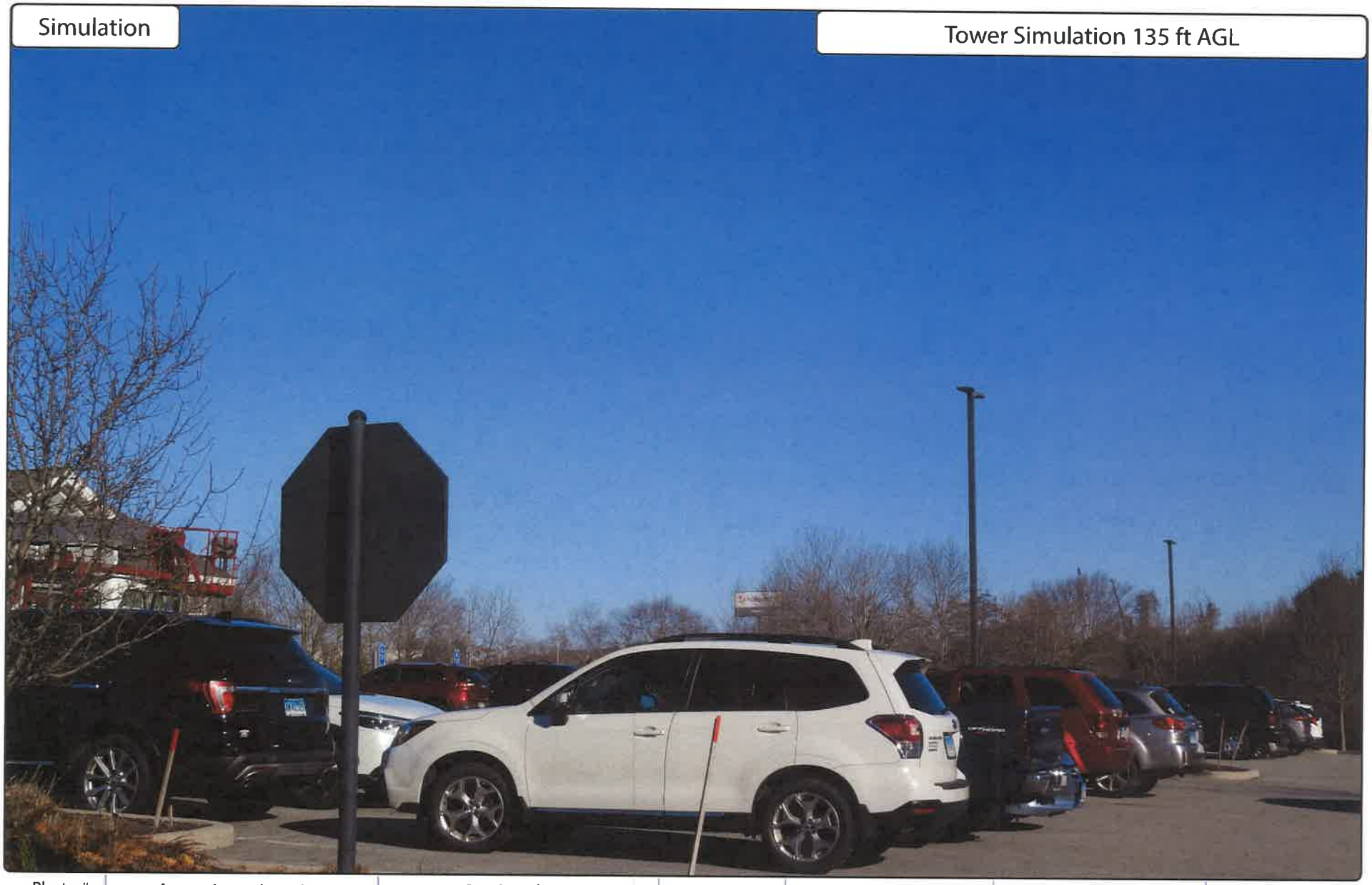

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
13	Industrial Park Rd	41.35593	-72.21377	0.55 Miles	South	18	Obscured

Site: CT0471 East Lyme CT

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VSS

ARX WIRELESS

Existing

Balloon not visible from this location

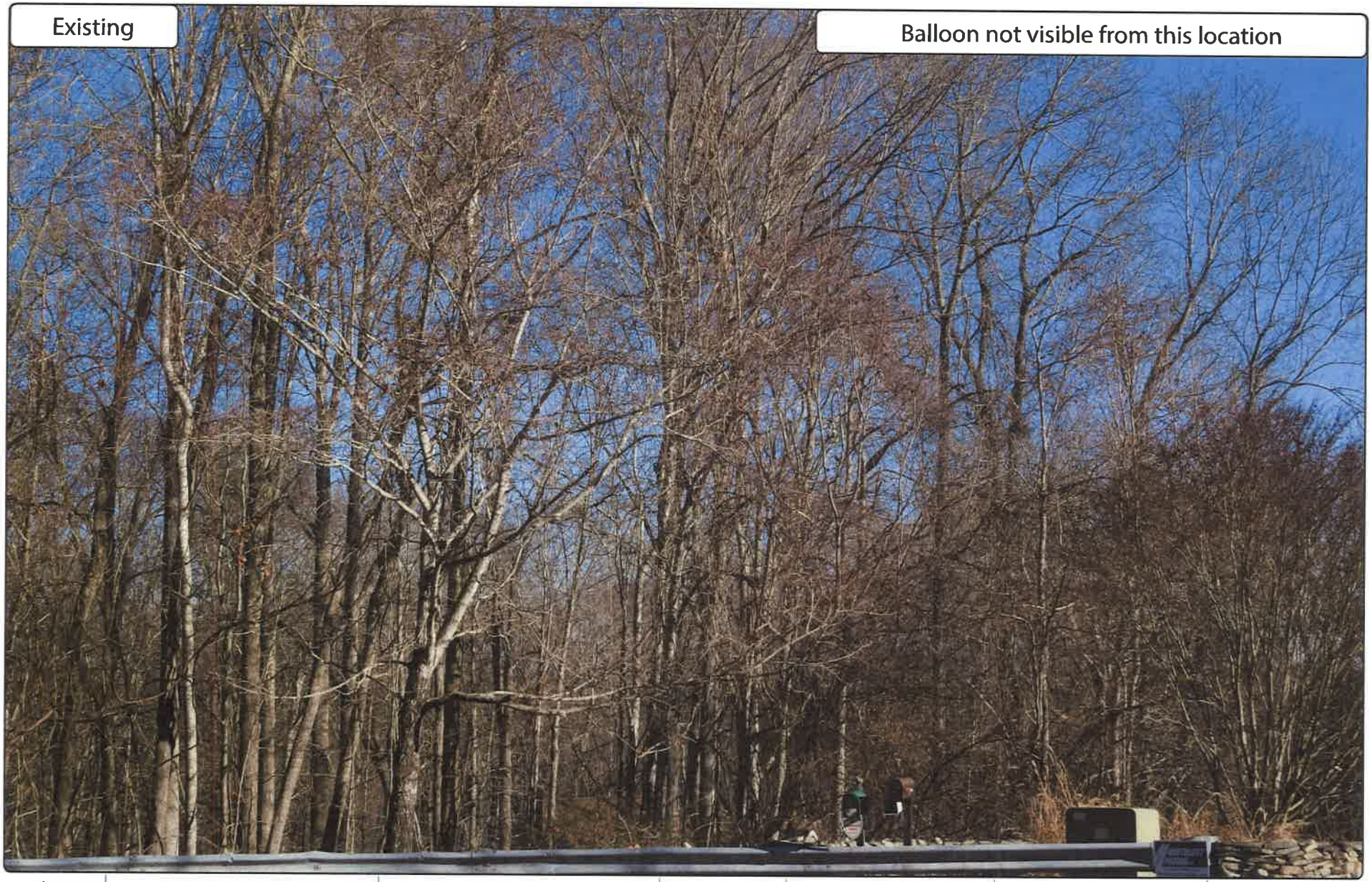

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
14	Bittersweet Dr	41.36155	-72.22111	0.57 Miles	West	76	Not Visible

Site: CT0471 East Lyme CT

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Existing

Balloon not visible from this location

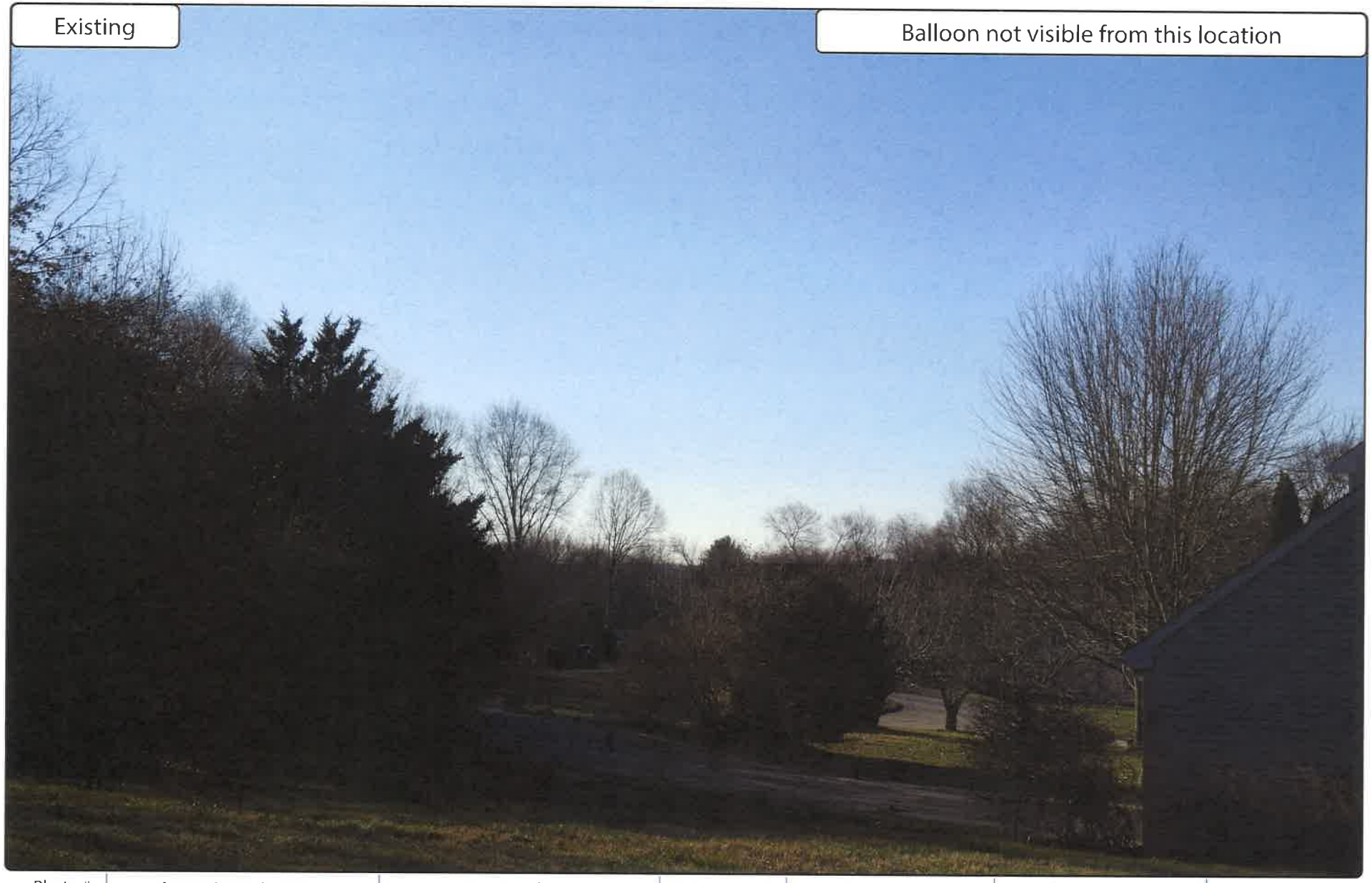

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
15	Egret Rd	41.37235	-72.20713	0.63 Miles	North	196	Not Visible

Site: CT0471 East Lyme CT

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Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
16	Chesterfield Rd	41.37369	-72.21199	0.7 Miles	North	174	Not Visible

Site: CT0471 East Lyme CT

VSS

ARX WIRELESS

Existing

Balloon not visible from this location

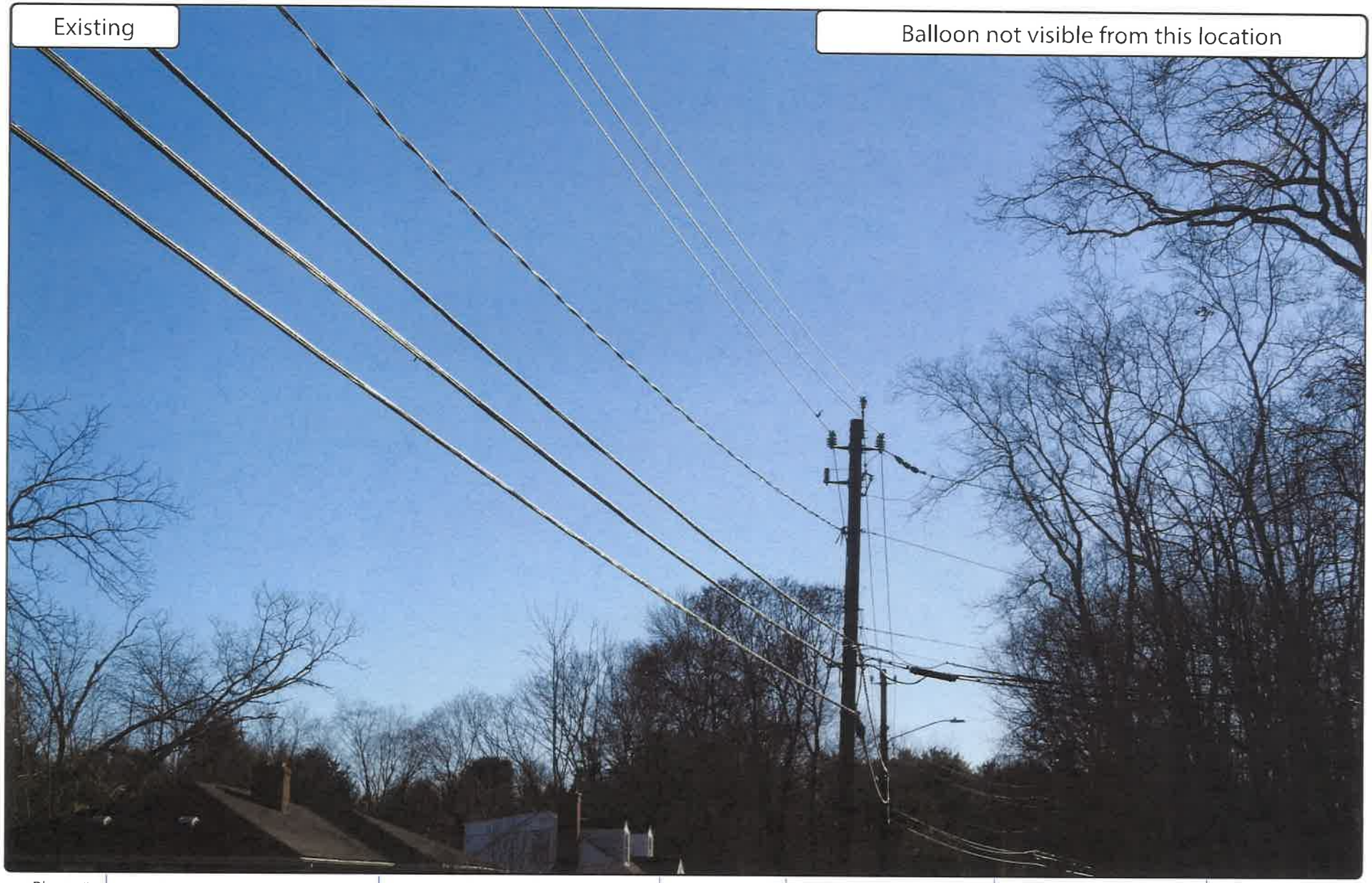

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
17	Upper Pattagansett Rd	41.37092	-72.22044	0.72 Miles	North-West	135	Not Visible

Site: CT0471 East Lyme CT

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ARX WIRELESS

Existing

Balloon not visible from this location

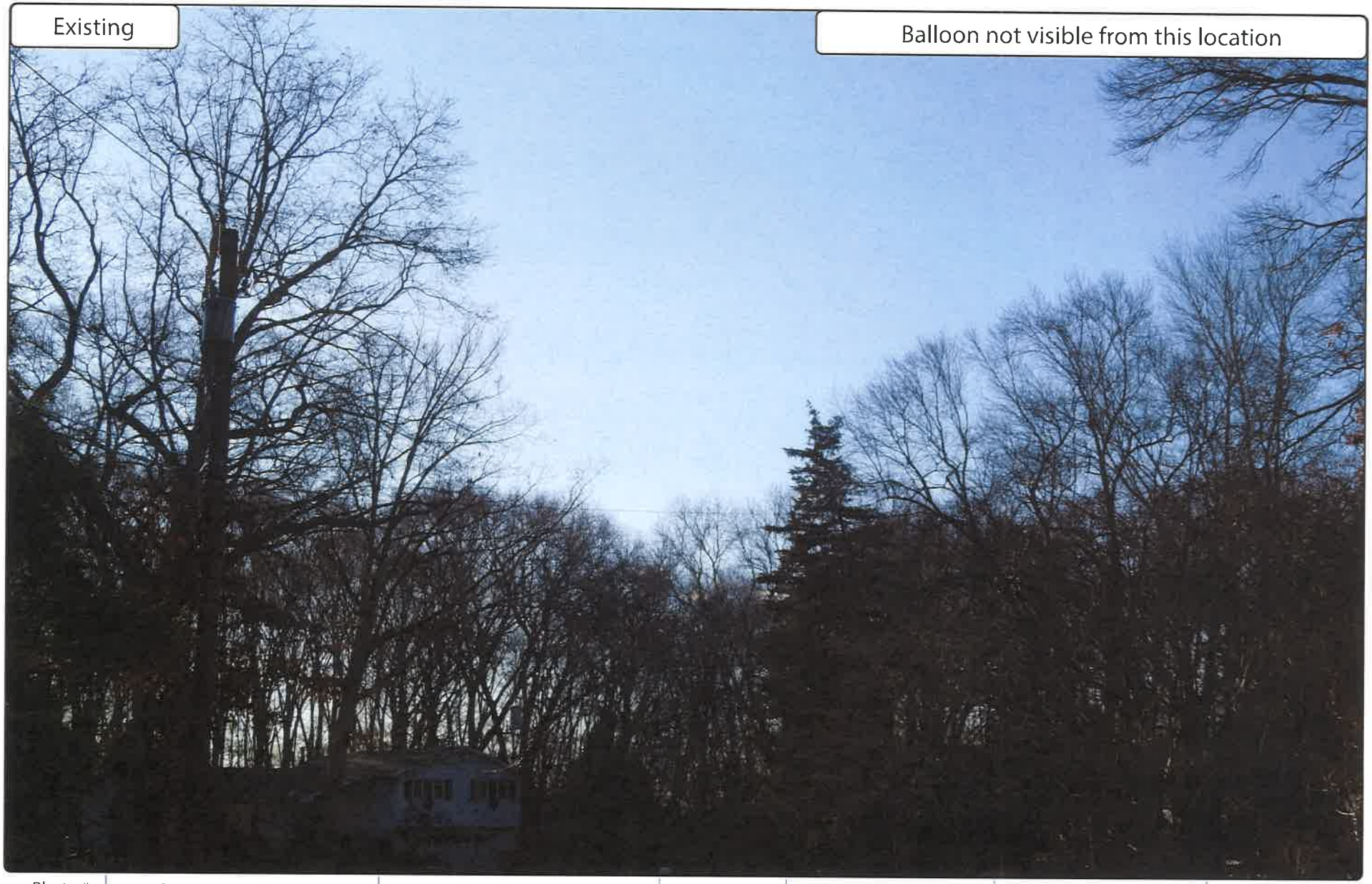

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
18	Monticello Dr	41.37395	-72.21502	0.75 Miles	North	162	Not Visible

Site: CT0471 East Lyme CT

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ARX WIRELESS

Existing

Balloon not visible from this location

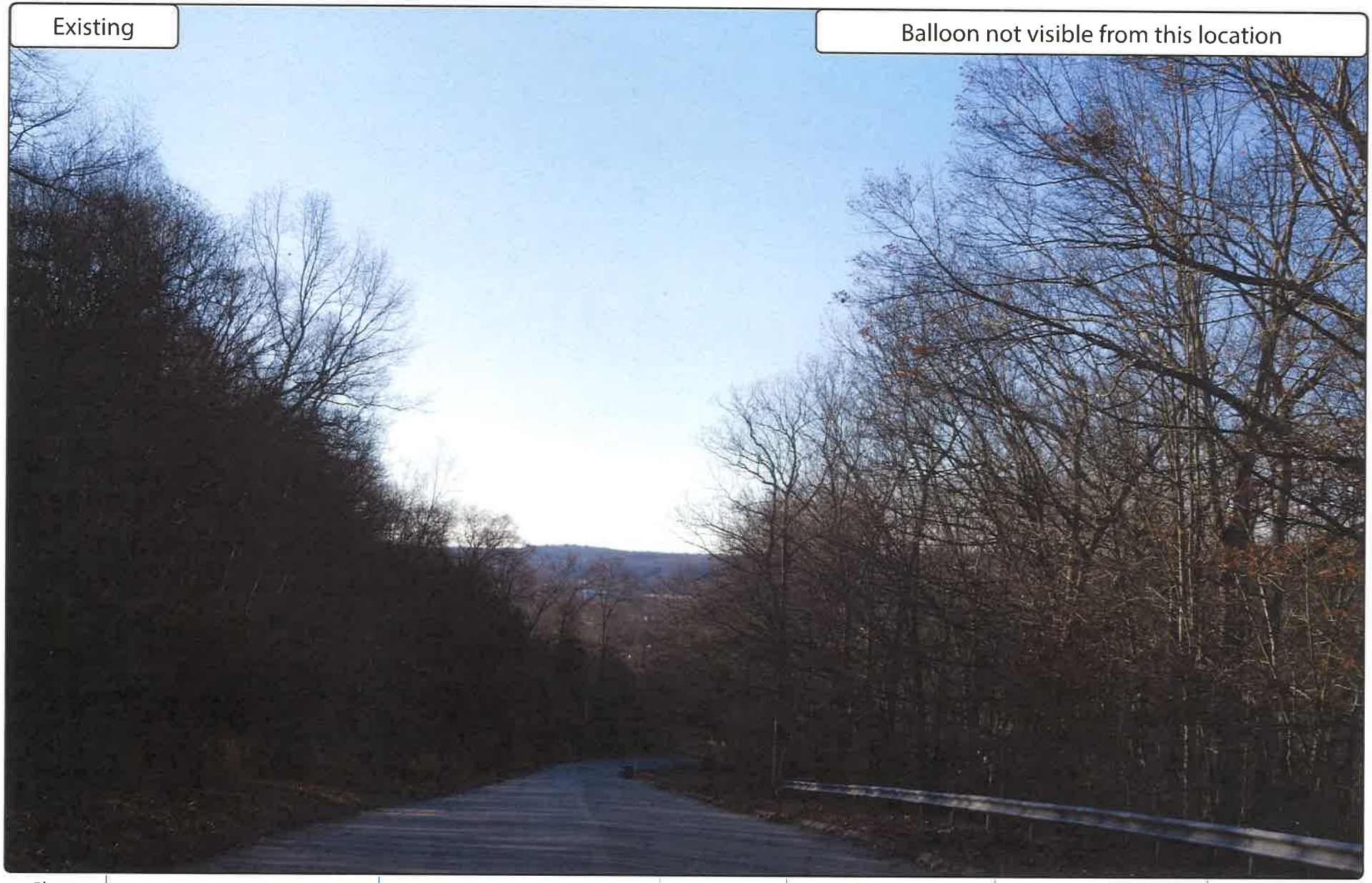

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
19	Goldfinch Terrace	41.37438	-72.20576	0.79 Miles	North	198	Not Visible

Site: CT0471 East Lyme CT

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ARX WIRELESS

Existing

Balloon not visible from this location

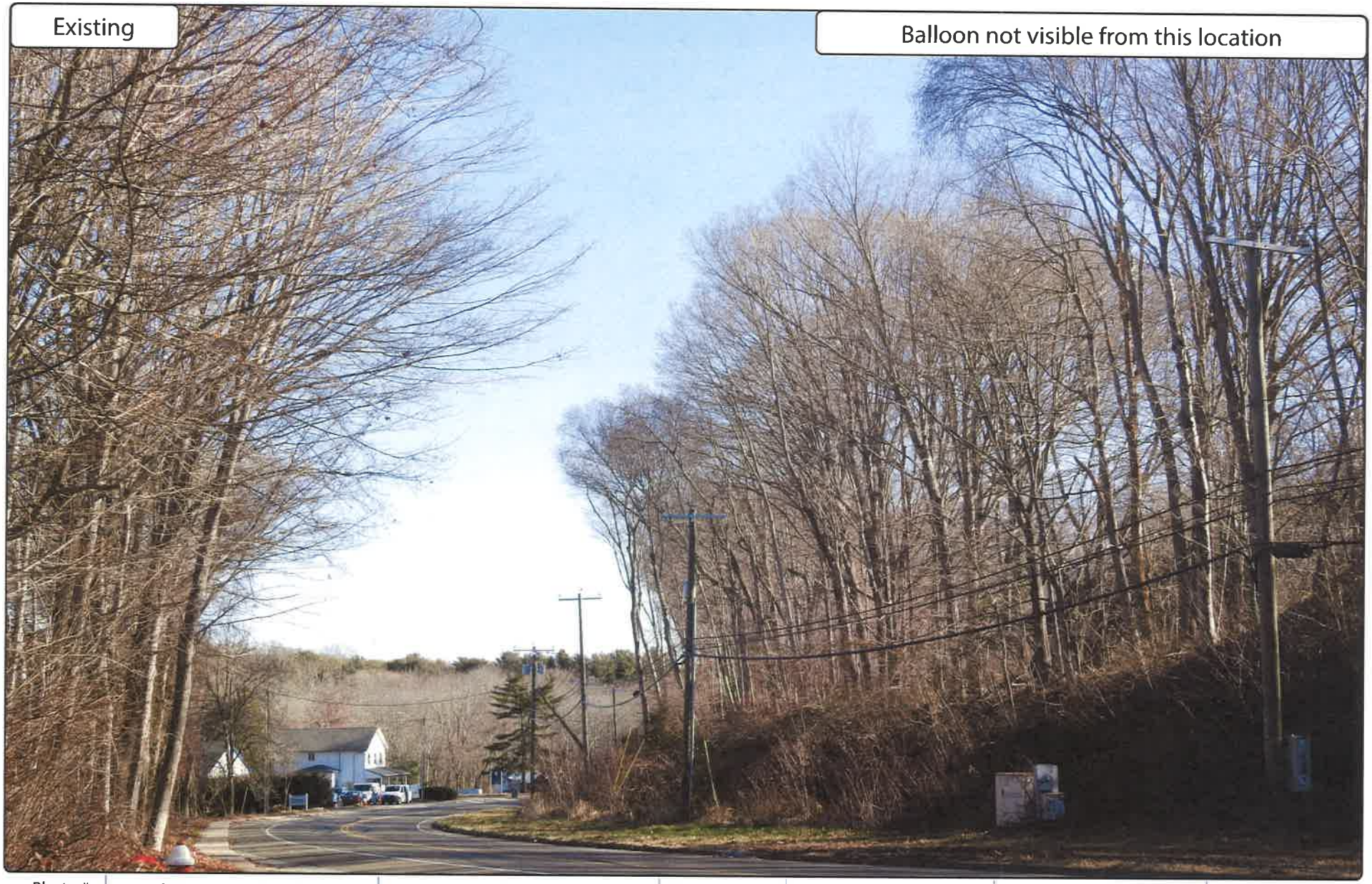

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
20	Boston Post Rd	41.36847	-72.22434	0.79 Miles	North-West	115	Not Visible

Site: CT0471 East Lyme CT

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ARX WIRELESS

Existing

Balloon not visible from this location

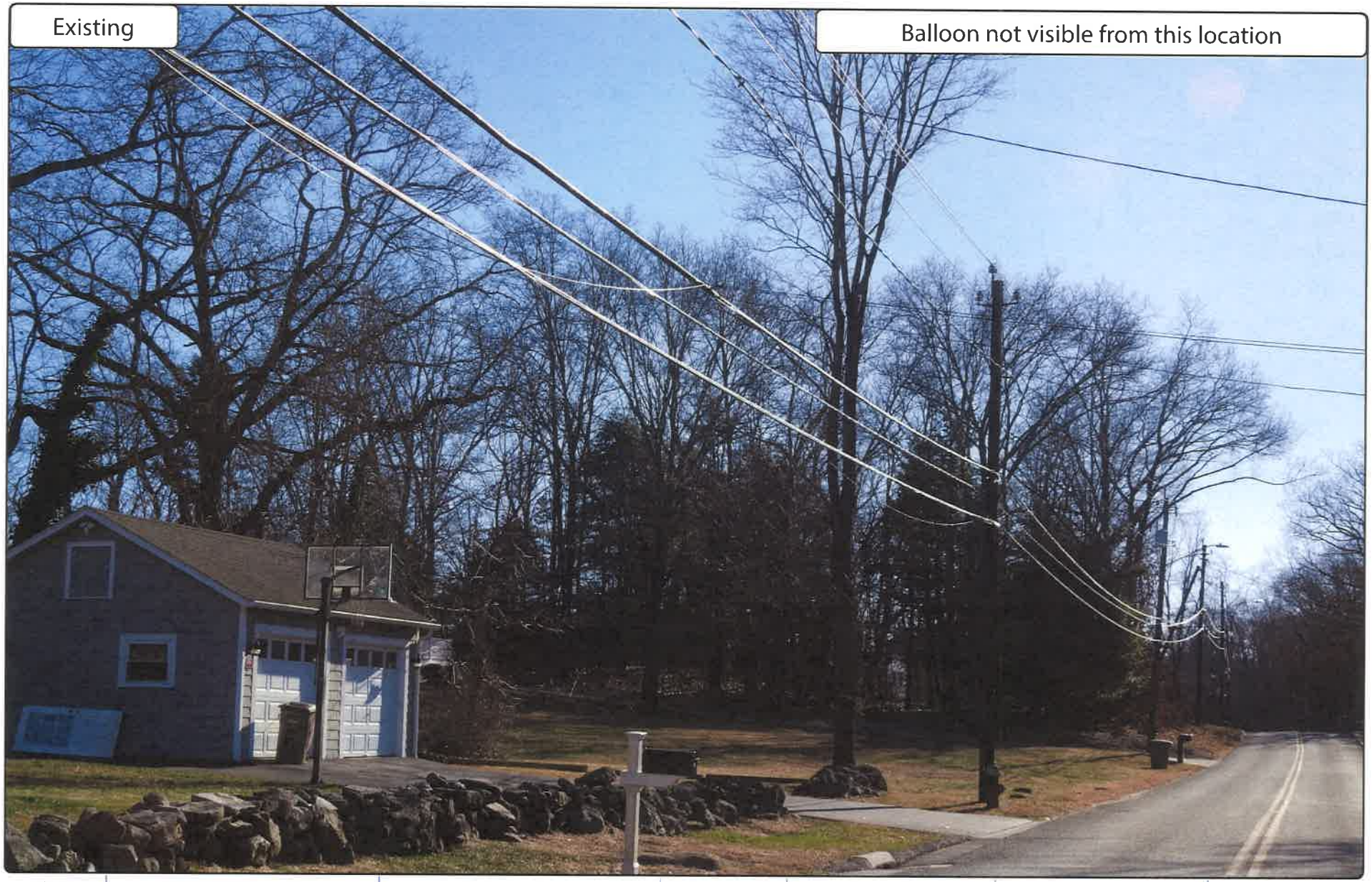

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
21	Upper Pattagansett Rd	41.37255	-72.22135	0.84 Miles	North-West	138	Not Visible

Site: CT0471 East Lyme CT

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VSS

ARX WIRELESS

Existing

Balloon not visible from this location

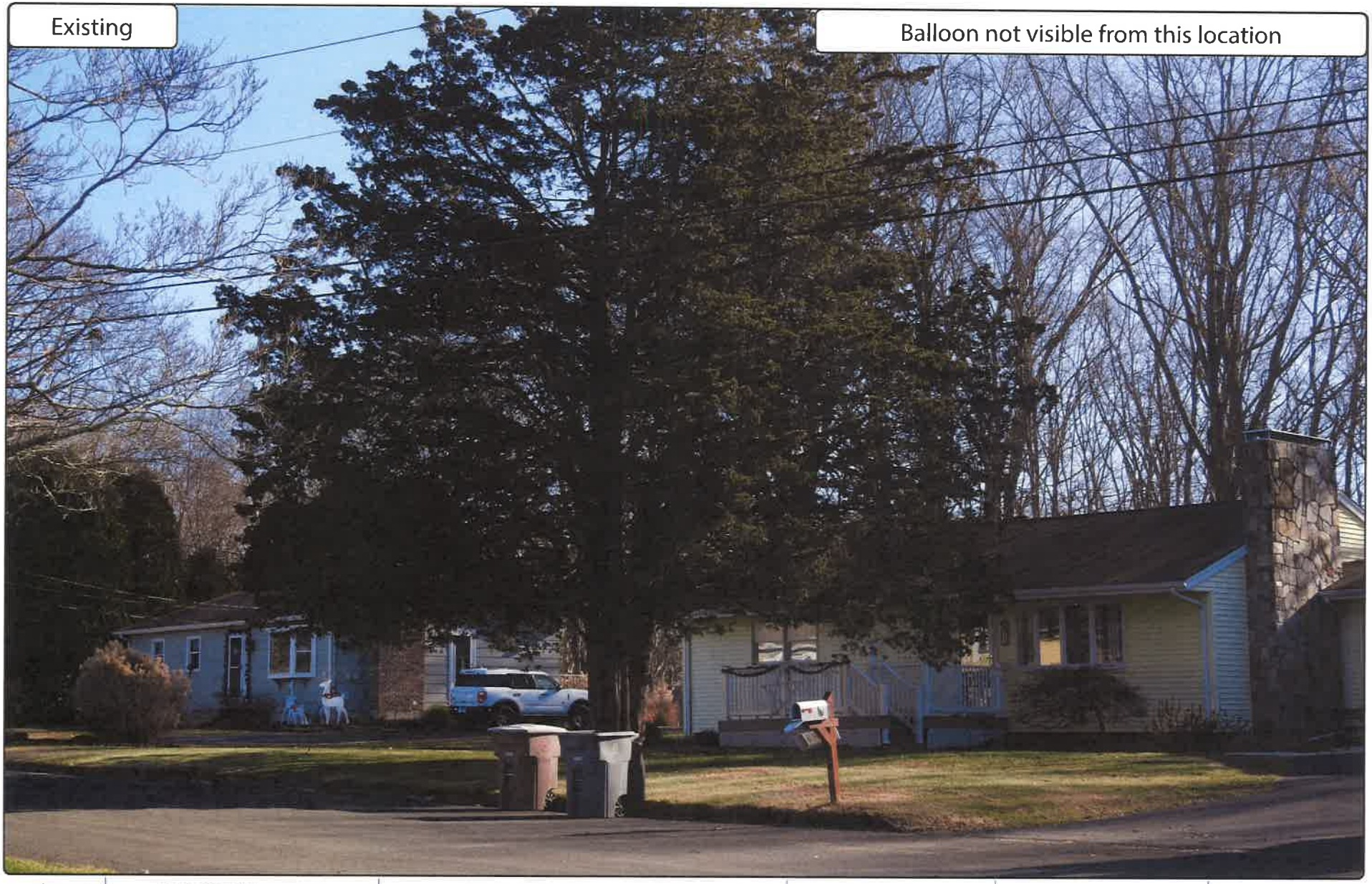

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
22	Wagonwheel Rd	41.37226	-72.22388	0.92 Miles	North-West	131	Not Visible

Site: CT0471 East Lyme CT

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VSS

ARX WIRELESS

Existing

Balloon not visible from this location

Photo #	Approximate Location	Gps Coordinates		Distance to site	Orientation	Bearing to site	Visibility
23	Laurel Hill Dr	41.34986	-72.20869	0.95 Miles	South	354	Not Visible

Site: CT0471 East Lyme CT

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