

**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE: :
 : DOCKET NO. 500
ARX WIRELESS INFRASTRUCTURE, LLC :
APPLICATION FOR A CERTIFICATE OF :
ENVIRONMENTAL COMPATIBILITY AND :
PUBLIC NEED FOR THE :
CONSTRUCTION, MAINTENANCE AND :
OPERATION OF A WIRELESS :
TELECOMMUNICATIONS FACILITY :
LOCATED AT 1061-1063 BOSTON POST : June 8, 2021
ROAD, MILFORD, CONNECTICUT :

**ARX WIRELESS INFRASTRUCTURE, LLC RESPONSES TO
CITY OF MILFORD INTERROGATORIES**

1. Reconcile ARX’s references to “target search area,” “site search ring,” and “site search area” referenced in the Technical Report at pages 6-7 with ARX’s claim in the March 26, 2021 letter to the City (see Ex. M to App.) that *“No document describes the search area, as the proposed facility is a replacement site.”*

Response:

In the very next sentence of ARX’s counsel’s letter dated March 26, 2021, ARX explained to the City: “...However, the area investigated in the search process is already identified in the Site Search Process section of the Technical Report, and the list of sites investigated contained therein.” The search process is further detailed in Exhibit F to the Application, Site Search Summary.

Keith Coppins of ARX communicated with the carriers and was aware of the need for a replacement site. Based on his expertise, Mr. Coppins created a “ring” of properties to explore as potential replacement sites. The “ring” referenced in the Technical Report refers to the search area identified by Mr. Coppins, once the carriers’ needs were identified.

2. Explain the difference, if any, between the (a) “target search area,” (b) “site search ring,” and (c) “site search area” referenced in the Technical Report at pages 6-7, including whether the two carriers (Verizon and AT&T) had different search areas.

Response:

The terms “target search area,” “site search ring” and “site search area” may be used interchangeably. Keith Coppins of ARX communicated with the carriers and was aware of the need for a replacement site. Based on his expertise, Mr. Coppins created a “ring” of properties to explore as potential replacement sites. The “ring” referenced in the Technical Report refers to the search area identified by Mr. Coppins, once the carriers’ needs were identified.

3. Confirm that the 75 x 75-foot lease area described in the site plan for the proposed tower completely within the residential R-12.5 One Family Residential zone.

Response:

The City is in the best position to answer this question because the interrogatory asks about zoning regulations as drafted and adopted by the City. Assuming hypothetically that the Siting Council did not have exclusive jurisdiction, and that the City’s zoning regulations governed the analysis, as ARX explained in its Reply to the City’s Memorandum re: Location Preferences and Siting Criteria dated May 4, 2021: “ARX acknowledges that the Property is a split-zone parcel. In initially characterizing the Property as solely in the Interchange Commercial District (ICD), ARX relied on the City’s tax assessment records and data in the City’s GIS mapping database, both of which erroneously referred to the zoning of the Property as solely ICD. See Exhibit 1 attached hereto, containing the tax assessment card and the GIS mapping.” (See ARX Reply dated May 4, 2021 at p. 2)

Further, although the City never raised this issue during the municipal consultation period, once it did so after the Application was filed with the Connecticut Siting Council, ARX promptly filed a Supplement to Section VII(C) of the Application Narrative dated May 4, 2021, in which ARX stated: “A portion of the Property is zoned Interchange Commercial District (ICD), and another portion of the Property is zoned R-12.5. The Site encompasses both portions of the Property, with the proposed tower location being located in the R-12.5 zone and the proposed access to the Site being over

the portion zoned ICD and the portion zoned R-12.5.” (See Supplement to Section VII(C) at p. 1)

4. Confirm that, pursuant to § 3.1.4 of the Milford Zoning Regulations, the maximum as-of-right building height in the R-12.5 zone is thirty-five (35) feet.

Response:

The City is in the best position to answer this question because the interrogatory asks about zoning regulations as drafted and adopted by the City. Assuming hypothetically that the Siting Council did not have exclusive jurisdiction, and that the City’s zoning regulations governed the analysis, as ARX explained in its Reply to the City’s Memorandum re: Location Preferences and Siting Criteria dated May 4, 2021: “ARX acknowledges that the Property is a split-zone parcel. In initially characterizing the Property as solely in the Interchange Commercial District (ICD), ARX relied on the City’s tax assessment records and data in the City’s GIS mapping database, both of which erroneously referred to the zoning of the Property as solely ICD. See Exhibit 1 attached hereto, containing the tax assessment card and the GIS mapping.” (See ARX Reply dated May 4, 2021 at p. 2)

Further, although the City never raised this issue during the municipal consultation period, once it did so after the Application was filed with the Connecticut Siting Council, ARX promptly filed a Supplement to Section VII(C) of the Application Narrative dated May 4, 2021, in which ARX stated: “Section 3.1.4 limits height in the R-12.5 to 35 feet, which the Facility would exceed.” (See Supplement to Section VII(C) at p. 2)

5. Confirm that the proposed tower would not be eligible for a special permit or special exception in the R-12.5 zone under § 3.1.2.18 of the Milford Zoning Regulations because the lot size is less than five (5) acres, and the proposed tower does not meet the minimum setback requirements.

Response:

The City is in the best position to answer this question because the interrogatory asks about zoning regulations as drafted and adopted by the City. Assuming hypothetically that the Siting Council did not have exclusive jurisdiction, and that the City’s zoning regulations governed the analysis, as ARX explained in its Reply to the City’s Memorandum re: Location Preferences and Siting Criteria dated May 4, 2021: “ARX acknowledges that the Property is a split-zone parcel. In initially characterizing the Property as solely in the Interchange Commercial

District (ICD), ARX relied on the City's tax assessment records and data in the City's GIS mapping database, both of which erroneously referred to the zoning of the Property as solely ICD. See Exhibit 1 attached hereto, containing the tax assessment card and the GIS mapping." (See ARX Reply dated May 4, 2021 at p. 2)

Further, although the City never raised this issue during the municipal consultation period, once it did so after the Application was filed with the Connecticut Siting Council, ARX promptly filed a Supplement to Section VII(C) of the Application Narrative dated May 4, 2021, in which ARX stated:

"As to the R-12.5 zone, telecommunications towers that are subject to local zoning are permitted in the R-12.5 zone "subject to Special Permit, Special Exception, and Site Plan Approval in accordance with Article VII of the Zoning Regulations." See Sections 3.1.2 and 3.1.2.18. Section 3.1.2.18 further requires the following "conditions and safeguards" for towers that are subject to local zoning: 1) the lot area shall not be less than five (5) acres; 2) any tower shall be set back from all street and lot lines by a distance equal to or greater than the height of such tower; and 3) any other building, structure or parking area shall be set back at least 50 feet from all street and lot lines. Here, the Property is 2.44 acres. The tower, with AGL 116.0' to the top of the antennas, would not be set back from all lot lines by a distance equal to or greater than 116.0'. The tower would, however, be setback more than 116.0' from all street lines. Other than the tower, the other structures (i.e., generators, power distribution boxes) that constitute the Facility would be setback more than 50 feet from all street and lot lines. Thus, if the Facility were subject to local zoning, it would not fully comply with Section 3.1.2.18(1) or (2). Section 3.1.4 limits height in the R-12.5 to 35 feet, which the Facility would exceed." (See Supplement to Section VII(C) at pp. 1-2)

6. ARX's May 4, 2021 "Supplement to Section VII(C) of the Application Narrative" asserts: "*The tower, with AGL 116.0' to the top of the antennas, would not be set back from all lot lines by a distance equal to or greater than 116.0'. The tower would, however, be setback more than 116.0' from all street lines.*" Identify the precise measurements from the base of the proposed tower to all surrounding lot lines and street lines, and provide an accurate visual depiction of those measurements.

Response:

The distance from the base of the proposed tower to Boston Post Road is 401 feet.

The distance from the base of the proposed tower to Home Acres Avenue is 169 feet.

The distance to the lot lines in each direction are 61 feet to the south, 80 feet to the east and 93 feet to the north.

See diagram attached as Exhibit 6.

7. What is the distance and direction from the base of the proposed tower to the nearest ten (10) residences? Provide an accurate visual depiction of those measurements.

Response:

The distances to the nearest ten (10) residences are depicted in the diagram attached as Exhibit 7.

8. Confirm that the site of the current antenna that Verizon and AT&T are seeking to replace – i.e., the former hotel site at 1052 Boston Post Road – is located in the ICD “Interchange Commercial District.”

Response:

The City is in the best position to answer this question because the interrogatory asks about the City’s zoning districts and ARX has not done a zoning analysis of parcels that are not the proposed site.

9. Confirm that, pursuant to § 3.22.4.3(3) of the Milford Zoning Regulations, the maximum as-of-right building height in the ICD zone is one hundred twenty (120) feet.

Response:

The City is in the best position to answer this question because the interrogatory asks about the City’s zoning districts and regulations. That being said, assuming hypothetically that the Siting Council did not have exclusive jurisdiction, and that the City’s zoning regulations governed the analysis, a review of § 3.22.4.3(3) of the Milford Zoning Regulations confirms that the maximum as-of-right building height in the ICD zone is one hundred twenty (120) feet.

10. Confirm that the Connecticut Post Mall property (1201 Boston Post Road) is located in the SCD “Shopping Center District.”

Response:

The City is in the best position to answer this question because the interrogatory asks about the City’s zoning districts and ARX has not done a zoning analysis of parcels that are not the proposed site.

Further, it is ARX’s understanding that there is currently a pending application with the City to rezone this property – an issue that the City is in the best position to know.

11. Confirm that, pursuant to § 3.22.4.3(3) of the Milford Zoning Regulations, the maximum as-of-right building height in the SCD zone is one hundred twenty (120) feet.

Response:

The City is in the best position to answer this question because the interrogatory asks about the City’s zoning districts and regulations, and ARX has not done a zoning analysis of parcels that are not the proposed site. That being said, assuming hypothetically that the Siting Council did not have exclusive jurisdiction, and that the City’s zoning regulations governed the analysis, a review of § 3.22.4.3(3) of the Milford Zoning Regulations confirms that the maximum as-of-right building height in the SCD zone is one hundred twenty (120) feet.

12. Identify all potential replacement solutions for the current facility at 1052 Boston Post Road (hotel site) that ARX considered as an alternative to the proposed tower in the Application. For each such solution:

- a. Describe all of ARX’s bases for rejecting each potential solution, including engineering reasons, coverage reasons, and/or lack of interest by the site owner.

Response:

As detailed in Exhibit F to the Application, the Site Search Summary, ARX evaluated nine (9) different potential sites, including 1061-1063 Boston Bost Road. Following ARX’s communications with property owners and its efforts to reach out to those owners, and its communications with the carriers, 1061-1063 Boston Bost Road proved to be the best and most viable site to meet the carriers’ needs.

In addition to lack of interest from property owners, the sites located at 1052 Boston Post Road, 1201 Boston Post Road (Connecticut Post Mall), and 354 North Street were rejected because one or both carriers concluded that their respective service objectives would not be satisfied at those locations.

- b. If rejected for engineering or coverage reasons, provide the analysis and backup documentation on which ARX is relying to support the assertion.

Response:

As explained in Exhibit F to the Application, with respect to 1052 Boston Post Road:

“Since 2004, Verizon and AT&T have had telecommunications equipment situated at 1052 Boston Post Road, Milford, on the rooftop of the site of a former Howard Johnson hotel. The Howard Johnson hotel has been out of business for over a year. The building on that property is planned to be demolished as part of a redevelopment project, and the new hotel building will not satisfy Verizon’s service objective. In the last year, the carriers have worked with the owner of that site to explore alternative ways to accommodate their telecommunications equipment. Verizon has concluded that there will be no feasible alternative location on that property for the telecommunications equipment, and accordingly, the property at 1052 Boston Post Road has been deemed unusable. Once the proposed Facility is constructed, Verizon and AT&T intend to relocate to the Site of the proposed Facility at 1061-1063 Boston Post Road. Most recently, ARX reached out again to the owner to explore the Landlord’s interest in developing a new tower at the property. On January 22, 2021, ARX wrote to the owner via certified mail, return receipt requested. The certified letter was delivered on January 29, 2021 at 12:29 p.m., and to date, ARX has received no response from the owner.”

In a letter to the City’s counsel dated March 26, 2021 (see Exhibit M to Application), ARX’s counsel further explained that:

- the proposed new hotel building at the “Howard Johnson’s site” located at 1052 Boston Post Road would not satisfy the coverage needs of Verizon.
- the property owners of 1052 Boston Post Road were not interested in a new “stub tower” on the roof of the proposed new hotel building, and that Verizon’s project engineers questioned whether the new hotel building would be structurally capable of supporting such a large structure on the roof of the proposed new building.

- the proposed new hotel building at the “Howard Johnson’s site” located at 1052 Boston Post Road did not satisfy the coverage and capacity needs of AT&T.

Since this filing, on May 18, 2021 and May 28, 2021 ARX again reached out to the owner of this site, Wes Craft, via e-mail. A copy of the e-mail exchange is attached as Exhibit 12. Mr. Craft has not responded to ARX since this e-mail exchange.

Finally, it has come to ARX’s attention that the owner of 1052 Boston Post Road is now listing the property for sale. See attached photograph which was taken on May 28, 2021 attached as Exhibit 12.

As detailed in Exhibit F to the Application, with respect to 1201 Boston Post Road (Connecticut Post Mall):

“ARX explored the use of this parcel for the development of a new tower, but it was deemed unusable due to a lack of interest from the owner to develop a tower at the property. In addition, in response to the City’s request that this location be reconsidered, Verizon evaluated the roof of the Post Mall and confirmed that it is too low and would not satisfy its service objectives in the area.”

Further, it is ARX’s understanding that there is currently a pending application with the City to rezone this property – an issue that the City is in the best position to know.

354 North Street Milford, CT.

On January 22, 2021, ARX wrote to the owner via certified mail, return receipt requested.

On January 29, 2021, Keith Coppins of ARX spoke with the property owner, Al Subbloie, to discuss a potential tower on the site.

However, AT&T deemed the site unusable because it was too close to an existing AT&T site and therefore did not meet its objectives.

- c. If ARX is asserting that a site was rejected due to lack of interest by the owner:
- i. Identify and provide all written communications with owner or owner's representative, including:
 - Date;
 - Addressee and address;
 - Whether receipt was confirmed; and
 - Owner's response.
 - ii. Identify dates of all oral communications (or attempted calls) with owner or owner's representative, including:
 - Date;
 - Names and roles of persons on the call; and
 - Owner's response.

Response:

1052 Boston Post Road, Milford CT (former Howard Johnson Hotel).

In addition to the engineering and coverage reasons that result in this site not being viable, the owners have demonstrated a lack of interest.

ARX first sent a letter to the owners of this property on July 20, 2020. The owners did not respond.

On January 22, 2021, ARX wrote to the owner via certified mail, return receipt requested. The certified letter was delivered on January 29, 2021 at 12:29 p.m., and the owners did not respond.

On May 18, 2021 and May 28, 2021 ARX again reached out to the owner of this site, Wes Craft, via e-mail. A copy of the e-mail exchange is attached as Exhibit 12. Mr. Craft has not responded to ARX since this e-mail exchange.

Finally, it has come to ARX's attention that the owner of 1052 Boston Post Road is now listing the property for sale. See attached photograph which was taken on May 28, 2021 attached as Exhibit 12.

1212 Boston Post Road, Milford, CT

ARX first sent a letter to the owner of this property on April 2, 2020. The owner did not respond.

On July 20, 2020, ARX sent a second letter to the owner of this property. The owner did not respond.

On October 6, 2020, ARX wrote to the owner via certified mail, return receipt requested. The certified letter was delivered on October 20, 2020, and the owner did not respond.

230 Cherry Street, Milford, CT.

ARX first sent a letter to the owner of this property on April 2, 2020. The owner did not respond.

On July 20, 2020, ARX sent a second letter to the owner of this property. The owner did not respond.

On October 6, 2020, ARX wrote to the owner via certified mail, return receipt requested. The certified letter was delivered on October 20, 2020, and the owner did not respond.

1201 Boston Post Road, Milford, CT (Connecticut Post Mall).

In addition to the engineering and coverage reasons that result in this site not being viable, the owner has demonstrated a lack of interest.

ARX first sent a letter to the owner of this property on April 2, 2020. The owner did not respond.

On July 20, 2020, ARX sent a second letter to the owner of this property. The owner did not respond.

On October 6, 2020, ARX wrote to the owner via certified mail, return receipt requested. The certified letter was delivered on October 20, 2020, and the owner did not respond.

Further, it is ARX's understanding that there is currently a pending application with the City to rezone this property – an issue that the City is in the best position to know.

1064 Boston Post Road, Milford, CT.

ARX first sent a letter to the owner of this property on March 31, 2020. The owner did not respond.

On July 20, 2020, ARX sent a second letter to the owner of this property. The owner did not respond.

On October 6, 2020, ARX wrote to the owner via certified mail, return receipt requested. The certified letter was delivered on October 20, 2020, and the owner did not respond.

271 Cherry Street, Milford, CT.

This is the site of a cemetery. On March 11, 2020 ARX participated in a meeting with the landowner's president, Jim Beard, and maintenance person. Following that meeting, the landowner advised ARX that it does not want to proceed with a lease.

On April 20, 2020 the cemetery board met to discuss the possibility of having a cell tower on the property.

On April 27, 2020 the property owner's attorney, Max Case, wrote to ARX: "I am advised by the trustees that they have no interest in proceeding with the transaction."

10 Leighton Road, Milford, CT.

This is the site of Schick Manufacturing.

ARX first sent a letter to the owner of this property on July 20, 2020. The owner did not respond.

On October 14, 2020, ARX wrote to the owner via certified mail, return receipt requested. The certified letter was delivered on October 20, 2020.

On October 20, 2020 Jake Bealke of Global Real Estate and Corporate Services (the agent for Schick) asked ARX for more details about the project. ARX responded with details including a potential area where a tower could be located on that site.

On October 28, 2020, Mr. Bealke called Keith Coppins of ARX to advise that Schick was not interested in moving forward with a potential cell tower on that site because it had other plans for future expansion of the property.

13. In October 2020, the City provided ARX with contact information for the owners of 1052 Boston Post Road (current hotel site), including Wes Clark (phone number and email address) and John Wilcox (phone number). What was the basis of ARX's decision not to utilize the contact information provided by the City?

Response:

On May 18, 2021 and May 28, 2021 ARX reached out to the owner of this site, Wes Craft. A copy of the e-mail exchange is attached as Exhibit 12. Mr. Craft has not responded to ARX since this e-mail exchange.

Finally, it has come to ARX's attention that the owners of 1052 Boston Post Road are now listing the property for sale. See attached photograph which was taken on May 28, 2021 attached as Exhibit 12.

14. In October 2020, the City advised ARX that the owner of 1201 Boston Post Road (Mall property) is interested in further discussion about locating wireless antennas on the Mall property. The City clarified that wireless siting inquiries for the Mall property should be directed to Christopher Leverone of American Tower, whose phone number, mailing address, and email address were provided to ARX. What was the basis of ARX's decision not to utilize the contact information provided by the City?

Response:

American Tower is a tower development company that competes with ARX. If American Tower wanted to develop a tower in this location, it would do so itself and it would not provide the opportunity to a competitor. In the telecommunications industry, the party who would decides whether to enter into a lease is the owner. ARX reached out to the owner of record on three different occasions with no response. See also, response to Interrogatory 12c.

Further, it is ARX's understanding that there is currently a pending application with the City to rezone this property – an issue that the City is in the best position to know.

15. Provide any and all coverage analyses generated from 2019 to the present relating to the Connecticut Post Mall property (1201 Boston Post Road), including potential coverage from antennas at various locations and heights on the 74.86-acre Mall property.

Response:

ARX does not perform coverage analyses. This interrogatory is more properly directed to the carriers. ARX refers to the City's identical interrogatory no. 6 which it directed to Verizon, and interrogatory no. 4 which it directed to AT&T.

16. Has ARX made a determination as to whether the carriers' asserted coverage needs could be accomplished via multi-site solutions that do not require construction of a new freestanding tower? If so, describe ARX's conclusions and the basis therefor, and provide all documentation on which ARX is relying.

Response:

ARX does not perform coverage analyses. ARX refers to Verizon's response to the City's interrogatory no. 10, and AT&T's response to the City's interrogatory no. 7.

17. Is obtaining approval at 1063 Boston Post Road, as opposed to other potential sites identified in the Application, material to ARX's involvement in the underlying project? In other words, would ARX lose the business if another site, or combination of sites, were selected?

Response:

No. ARX was willing to consider any site that is technically, legally, environmentally, and economically feasible, meets public safety concerns, and satisfies the carriers' coverage needs.


18. What weight, if any, should the Siting Council give to ARX's and/or the carriers' business interests in light of the State's policy of avoiding the unnecessary proliferation of towers in the state? Cite any legal authority on which your answer relies.

Response:

ARX is confident that the Siting Council will evaluate the criteria set forth in Conn. Gen. Stat. §§ 16-50g, et seq. and §§ 16-50j-1, et seq. of the Regulations of Connecticut State Agencies, and that it will evaluate these criteria in this docket in the same manner as in every other docket before it.

RESPECTFULLY SUBMITTED,

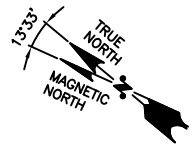
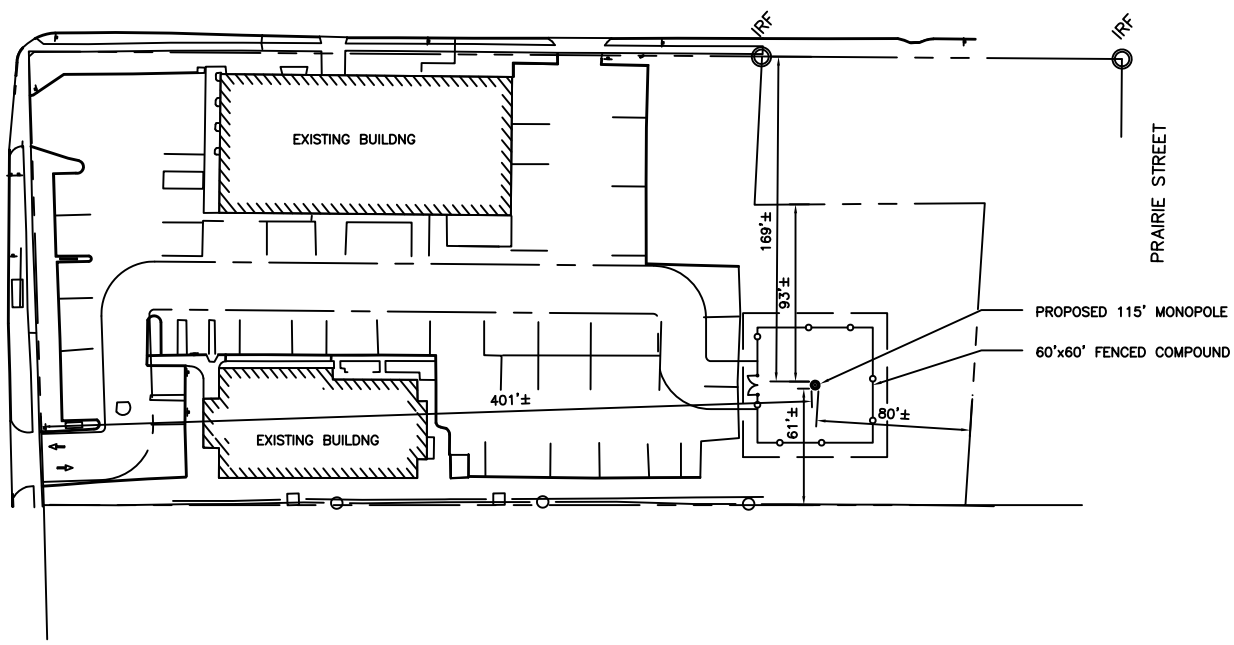
ARX WIRELESS INFRASTRUCTURE, LLC,

By: 

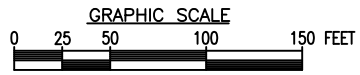
David A. Ball, Esq.
Philip C. Pires, Esq.
Cohen and Wolf, P.C.
1115 Broad Street
Bridgeport, CT 06604
Tel. No. (203) 368-0211
E-Mail: dball@cohenandwolf.com
E-Mail: ppires@cohenandwolf.com
Juris No. 010032

EXHIBIT #6

BOSTON POST ROAD - U.S. ROUTE 1



SITE PLAN
 8.5x11 SCALE: 1"=100'-0"
 1
 SK-1



PROJECT NO.
CT0030
 Designed by:
DJR
 Drawn by:
KAM
 Checked by:
DJR
 Approved by:
DJR

AECOM
 500 ENTERPRISE DRIVE
 ROCKY HILL, CONNECTICUT
 (860)-563-5800

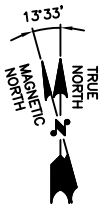
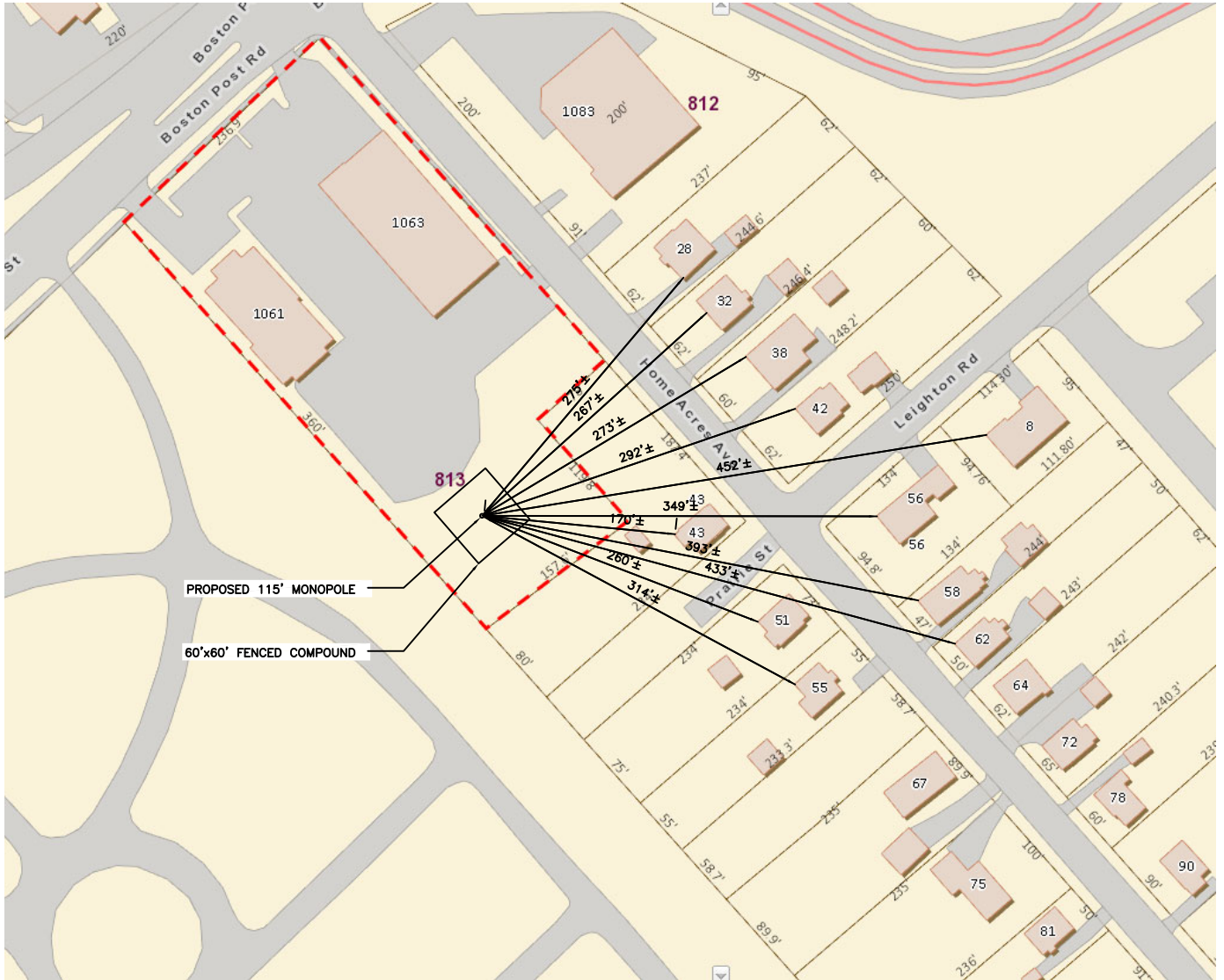
ARX WIRELESS
 ARX WIRELESS
 110 WASHINGTON AVENUE
 NORTH HAVEN, CT 06473
 CT0030 MILFORD
 1063 BOSTON POST ROAD
 MILFORD, CT 06460
 SITE ADDRESS:

REV.	DATE:	DESCRIPTION
▲	06/07/2021	REVISED
Scale: AS NOTED		Date: 06/03/2021
Job No.	File No.	

Dwg. No.
 SK-1
 Dwg. 1 of 2

EXHIBIT #7

NOTE:
REFERENCE MAP FROM MILFORD GIS



PLAN

8.5x11 SCALE: 1"=150'-0"



GRAPHIC SCALE



PROJECT NO.
CT0030
Designed by:
DJR
Drawn by:
KAM
Checked by:
DJR
Approved by:
DJR

AECOM
500 ENTERPRISE DRIVE
ROCKY HILL, CONNECTICUT
(860)-563-5800



ARX WIRELESS
110 WASHINGTON AVENUE
NORTH HAVEN, CT 06473

CT0030 MILFORD
SITE ADDRESS:
1063 BOSTON POST ROAD
MILFORD, CT 06460

REV.	DATE:	DESCRIPTION
▲	06/07/2021	REVISED
Scale:	AS NOTED	Date: 06/03/2021
Job No.	File No.	

Dwg. No.
SK-2
Dwg. 2 of 2

EXHIBIT #12

From: Keith Coppins
Sent: Friday, May 28, 2021 9:09 AM
To: 'wes craft' <crafwe01@gmail.com>
Subject: RE: Tower Site

I do not have a site plan for your property. I would need 2500 square feet (50x50) area.
If you have a spot that may work please make a mark on the attached topo map and we can prepare a plan.

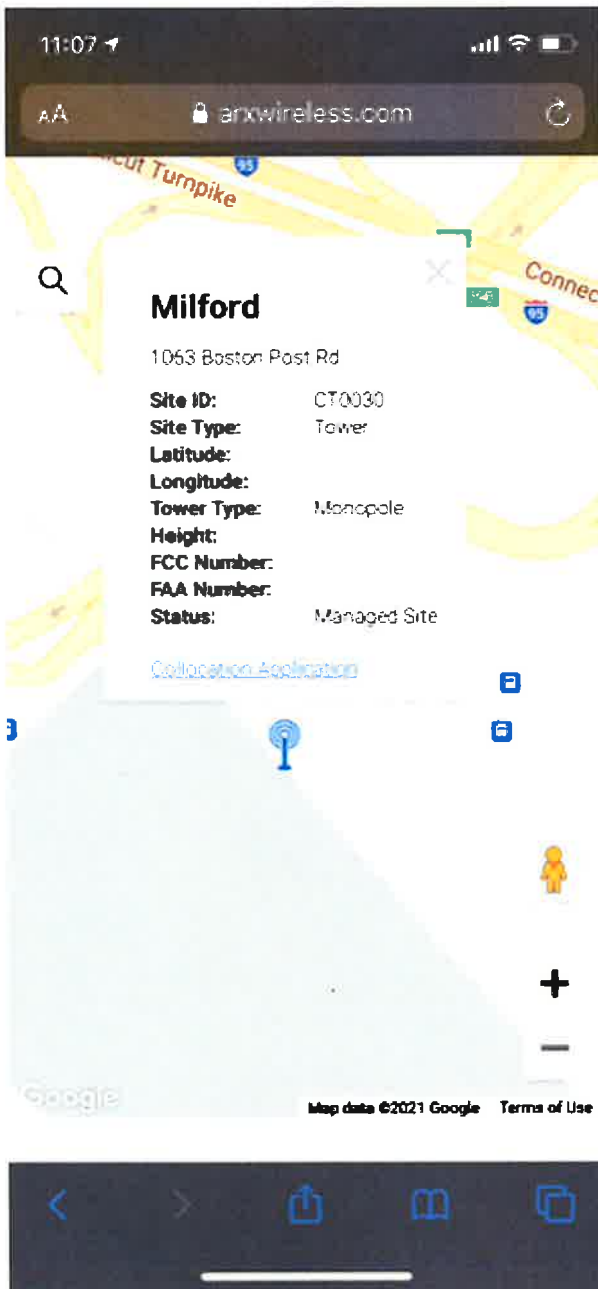
Keith Coppins
Managing Director



110 Washington Avenue
North Haven, CT 06473
Mobile: (203) 623-3287
Email: kcoppins@arxwireless.com

From: wes craft <crafwe01@gmail.com>
Sent: Friday, May 28, 2021 8:59 AM
To: Keith Coppins <kcoppins@arxwireless.com>
Subject: Re: Tower Site

Is there a site plan you can provide me so I can think about where it may fit in to the current plans for the development?



Wes Craft
203.522.7484

On May 28, 2021, at 8:52 AM, Keith Coppins <kcoppins@arxwireless.com> wrote:

Wes,
There is nothing at this point behind Firestone. We are a tower development company and are looking for the right spot for a tower.

Keith Coppins
Managing Director
<image001.jpg>
110 Washington Avenue
North Haven, CT 06473

Mobile: (203) 623-3287
Email: kcoppins@arxwireless.com

From: wes craft <crafwe01@gmail.com>
Sent: Friday, May 28, 2021 8:45 AM
To: Keith Coppins <kcoppins@arxwireless.com>
Subject: Re: Tower Site

Do you manage any existing equipment behind the Firestone?

Wes Craft
203.522.7484

On May 28, 2021, at 8:33 AM, Keith Coppins <kcoppins@arxwireless.com> wrote:

Wes,
Good Morning! Just checking back in to see if you have any interest in the below offer for the property in Milford.

Thanks
Keith Coppins
Managing Director
<[image001.jpg](#)>
110 Washington Avenue
North Haven, CT 06473
Mobile: (203) 623-3287
Email: kcoppins@arxwireless.com

From: wes craft <crafwe01@gmail.com>
Sent: Tuesday, May 18, 2021 6:30 PM
To: Keith Coppins <kcoppins@arxwireless.com>
Subject: Re: Tower Site

Thanks, I will be in touch.

Wes Craft
203.522.7484

On May 18, 2021, at 1:30 PM, Keith Coppins <kcoppins@arxwireless.com> wrote:

Wes,
I hope this email finds you well. I sent 2 letter to the owner below regarding a proposed tower in Milford with no response. If you are interested in entering into a deal please either call me or email me and we can talk about the details.

Rent would be \$ [REDACTED]
For each carrier after the anchor tenant you would receive \$ [REDACTED]
[REDACTED]

Thank you for your time.

January 22, 2021

Turnpike Lodge, Inc
PO Box 320443
Fairfield, CT 06825

To whom it may concern:

Arx Wireless, LLC ("ARX") is a tower development working with several wireless carriers in the northeast to develop wireless tower sites.

The property located at your location at 1052 Boston Post Rd in Milford may be a suitable site for the facility. The facility would consist of a tower and an area for base station equipment. ARX would enter into a long term lease agreement for your property and will bear all the cost for zoning and construction.

Please find enclosed a business card with all my information. If you are interested I can be reached at 203-623-3287 if you would like to set up a meeting to discuss the matter in more detail.

Sincerely,

Keith Coppins
kcoppins@arxwireless.com

Keith Coppins
Managing Director
<image001.jpg>
110 Washington Avenue
North Haven, CT 06473
Mobile: (203) 623-3287
Email: kcoppins@arxwireless.com



FOR SALE
203.744.7777
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