

**STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL**

RE: APPLICATION BY FLORIDA PARTNERS LLC  
d/b/a NORTH ATLANTIC TOWERS APPLICATION  
FOR A CERTIFICATE OF ENVIRONMENTAL  
COMPATIBILITY AND PUBLIC NEED  
FOR A TELECOMMUNICATIONS FACILITY  
AT 62-64 CODFISH HILL ROAD IN THE  
TOWN OF BETHEL, CONNECTICUT

DOCKET NO. 458

Date: July 7, 2015

**RESPONSES TO CONNECTICUT SITING COUNCIL'S REQUEST FOR ADDITIONAL  
INFORMATION  
FROM APPLICANT FLORIDA TOWER PARTNERS, LLC  
d/b/a NORTH ATLANTIC TOWERS**

The Applicant, Florida Tower Partners LLC d/b/a North Atlantic Towers ("Applicant"), submits the following responses to the Connecticut Siting Council's Request for Additional Information in connection with the above-captioned Application.

1. Referring to Sheet C-1 behind Tab E of the application, is the open space with 1/9 interest on Settlers Road (77/57/048-10) and the open space with 1/6 interest on Hillside Court (77/57/068) dedicated, permanent open space?

**A1 Yes, the open space with 1/9 interest on Settler's Road is dedicated, permanent, open space. The open space with 1/6 interest on Hillside Court is also dedicated, permanent open space.**

2. What is the square footage of parcels in the R-80 zone in the Town of Bethel?

**A2 The minimum gross lot area in a R-80 zone in the Town of Bethel is 80,000 square feet, unless a lesser requirement has been established for such lot**

by the Commission through approval of a Cluster Subdivision or a Conservation Development. See Section 3.4 entitled "Dimensional Standards" of the Bethel Zoning Regulations.

3. Why was 10" diameter at breast height used for the tree inventory?

**A3 Mr. Centore's previous testimony regarding the 10" diameter used for the tree inventory was inaccurate. The actual diameter used for the tree inventory was 6".**

4. Describe the current use of the property.

**A4 The property is currently undeveloped and the landowners report that they do not use the property for any specific purpose, other than as a residence. They have sold dead or fallen trees for firewood and sold the blueberries that grow wild on the property.**

5. Does the use of the subject property qualify for an agricultural exemption under wetland regulations? Why or why not?

**A5 Section 115-6 ("Permitted and Non-Regulated Uses") of the Bethel Wetlands and Watercourses Regulations ("Wetlands Regulations") provides: " The following operations and uses shall be permitted in inland wetlands and watercourses, as of right: Grazing, farming, nurseries,**

gardening and harvesting of crops and farm ponds of three acres or less essential to the farming operation . . .” However Section 115-4 definitions “Farming” as the “(u)se of land for the growing of crops, raising of livestock or other agricultural use.”

The landowners are not growing any crops, raising livestock or using the property for any agricultural uses, therefore the subject property does not qualify for an agricultural exemption.

It should be noted that the property is fully taxed as a private parcel, and does not receive any agricultural/farming tax benefits, nor are there any agricultural or conservation easements encumbering the parcel.

Respectfully Submitted,

FLORIDA TOWER PARTNERS LLC  
d/b/a NORTH ATLANTIC TOWERS

By:

  
Julie D. Kohler, Esq.  
Rachel A. Schwartzman, Esq.  
Cohen and Wolf, P.C.  
1115 Broad Street  
Bridgeport, CT 06604  
Tel. (203) 368-0211  
Fax (203) 394-9901  
[jkohler@cohenandwolf.com](mailto:jkohler@cohenandwolf.com)  
[rschwartzman@cohenandwolf.com](mailto:rschwartzman@cohenandwolf.com)

**CERTIFICATE OF SERVICE**

I hereby certify that on this day a copy of the foregoing was delivered by electronic mail to all parties and intervenors of record, as follows:

Keith R. Ainsworth, Esq.  
Evans Feldman & Ainsworth, L.L.C.  
261 Bradley Street  
P.O. Box 1694  
New Haven, CT 06507-1694  
[krainsworth@EFandA-law.com](mailto:krainsworth@EFandA-law.com)

Kenneth C. Baldwin, Esq.  
Robinson & Cole LLP  
280 Trumbull Street  
Hartford, CT 06103-3597  
[kbaldwin@rc.com](mailto:kbaldwin@rc.com)

  
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Julie D. Kohler, Esq.