

Melanie A. Bachman, Esq.  
Executive Director/Staff Attorney  
Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

Re: MCM Holdings, LLC  
Proposed Wireless Telecommunications Tower Facility  
288 Simpaug Turnpike (Parcel 12-29), Redding, Connecticut  
Docket 517

Intervenor Villamizar submission of Exhibit IV-7 attached hereto.

Pre-Hearing Interrogatories to Cellco Partnership d/b/a Verizon Wireless  
January 8, 2024

1. Was Cellco aware of the MCM lease with the Boy Scout Camp at the commencement of its site search?
2. How did Cellco choose the search center and radius?
3. Why was the search radius so narrow being only one mile?
4. What is date on which the data that supports the coverage maps which were filed with the MCM application was created?
5. Will the proposed cell tower at the Boy Scout Camp provide Cellco with the ability to offer 5G internet in West Redding?
6. Please explain the discrepancy between the Verizon coverage maps submitted as part of the Application and the Jason Jaffee's testimony and evidence (Exhibit IV-7) relative to the no coverage zones on the Cellco maps and the lack thereof found by Mr. Jaffee?

## Exhibit IV-7

Good evening, everyone - my name is Jason Jaffee. I am a resident of West Redding, and I would like to take this opportunity to voice my opposition to the construction of the cell tower at the Hoyt Scout Reservation.

To begin, I do not believe that the dark zones lacking cell service in West Redding are as widespread and prevalent as the filings in Docket 517 would lead one to believe. I live less than 1 mile from the proposed cell site and utilize Verizon as my carrier. I have no issues with service at my residence. I also drive on the local roads every day, and rarely run into instances where I lose service.

To validate my claims and provide additional clarity regarding current cell coverage availability in the region, I conducted a simple assessment by driving around to each of the 29 locations presented within Attachment 5. All within a roughly two-mile radius of the proposed tower site, 26 of these locations are in the town of Redding, with Ridgefield, Danbury, and Bethel all represented with 1 location.

My cell service ranged from 2 to 3 bars depending on the location, and I had no problem sending and receiving text messages as well as phone calls from each of the 29 locations. I prepared a document with screenshots from my phone at each of these locations displaying the cell service as well as a map overlay. Please see the subsequent attached pages for this document.

I also have concerns about the location that is being proposed. Adjacent to the tower site is the Saugatuck River, the primary source for the namesake reservoir that provides clean drinking water to thousands of people in Fairfield County. There is also a wetland less than 50 feet from the site, per Attachment 4. Additionally, many of Redding's most unique and beautiful natural resources and youth educational centers either directly border or lie near the Hoyt Scout property where the tower would sit, including the New Pond Farm Education center, the Marchant Farm, the Westbrook Nature School, as well as various Redding Land Trust conservation lands. I fear the visual impact associated with the construction of a 150-foot-tall structure so close to these cherished natural resources will permanently impair the experience that the users of these resources seek to enjoy.

Finally, there is the obvious safety concern that must be considered when placing a cell tower in a location that children frequent at all hours of the day and night, given that camping is a common activity at the Hoyt property, and campsites are located just a short walk away. I would not trust a simple fence to keep the tower protected from infringement and the potential for serious injury.

Redding is unique in its rural and bucolic attributes in a region of the state that is otherwise highly populated and urbanized. Residents have tremendous pride in the town's natural beauty, and many elect to live and raise their families here for this very reason. The potential gain for so few is not worth the permanent impairment and erosion of the very characteristics that make Redding a unique and desirable place to live for so many.

Thank you.

**To Members of the Siting Council:**

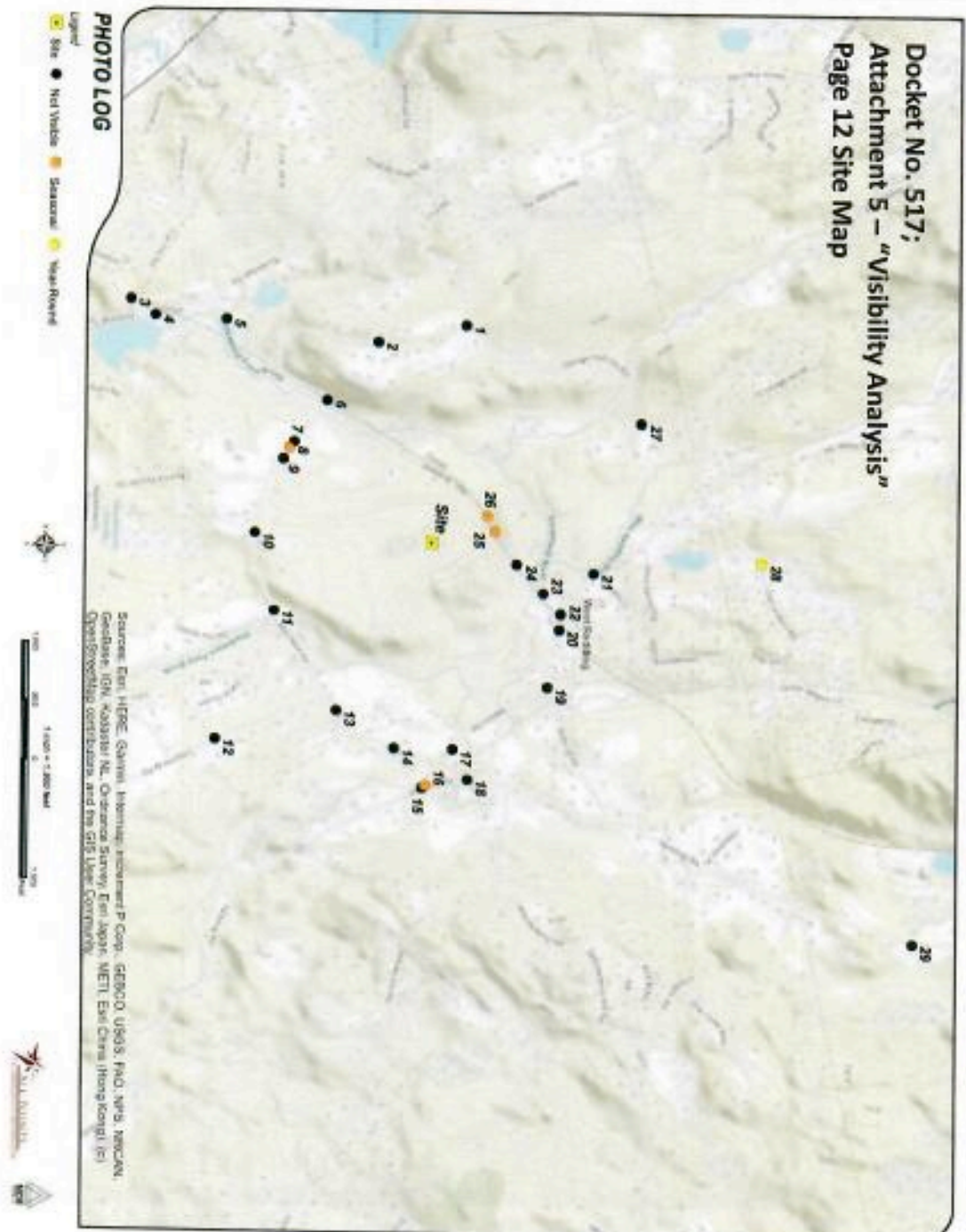
My name is Jason Jaffee. My address is 125 Picketts Ridge Road, Redding, CT 06896.

As a local resident residing less than 1 mile from the proposed cell tower site, as well as a current Verizon Wireless customer, I wanted to make the council aware of the current cell coverage availability in the region. To accomplish this goal, my wife and I drove around to each of the sites listed in Docket No. 517 Attachment 5, titled Visibility Analysis. The map to the right is page 12 from that attachment and represents 29 locations within an approximately 2-mile radius of the proposed cell tower site.

The following pages are screenshots from my phone at each of these locations taken on Saturday, November 25<sup>th</sup> (Site 29 was captured on the 26<sup>th</sup>). Samples were taken from inside the car between 12 and 1PM, with the blue dot representing my location at the time the photo was taken. Please note that cell service ranged from 2 to 3 bars in all locations (please refer to the top right side of the images on the following pages). Furthermore, I had no problem sending and receiving text messages as well as phone calls from the various locations on the map. This contradicts with the filings in the Docket provided by MCM Holdings LLC and Verizon Wireless, who state that the region consists of significant coverage deficiency in the existing Verizon communications network and lacks wireless services.

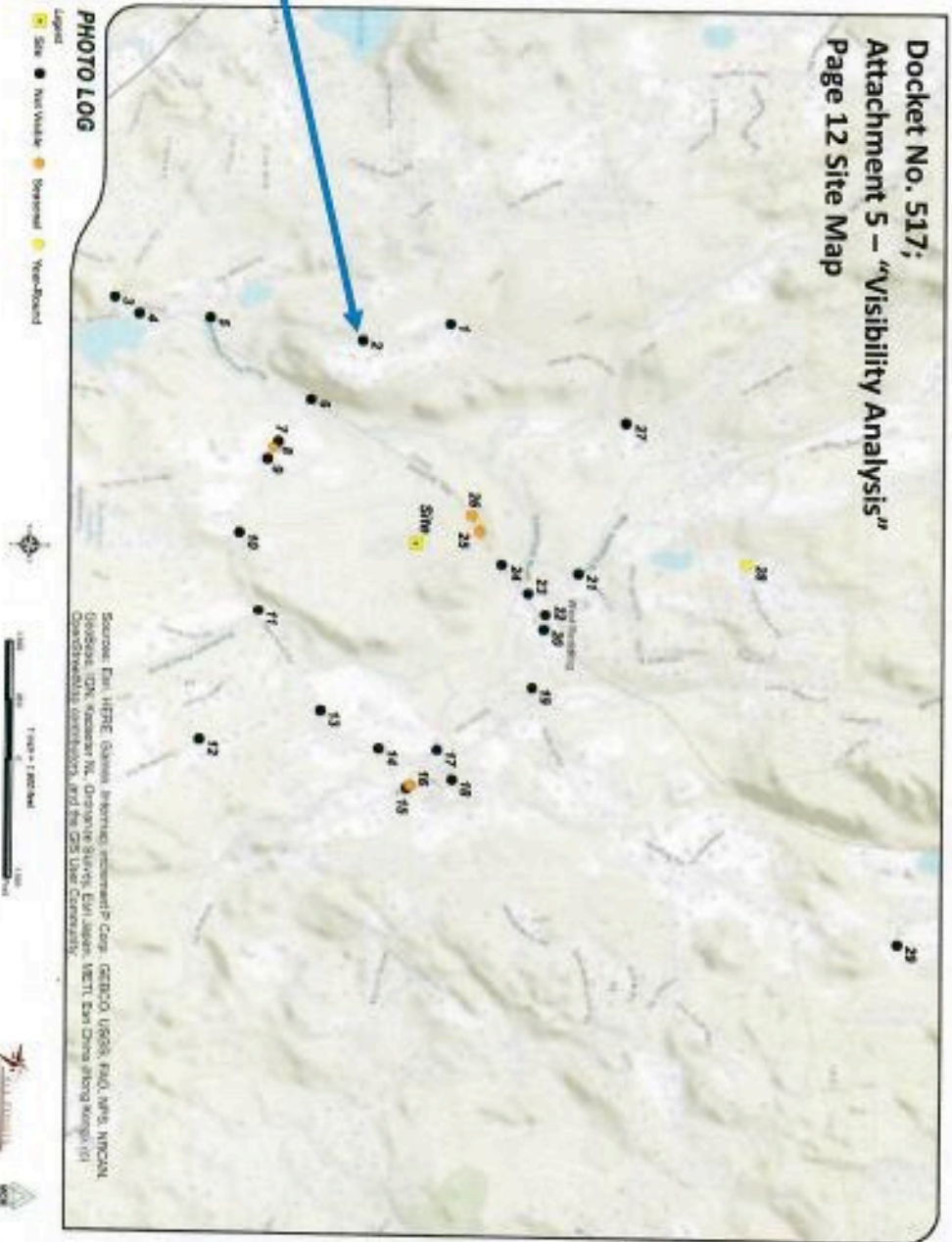
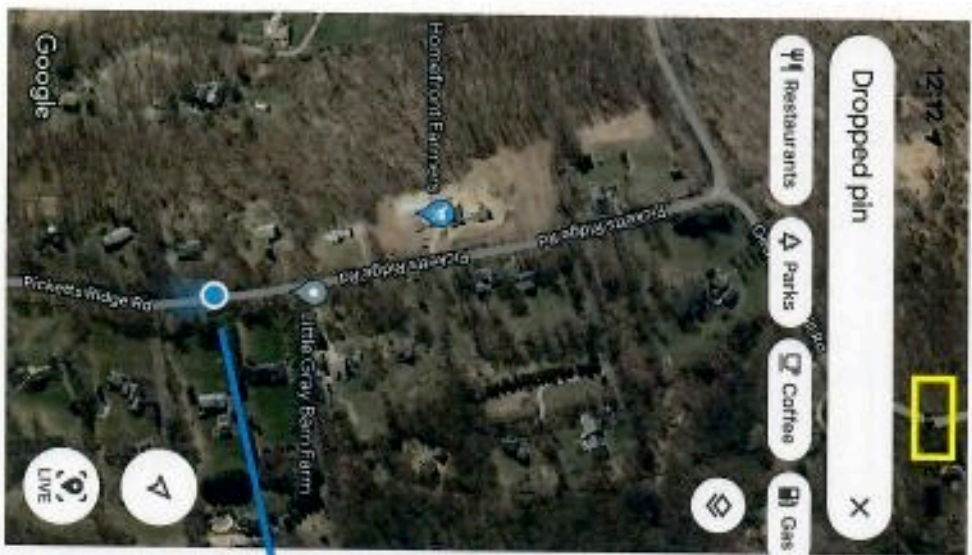
Redding is a rural town with many hills and valleys. As such, I don't believe the town will ever have perfect cell service. With that said, based on my experience living in West Redding, as well as the results of this assessment, I do not feel the tower is needed based on the wireless communications services already available.

**Docket No. 517;  
Attachment 5 – "Visibility Analysis"  
Page 12 Site Map**

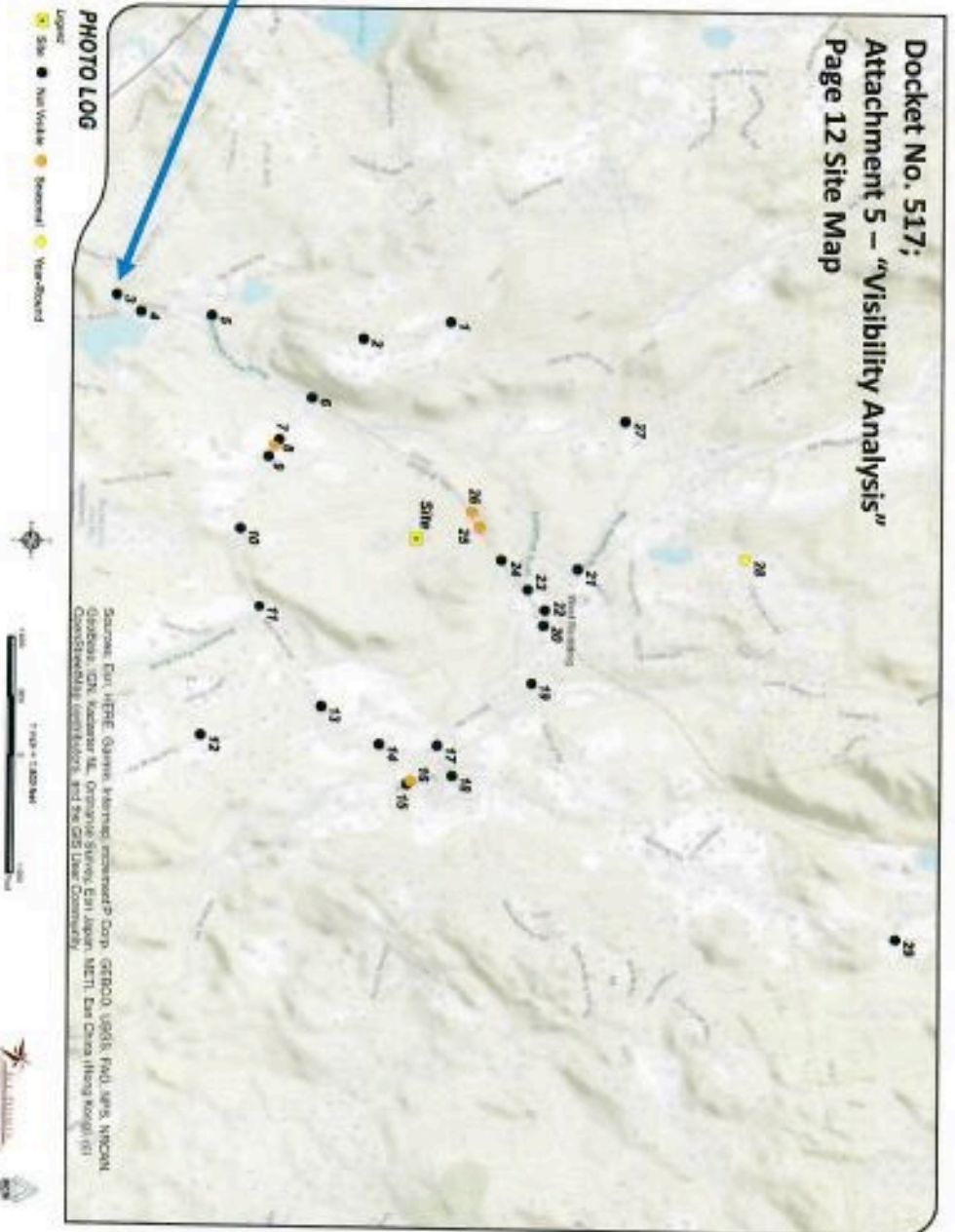
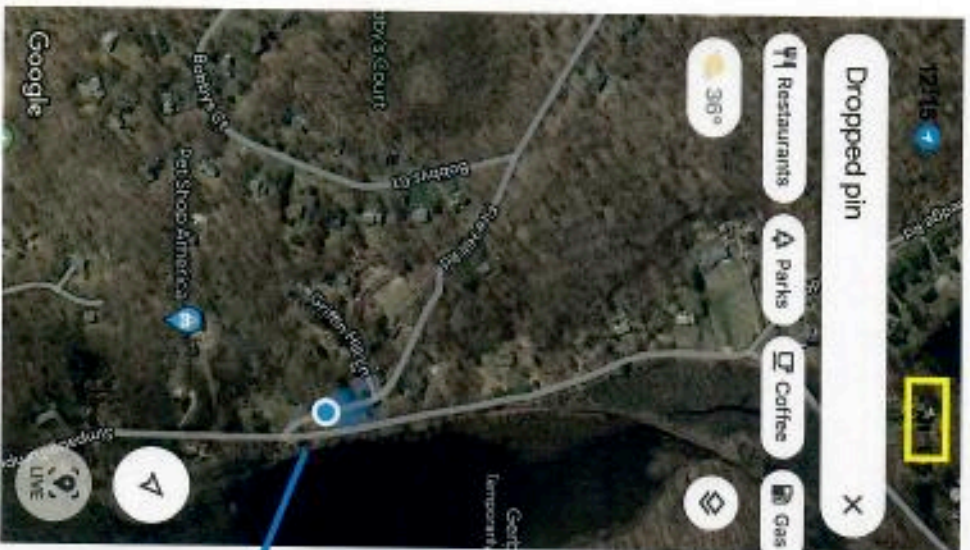




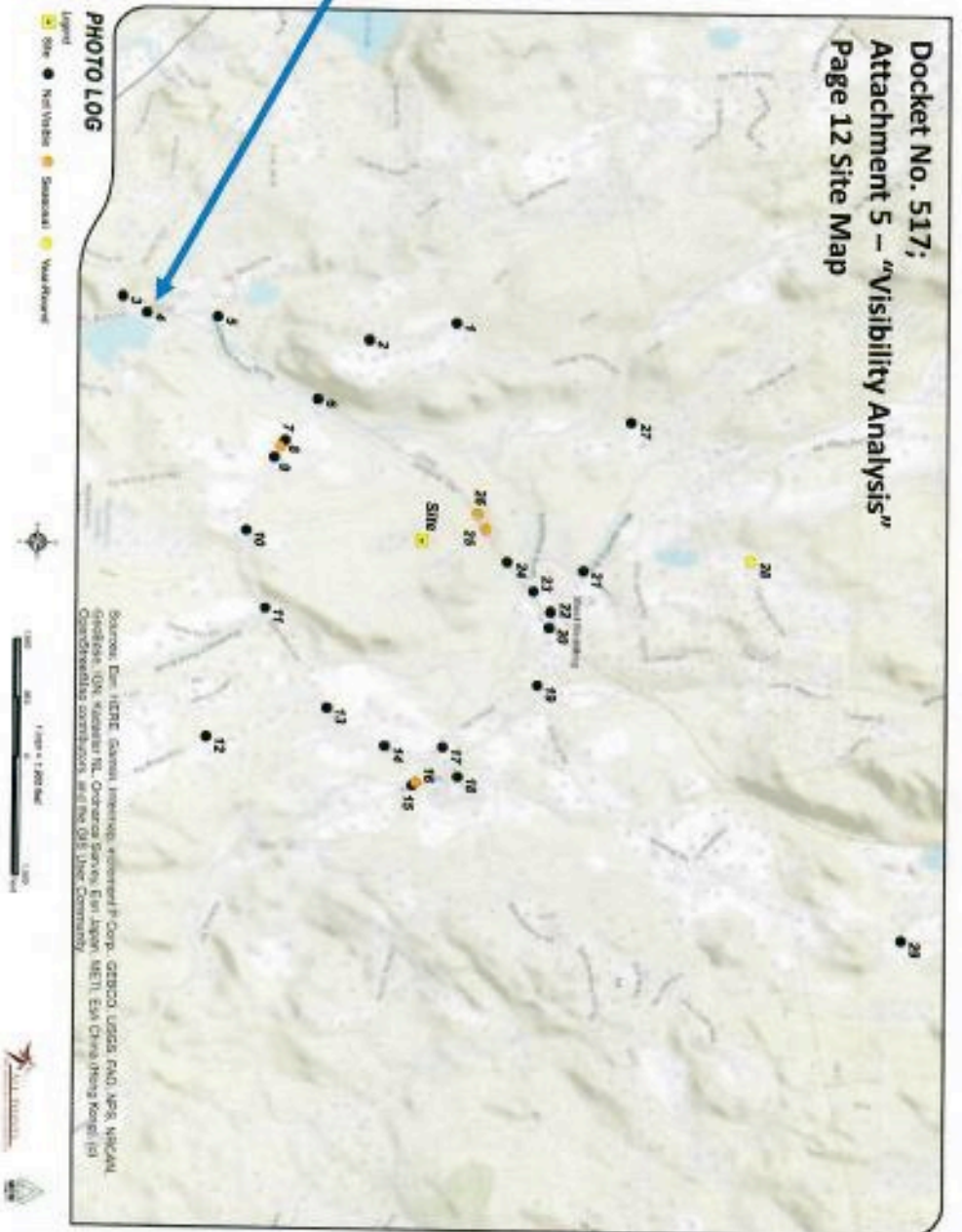
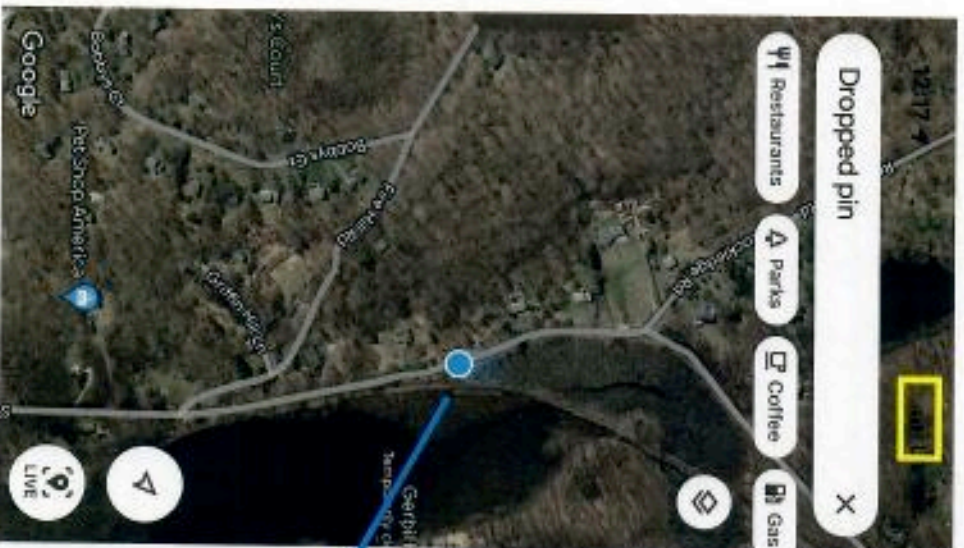
**Location 2: Picketts Ridge Road; 2 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



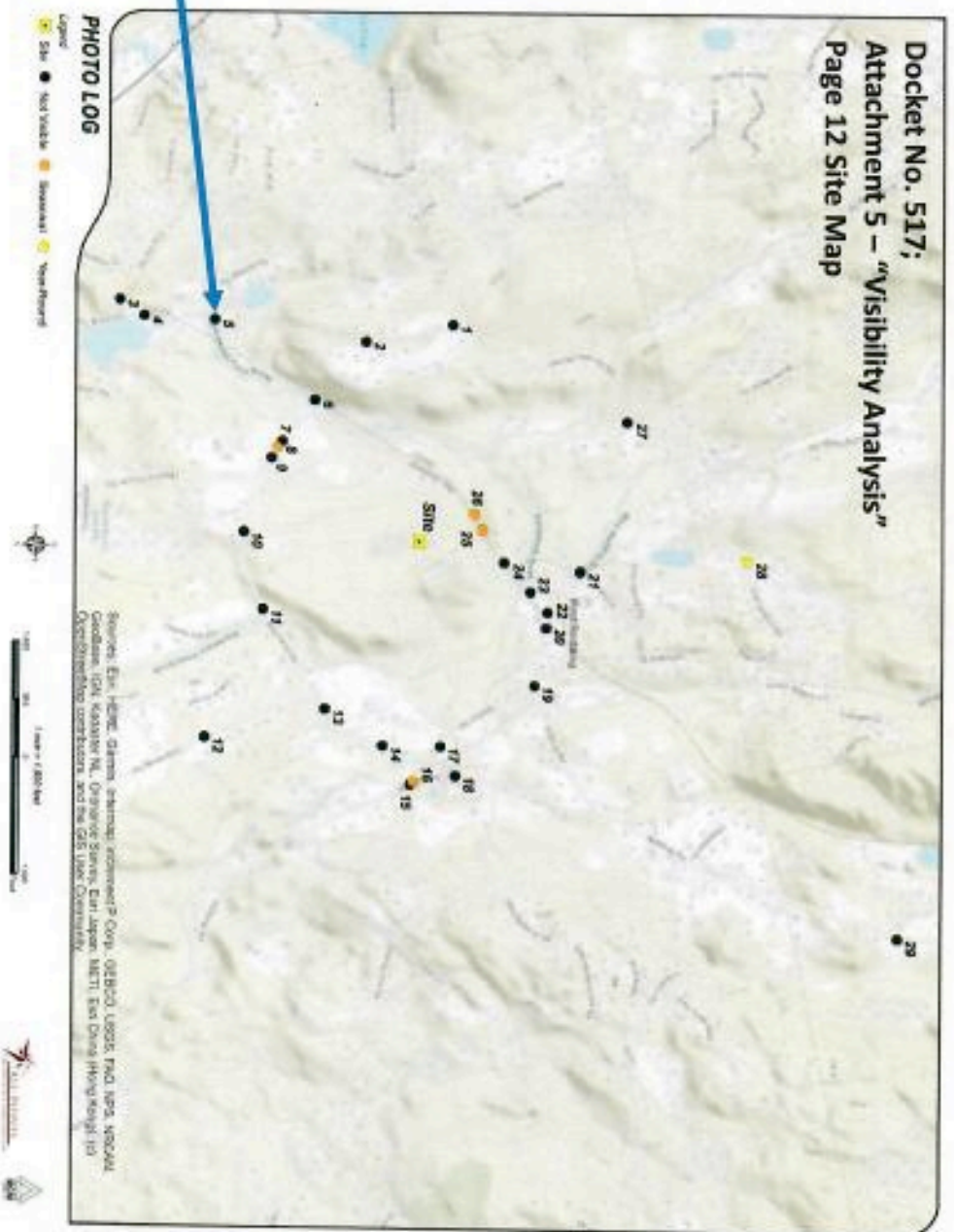
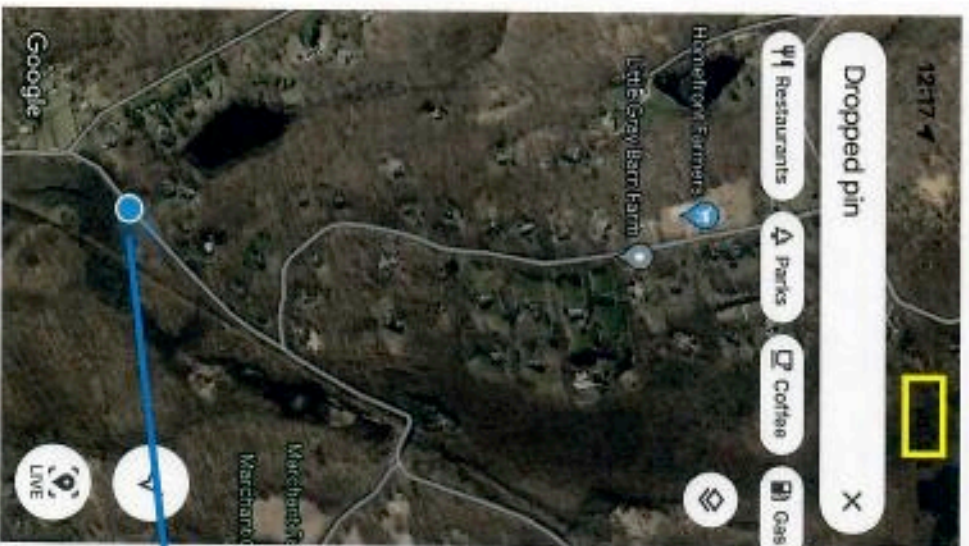
**Location 3: Fire Hill Road (Ridgefield); 3 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



**Location 4: Simpaug Turnpike; 3 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



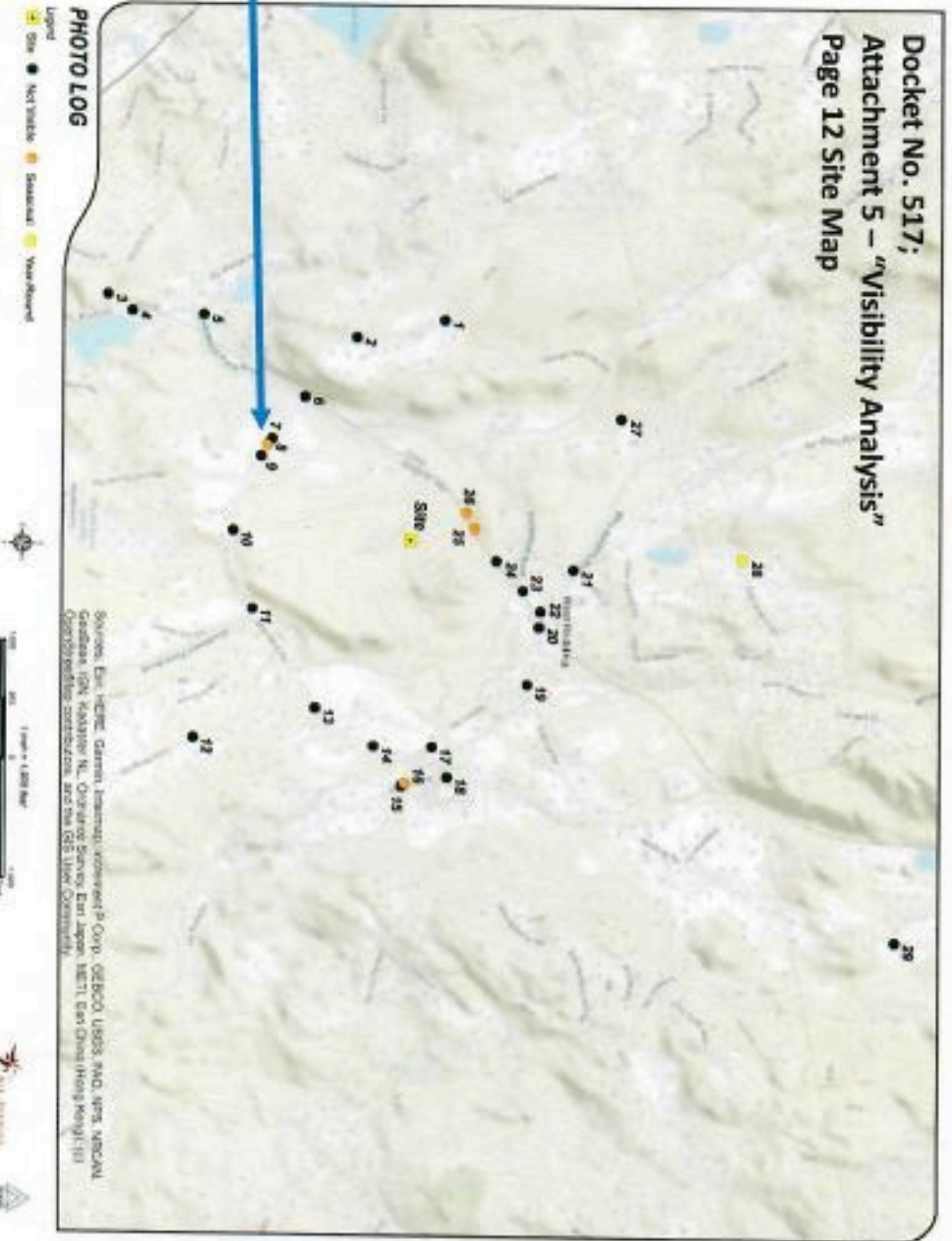
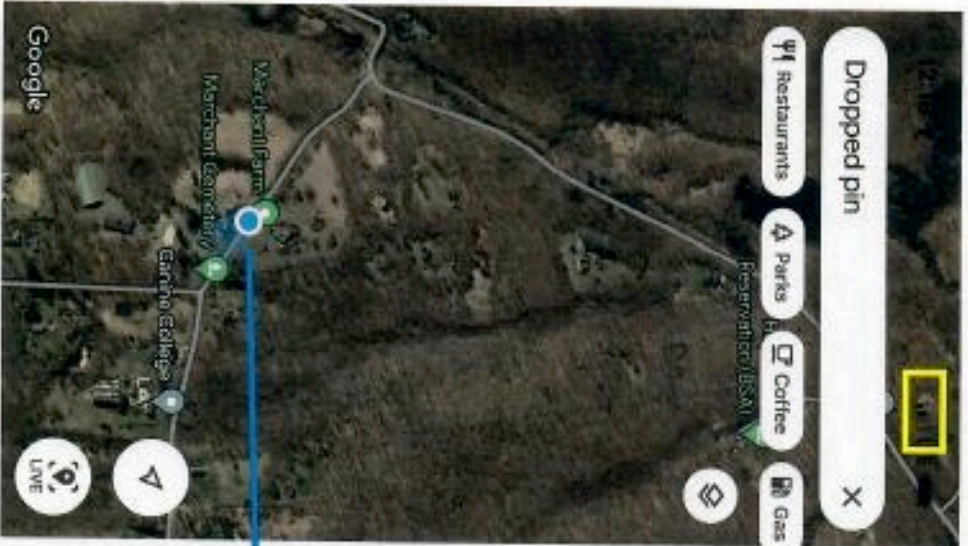
**Location 5: Simpaug Turnpike; 3 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



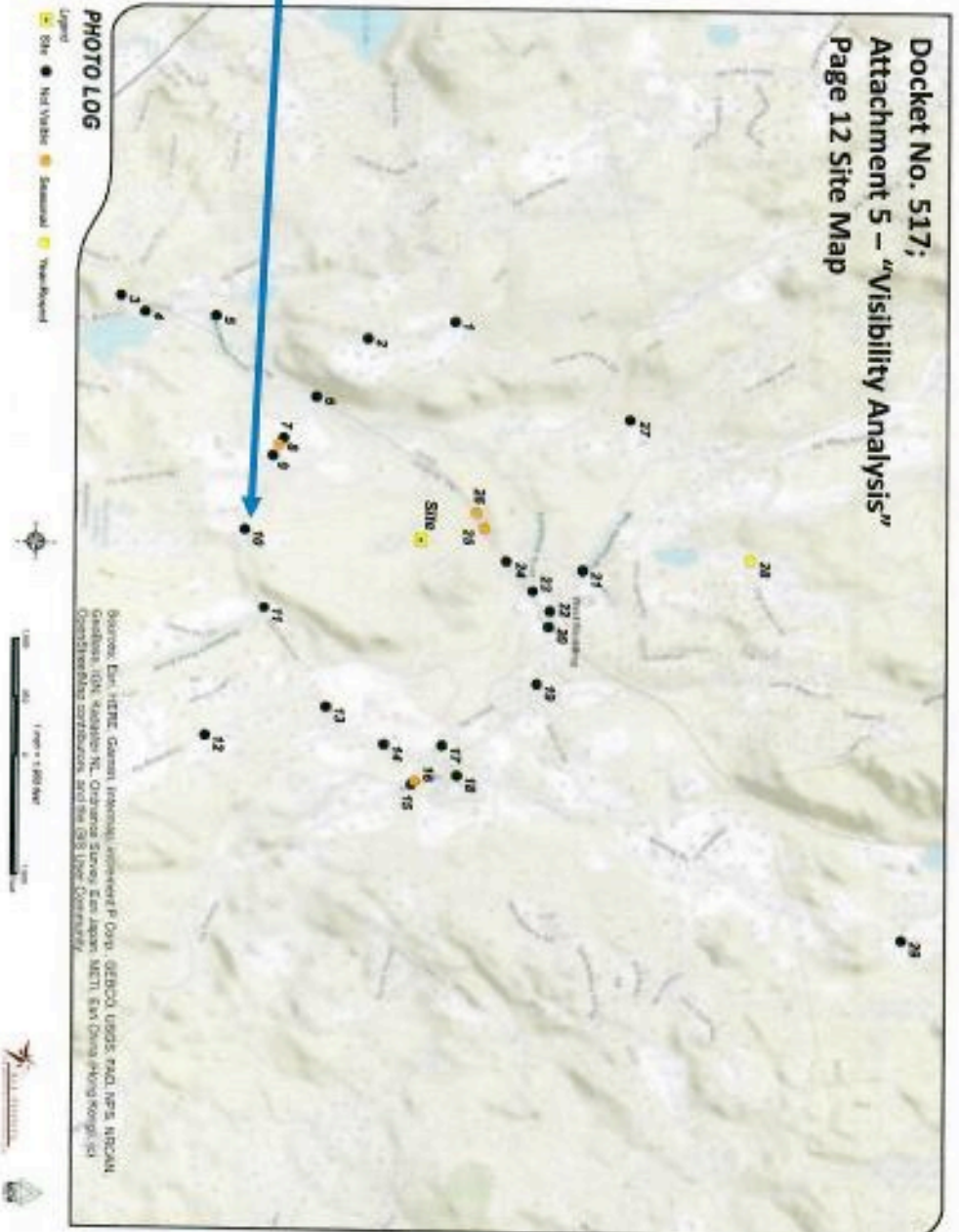
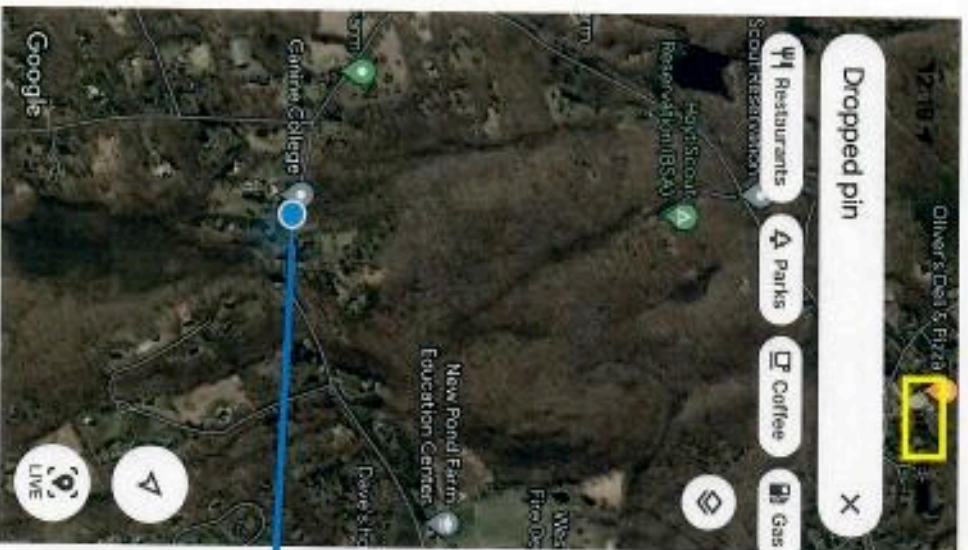




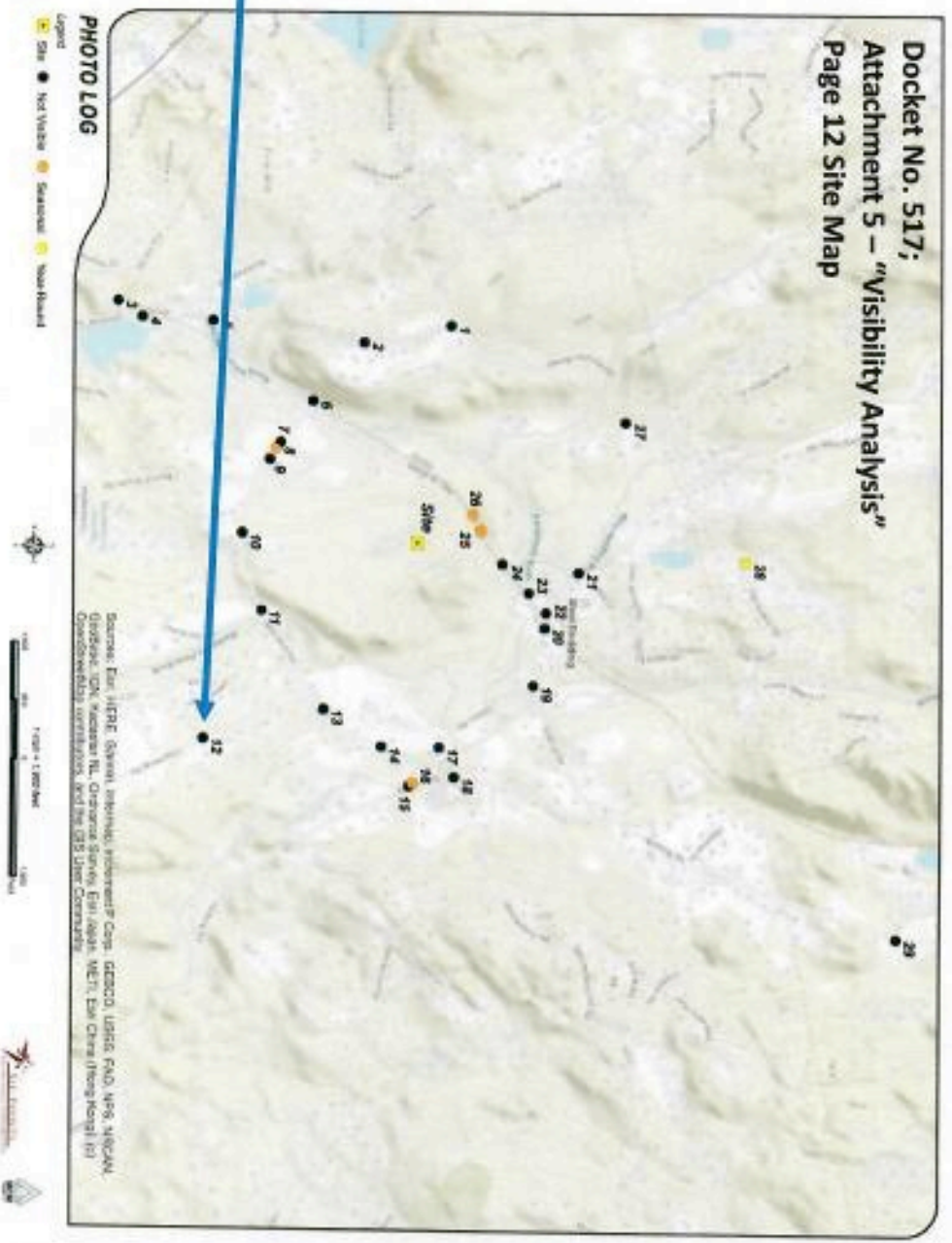
**Locations 7, 8, and 9: Marchant Road; 2 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



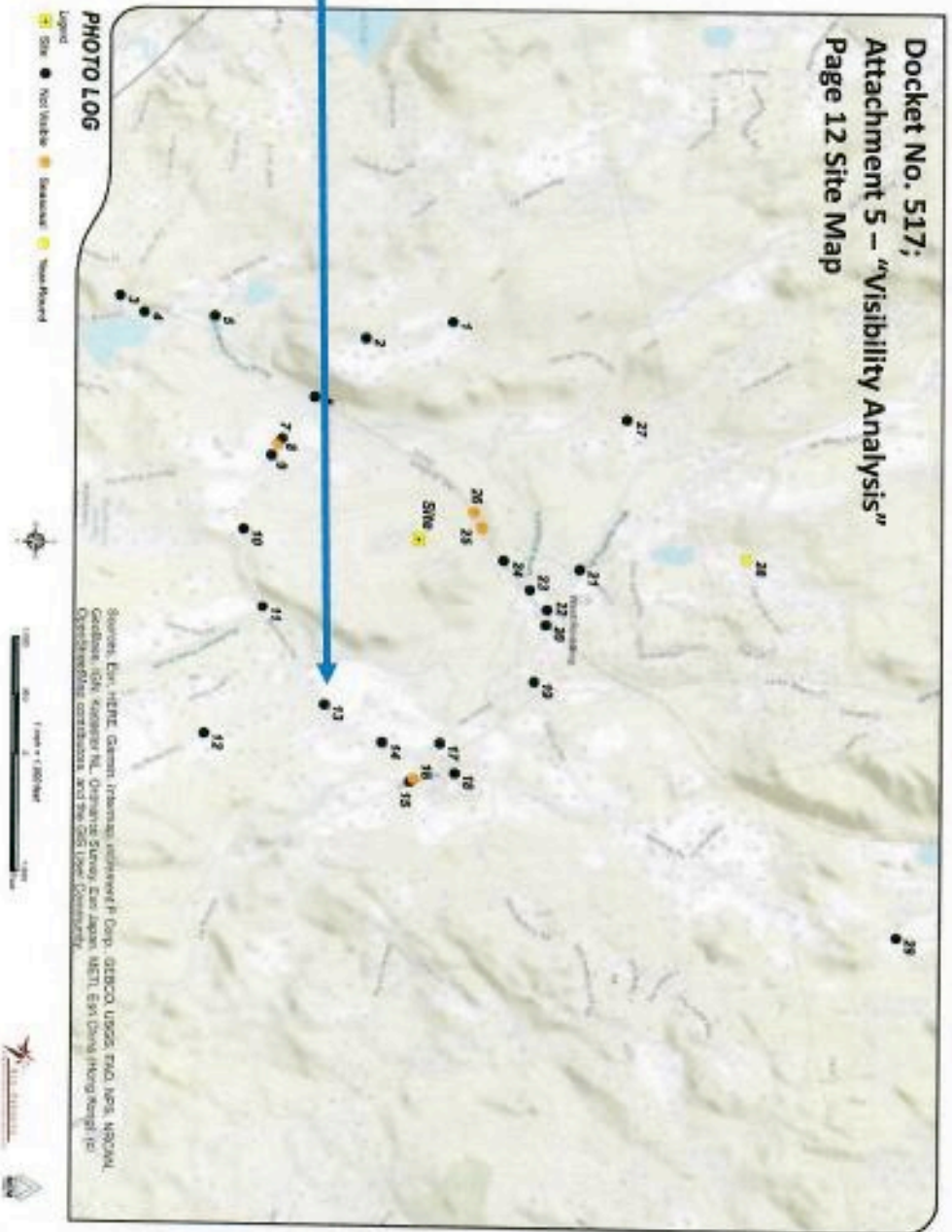
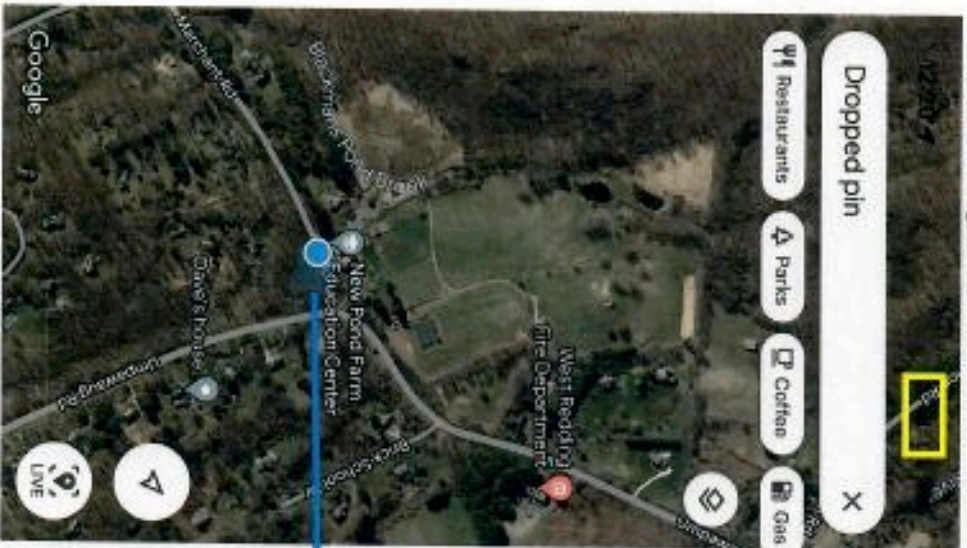
**Locations 10 and 11: Marchant Road; 3 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



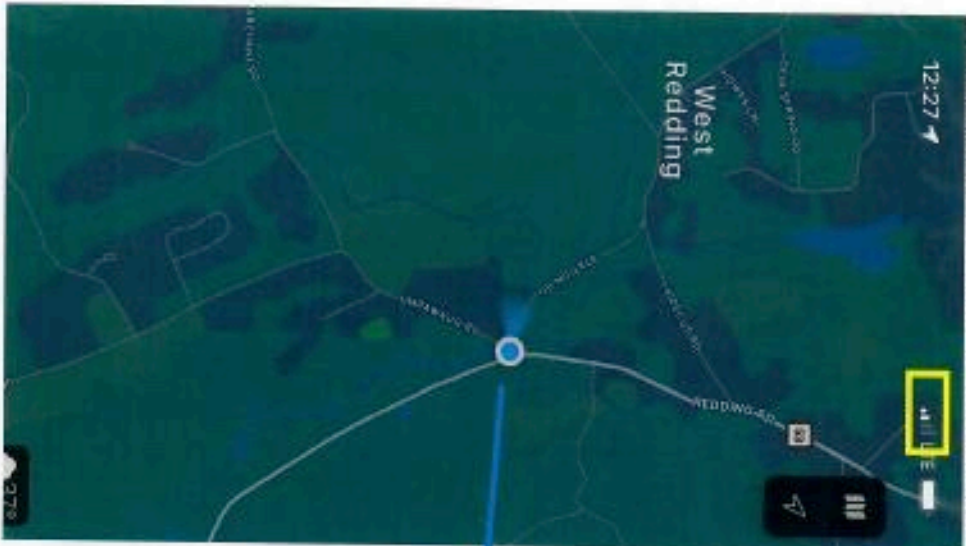
**Location 12: Umpawaug Road at Guardhouse Drive; 3 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



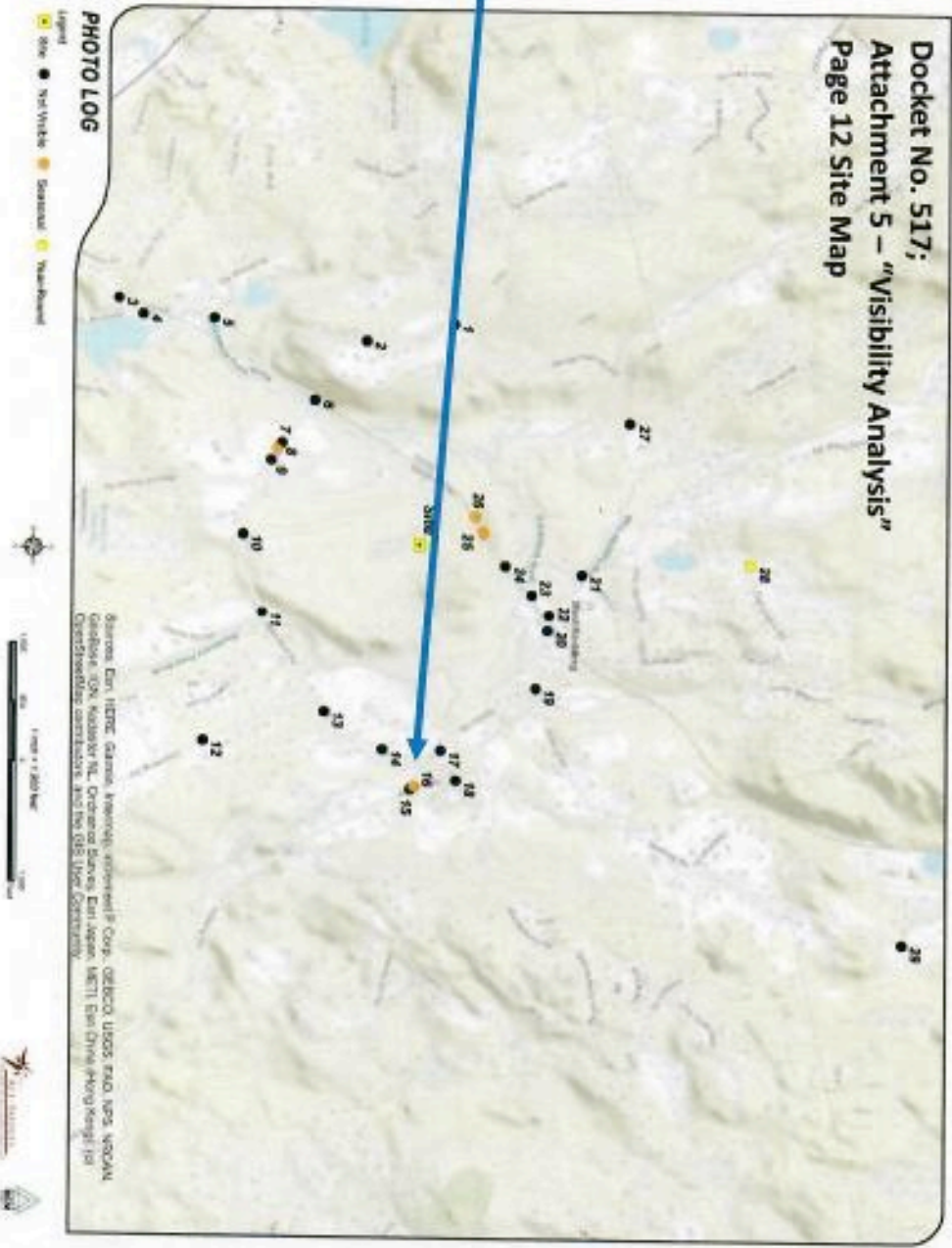
**Location 13: Intersection of Umpawaug Road and Marchant Road; 3 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



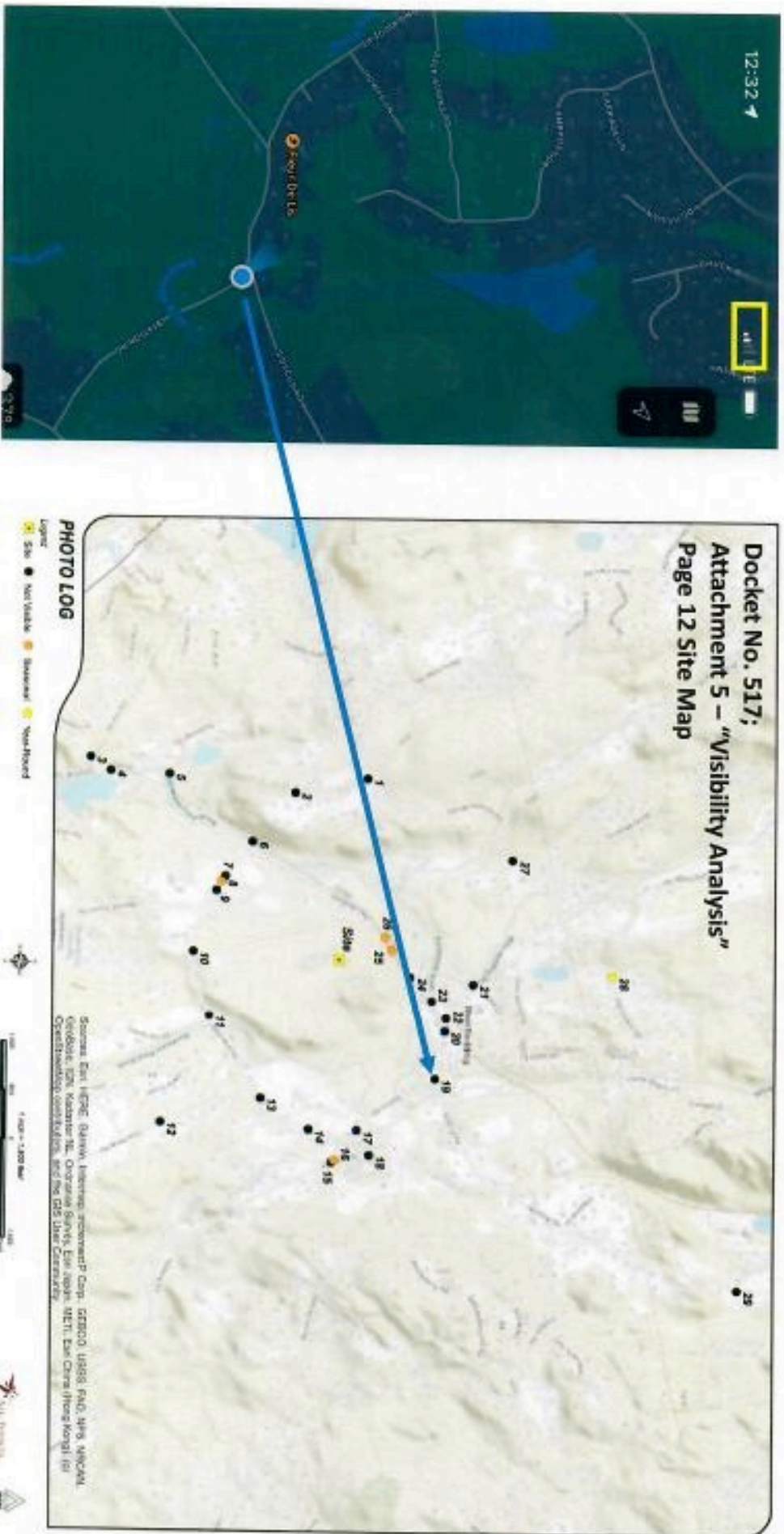
**Locations 14, 15, 16, 17, and 18: Intersection of Redding Road, Station Road, and Umpawaug Road; 2 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



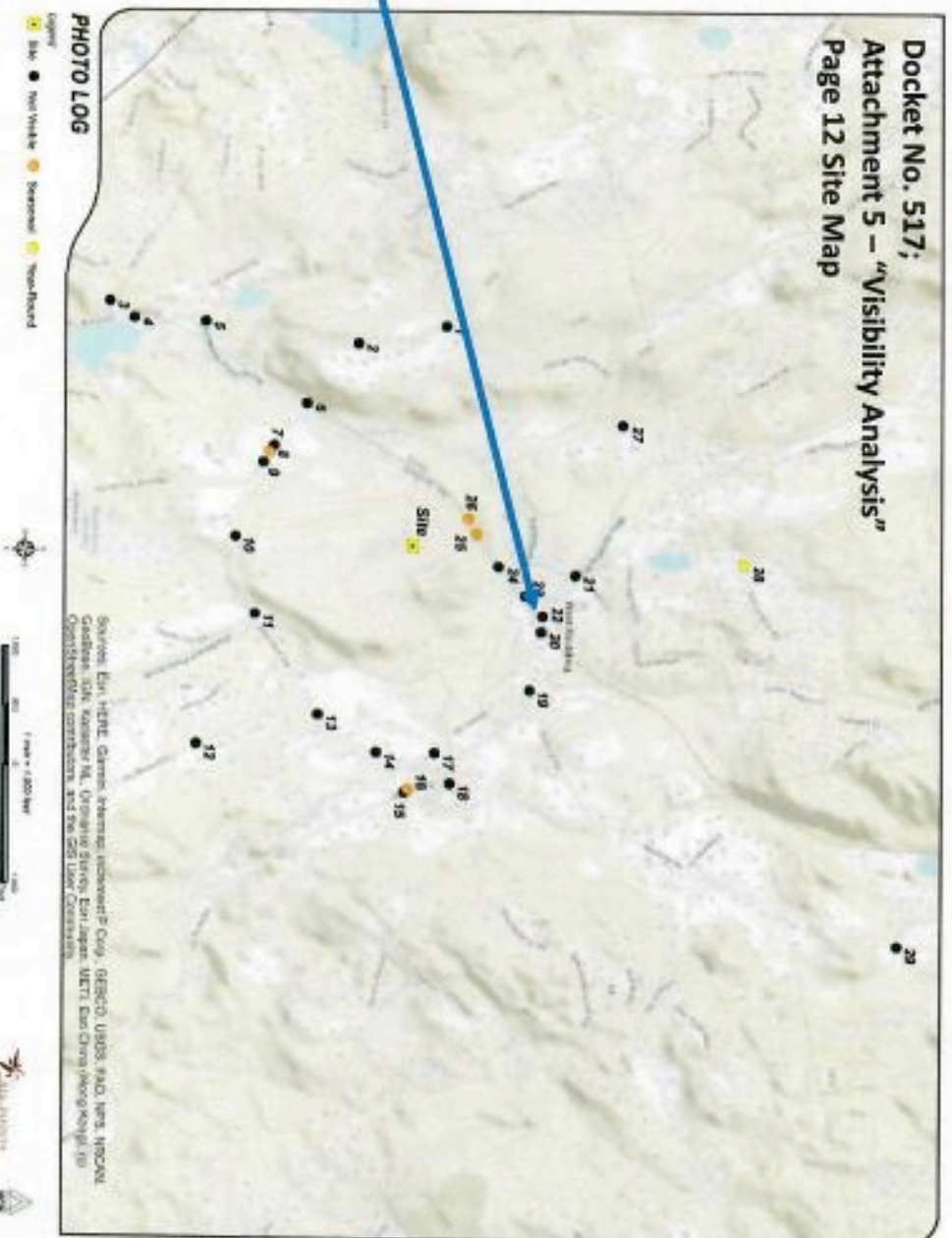
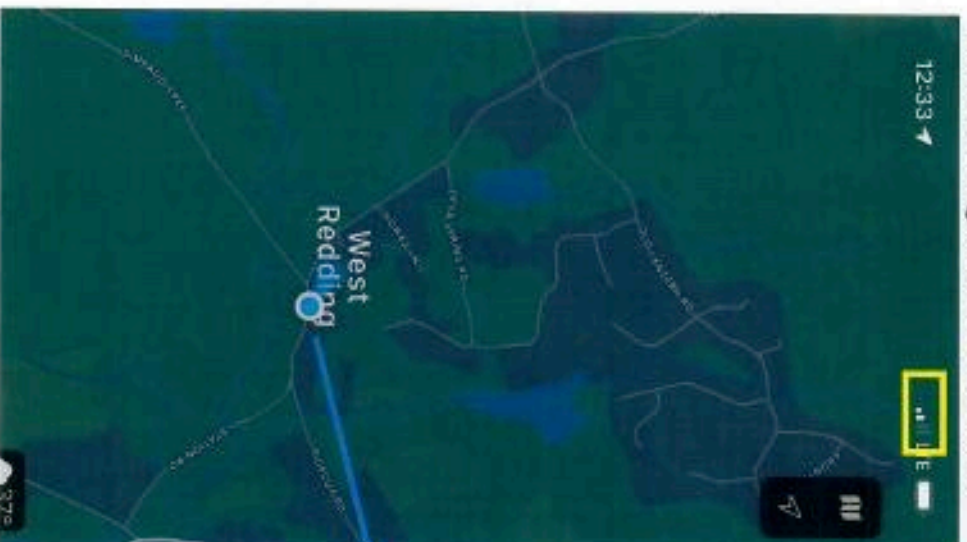
**Docket No. 517;  
Attachment 5 – "Visibility Analysis"  
Page 12 Site Map**



Location 19: Side Cut Road; 2 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls

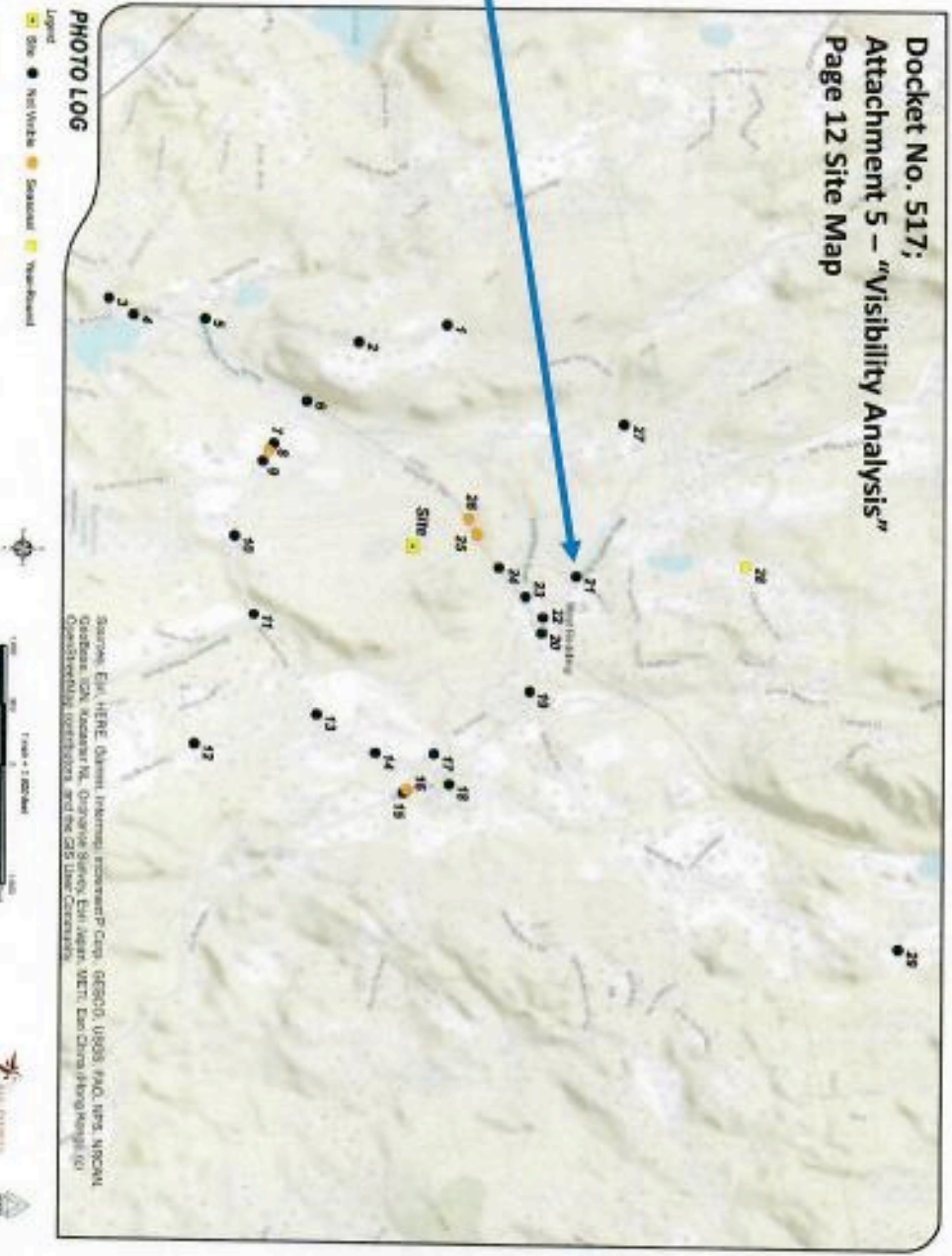
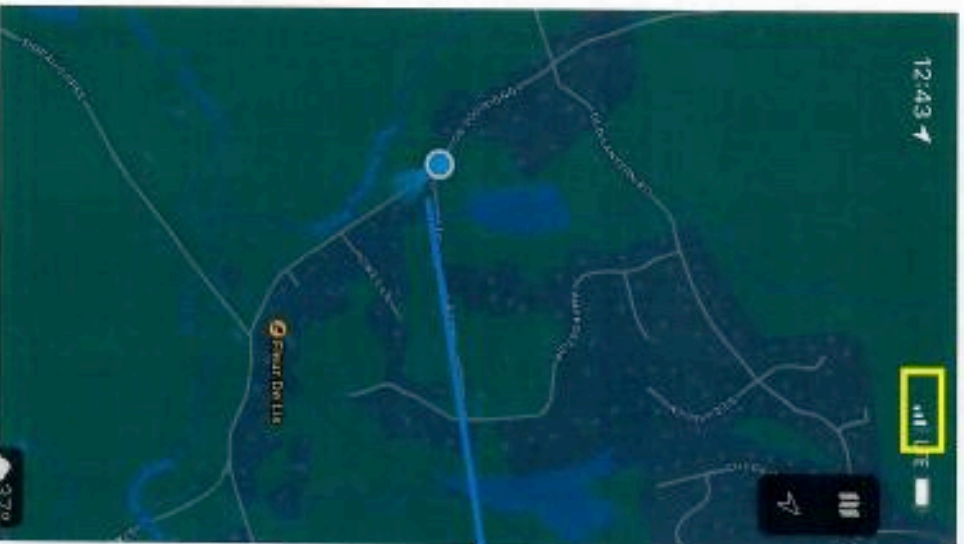


**Locations 20 and 22: Intersection of Side Cut and Long Ridge Road; 2 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**

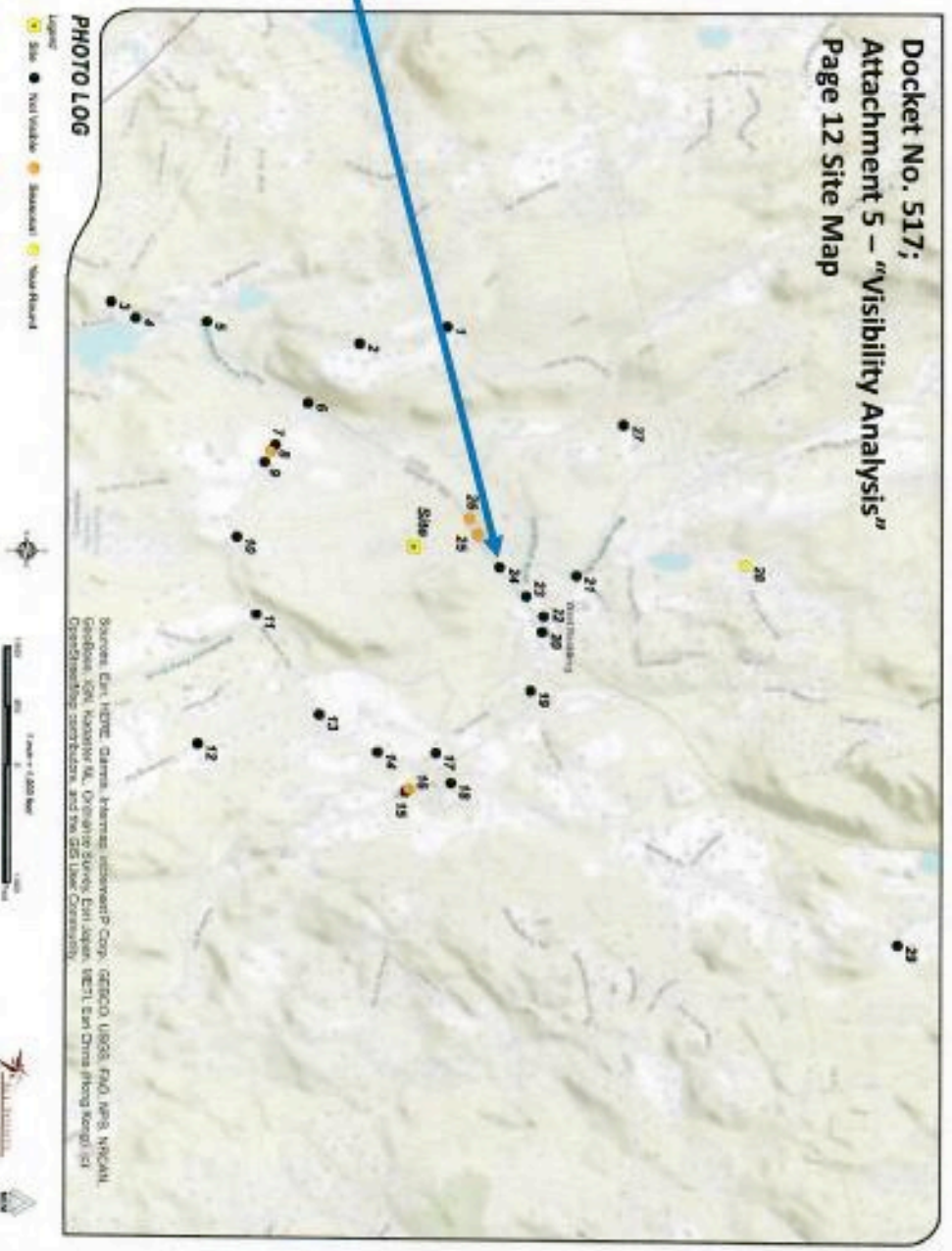
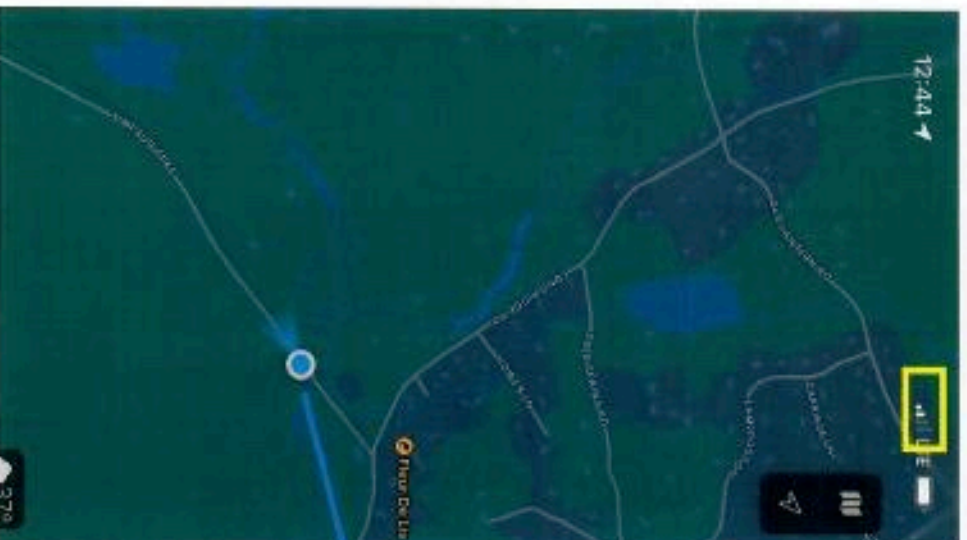




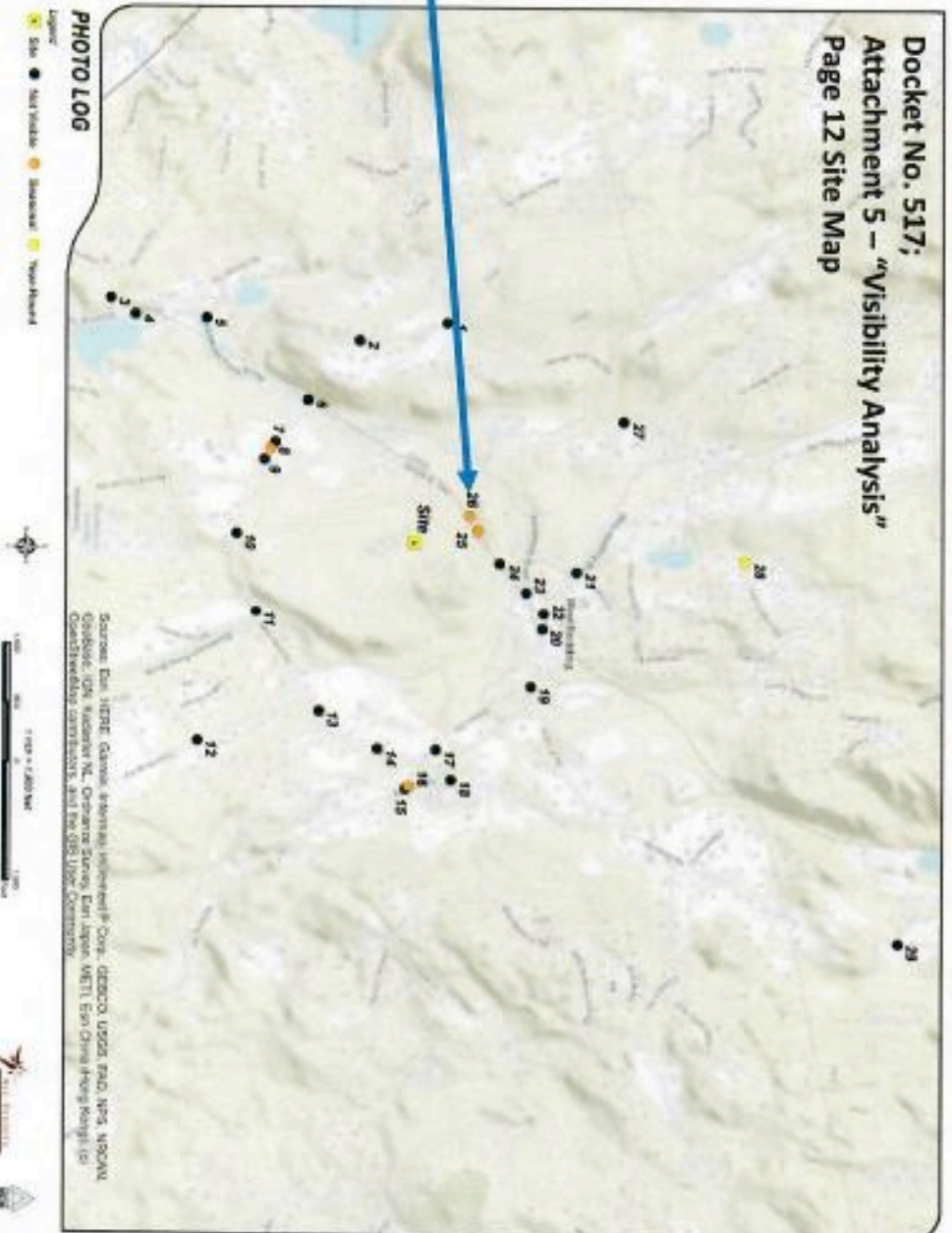
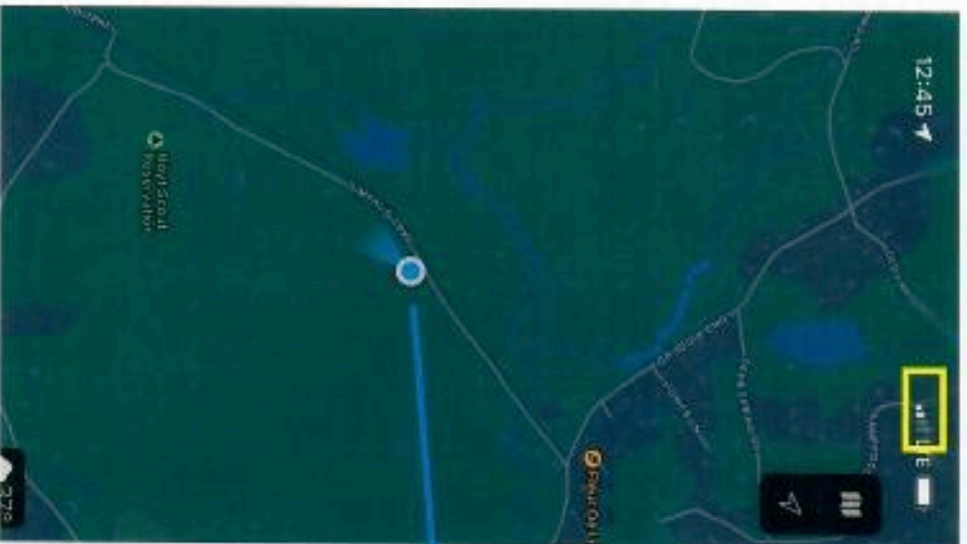
**Location 21: Long Ridge Road; 3 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



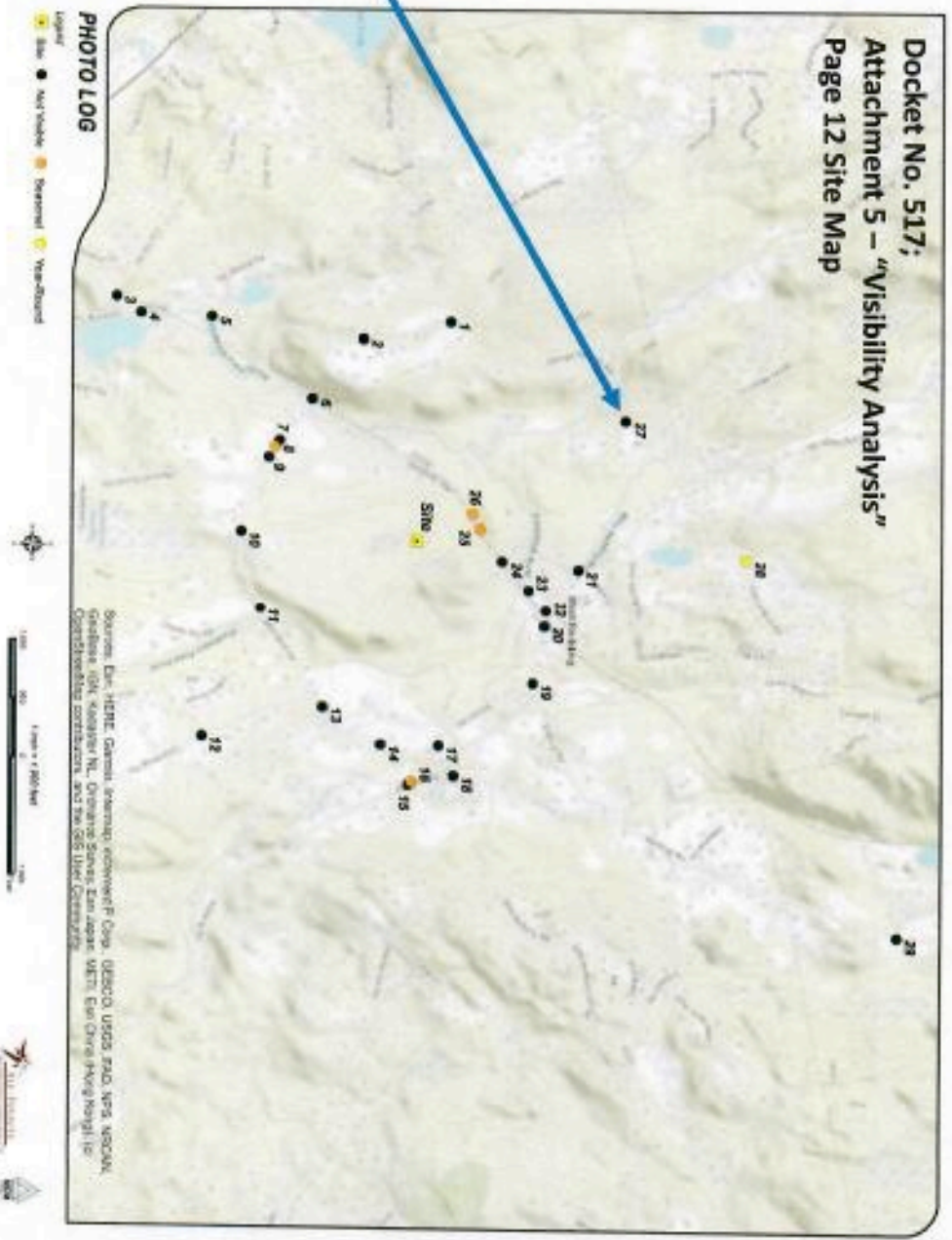
Locations 23 and 24: Simpaug Turnpike; 2 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls



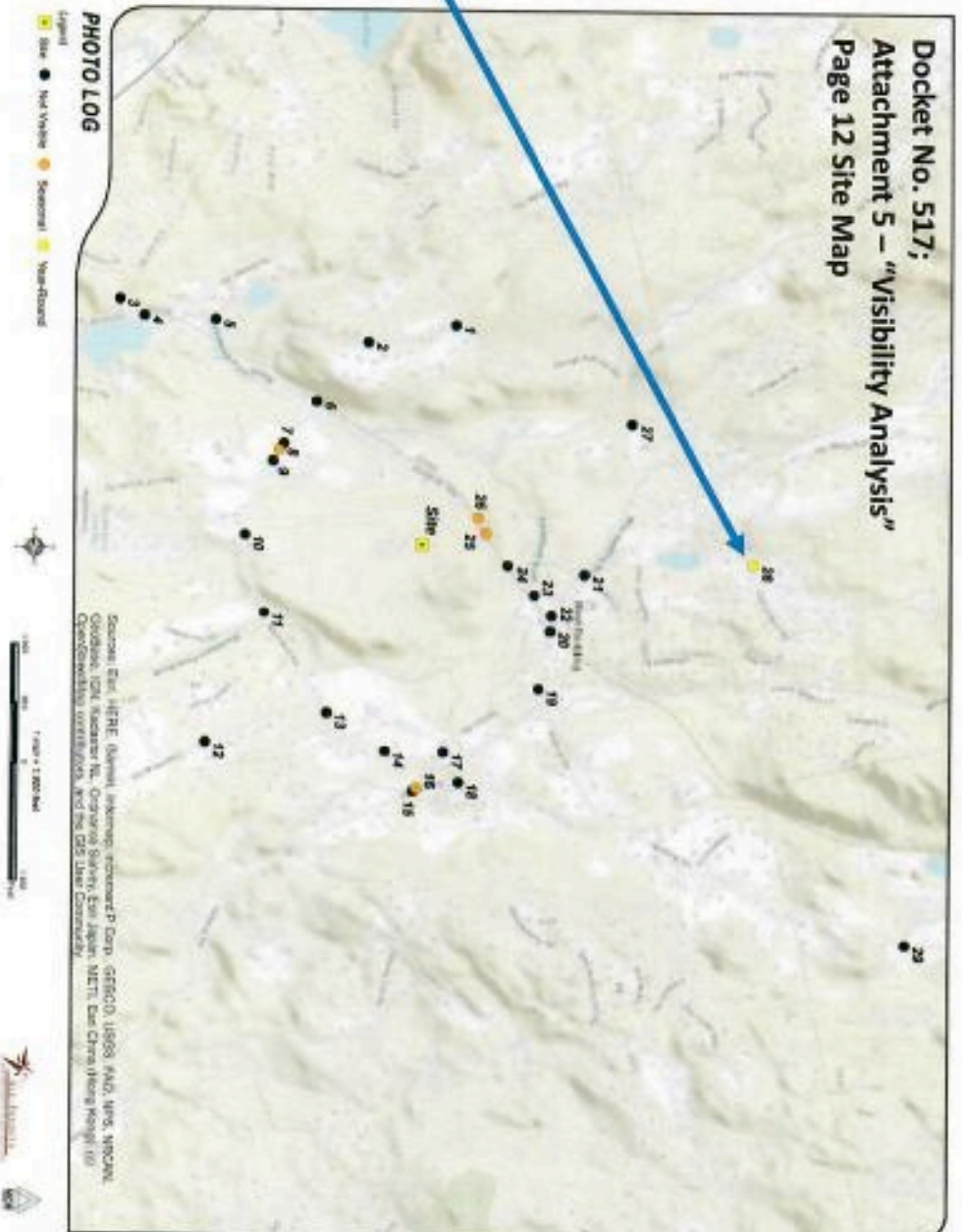
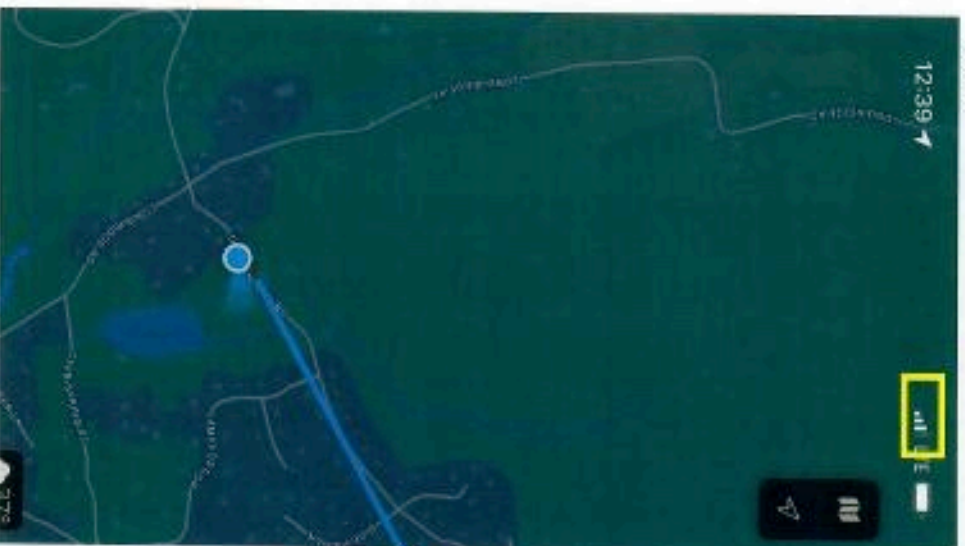
**Locations 25 and 26: Simpaug Turnpike; 2 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



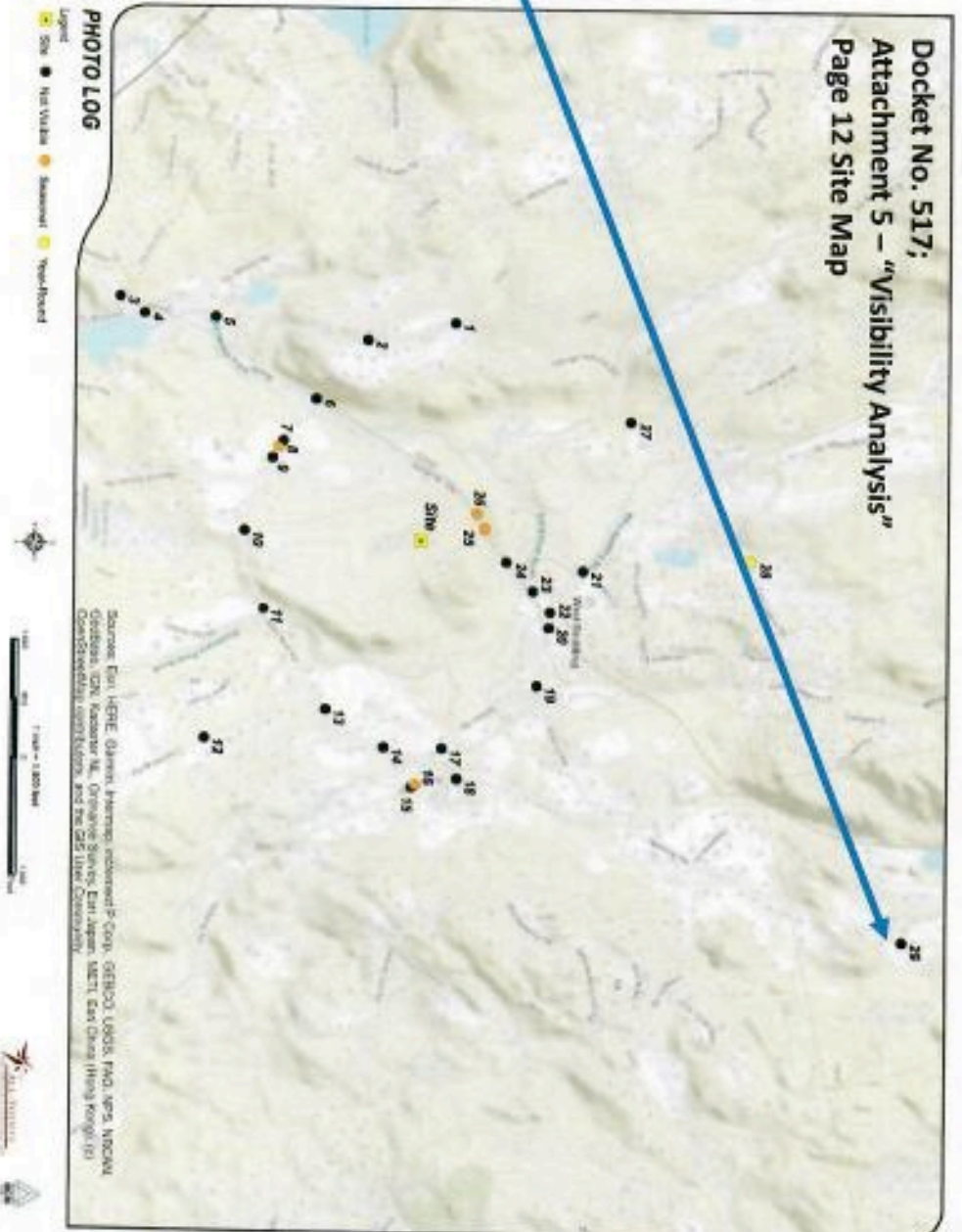
**Location 27: George Hull Hill Road; 3 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



**Location 28: Old Lantern Road (Danbury); 3 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



**Location 29: Turkey Plain Road (Bethel); 3 Bars of Service, No Issue Sending or Receiving Text Messages or Phone Calls**



**Contact Information:**

**Jason Jaffee**

**125 Picketts Ridge Road, Redding CT 06896**

**[jason.jaffee12@gmail.com](mailto:jason.jaffee12@gmail.com)**

**203-240-7040**