

CERTIFIED COPY

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Docket No. 538

The Towers, LLC, Application for a Certificate of
Environmental Compatibility and Public Need for the
Construction, Maintenance, and Operation of a
Telecommunications Facility and Associated Equipment
Located at 1022 Trumbull Highway, Lebanon,
Connecticut.

Zoom Remote Public Hearing (Teleconference),
on Thursday, September 11, 2025, beginning at 6:30 p.m.

H e l d B e f o r e :

JOHN MORISSETTE, THE VICE CHAIR

A p p e a r a n c e s:

Councilmembers:

JOHN MORISSETTE (Vice Chair)

BRIAN GOLEMBIEWSKI,

DEEP Designee

CHANCE CARTER

KHRISTINE HALL

DR. SCOTT WILLIAMS

Council Staff:

ROBERT MERCIER,

Siting Analyst

MELANIE BACHMAN, ESQ.,

Executive Director and Staff Attorney

LISA FONTAINE

Administrative Support

1 A p p e a r a n c e s:(cont'd)

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11 CYNTHIA ARONS (pro se)

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13 For The INTERVENORS (G. and N. Roy):

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(Begin: 6:30 p.m.)

THE VICE CHAIR: Good evening, ladies and gentlemen.

This hearing is called to order this Thursday,
September 11, 2025, at 6:30 p.m.

My name is John Morissette, Vice Chair of the
Connecticut Siting Council. Other members of the
Council are Brian Golembiewski, designee for
Commissioner Katie Dykes of the Department of
Energy and Environmental Protection; Chance
Carter; Khristine Hall; and Dr. Scott Williams.

Members of the staff are Executive Director
Melanie Bachman, Siting Analyst Robert Mercier,
and Administrative Support Lisa Fontaine.

If you haven't done so already, I ask that
everyone please mute their computer audio and/or
telephones now. Thank you.

This is a continuation of the public hearing
that began at 2 p.m. this afternoon. A copy of
the prepared agenda is available on the Council's
website along with a record of this matter, the
public hearing notice, instructions for public
access to this public hearing, and the Council's
citizen's guide to the Siting Council's
procedures.

1 This hearing is held pursuant to the
2 provisions of Title 16 of the Connecticut General
3 Statutes and of the Uniform Administrative
4 Procedure Act upon an application from the Towers,
5 LLC, for a certificate of environmental
6 compatibility and public need for the
7 construction, maintenance, and operation of a
8 telecommunication facility and associated
9 equipment located at 1022 Trumbull Highway in
10 Lebanon, Connecticut. This application was
11 received by the Council on May 2, 2025.

12 This application is also governed by the
13 Telecommunications Act of 1996, which is
14 administered by the Federal Communications
15 Commission. This act prohibits this Council from
16 considering the health effects of radiofrequency
17 emissions on human health and wildlife to the
18 extent the emissions from the towers are within
19 the federal acceptable safe limits standards,
20 which standards are also followed by the State
21 Department of Public Health.

22 The public act also prohibits this Council
23 from discriminating between and amongst providers
24 of functionally equivalent services. This means
25 that if one carrier already provides service in an

1 area, other carriers have the right to compete and
2 provide service in the same area.

3 The Council's legal notice of the date and
4 time of this public hearing was published in the
5 Norwich Bulletin on June 4, 2025. Upon this
6 Council's request, the Applicant erected a sign in
7 the vicinity of the proposed site so as to inform
8 the public of the name of the Applicant, the type
9 of facility, the public hearing date, and contact
10 information for the Council, including the website
11 and phone number.

12 As a reminder to all, off-the-record
13 communication with a member of the Council or a
14 member of the Council's staff upon the merits of
15 this application is prohibited by law.

16 This public comment session is reserved for
17 members of the public who signed up to make brief
18 statements. These limited appearance statements
19 are not subject to questions from the parties or
20 the Council, and members of the public making
21 statements may not ask questions of the parties or
22 the Council.

23 In accordance with the public hearing notice
24 and in fairness to everyone who signed up to
25 speak, these public statements will be limited to

1 three minutes. Please be advised that written
2 comments may be submitted by any person within 30
3 days of this public hearing.

4 I wish to note that parties, interveners,
5 including their representatives, witnesses, and
6 members are not allowed to participate in the
7 public comment session. I also wish to note that
8 those who are listening, and for the benefit of
9 your friends and neighbors who are unable to join
10 us for the public comment session, that you or
11 they may send written statements to the Council
12 within 30 days of the date hereof by mail or by
13 e-mail.

14 Please be advised that any person may be
15 removed from the public comment session at the
16 discretion of the Council. We ask that each
17 person making a limited appearance statement in
18 this proceeding to confine his or her statements
19 to the subject matter before the Council, and to
20 avoid unreasonable repetition so that we may hear
21 all the concerns you and your neighbors may have.
22 Please be advised that the Council cannot answer
23 questions from the public about the proposal.

24 A verbatim transcript will be made of this
25 hearing and will be deposited in the Lebanon Town

1 Clerk's office for the convenience of the public.

2 At this time, I request the Applicant to make
3 a brief presentation to the public describing the
4 proposed facility. I understand Attorney Schaefer
5 is going to be making that presentation.

6 Attorney Schaefer, good evening.

7 ATTORNEY SCHAEFER: Good evening, Vice Chair

8 Morissette. Thank you.

9 Good evening. My name is John Schaefer. I'm
10 an attorney at Robinson & Cole, and I'm here on
11 behalf of the Applicant, the Towers, LLC.

12 The site address for this petition -- this
13 application, is 1022 Trumbull Highway in Lebanon,
14 Connecticut. As you can see in this diagram, the
15 facility is located -- is to be located on the
16 easterly portion of the parcel.

17 Vehicular traffic and access to the proposed
18 facility will extend from Trumbull Highway over an
19 existing driveway leading to a new gravel access
20 driveway, eventually leading to the tower site.
21 The proposed compound will be located at the end
22 of this approximately 1950-foot access roadway and
23 consist -- and be located within a 100 by 100-foot
24 leased area.

25 The proposed compound will be a 50-foot by

1 50-foot compound surrounded by an 8-foot-high
2 fence, chain-link fence.

3 This proposed compound has been sized for
4 additional carriers, while Verizon Wireless will
5 be the initial anchor tenant.

6 Inside the perimeter fence is a proposed
7 utility area which will house the utility's
8 transformer and utility backboard. The proposed
9 electric service will be provided from an existing
10 overhead utility service on Trumbull Highway, and
11 proceed underground up the access driveway.

12 Inside the fence line, in the southern side
13 of the compound, as you can see in this diagram,
14 will be Verizon's ground equipment, which will
15 include a 12-foot by 20-foot concrete pad with
16 equipment cabins, battery cabins, and a 50-kW
17 diesel-fired emergency generator. At the center
18 of the compound will be a 150-foot-tall monopole.

19 Verizon's plan is to install nine panel
20 antennas and six remote radio heads located at a
21 center line of 145 feet on the monopole. The
22 tower will be designed to accommodate additional
23 carriers at intervals of ten feet, and the tower
24 will be available for municipal and/or emergency
25 use if needed and requested.

1 This tower will not require any FAA lighting
2 or marketing.

3 Thank you very much, Vice Chair.

4 THE VICE CHAIR: Thank you, Attorney Schaefer.

5 We'll now call on Aaron Zambarano to make a
6 public statement, followed by Sarah Zambarano.

7 Aaron, good evening.

8 AARON ZAMBARANO: Good evening. My name is Aaron
9 Zambarano. I'm an engineer and environmentalist,
10 and although I have no current legal ties to the
11 property, I've lived there for 15 years. So, I
12 believe my knowledge is worth something.

13 Back in 2012, my mother, the owner at the
14 time, tried to parcel the property for
15 development. I'd like to share my screen now.

16 THE VICE CHAIR: Unfortunately, you're unable to do
17 that.

18 AARON ZAMBARANO: The wetlands map that the Town
19 provided, that the zoning board provided, I was
20 shown. I approached the zoning board at the town
21 hall and was shown wetland maps that clearly
22 outlined a span of wetland running east to west
23 across the property, and while development could
24 not proceed due to rules regarding dead-end roads,
25 even building a driveway across these wetlands

1 would be illegal. So, I was shocked to see that
2 the construction plans available online for this
3 project show a road cutting through the exact
4 wetland section previously off-limits.

5 Comparing these construction plans to
6 available town wetland plans, the two obviously
7 disagree. Town DEP wetland maps clearly show the
8 same section of wetlands spanning east to west
9 that they did 13 years ago in this area, and as a
10 former resident, I know this to be true.

11 However, the construction plans show a break
12 in the wetlands and propose a road through the
13 area. Northwest of their construction plans list
14 an area as a vernal pool, meaning it might be
15 part -- it might be wet part of the year, whereas
16 it has always been a pond. I have, again, photos
17 to show, but if I can't share my screen, I can't
18 do that.

19 The reeds in the left of the path in the
20 photos that the company provided in their
21 construction drawings would have a tough time
22 growing otherwise. In fact, that area contains so
23 much water that I've skated through it in the
24 winter between that path in the photo and the
25 pond.

1 That pond supports every kind of wildlife in
2 this area, and it spills into the neighbor's
3 property along a cornfield, and eventually
4 downhill to a swamp. The path was so full of mud
5 year-round, I've seen four-wheel drive trucks get
6 stuck in it. Building a road there just means
7 inhibiting the flow of that water, choking the
8 life it supports until the road eventually sinks
9 under yet another vehicle and requires repair.

10 Given the other available locations in town,
11 the fire station, the municipal lot 200 yards away
12 on 87, the transfer station on 207, why perform
13 all this construction and destruction for a
14 2,000-foot-long road through exactly what makes
15 Lebanon so beautiful? Just entering the property
16 requires the removal of a century-plus-old stone
17 wall and one of the older trees in town.

18 To Towers and Verizon, you have less
19 expensive, less destructive options, and as an
20 engineer I'd be happy to help you explore them.

21 And to the owners of 1022, you have the most
22 stunningly beautiful home in the world. I cannot
23 fathom the incentive to destroy so much of this
24 beauty, but I give you my word it isn't worth it.
25 I urge you to consider other sites for this

1 installation.

2 **THE VICE CHAIR:** Thank you, Aaron.

3 I will now call upon Sarah Zambarano,
4 followed by Sarah Eddy.

5 Sarah, good evening.

6 **SARAH ZAMBARANO:** Good evening. I am Dr. Sarah
7 Zambarano. My family moved to 1022 Trumbull
8 Highway in 1996. I took evening walks in the
9 Eagle Scout pine forest there. I watched the
10 sunsets over the fields and enjoyed the views of
11 the year-round pond where migratory birds,
12 turtles, snakes, peepers returned each spring.
13 The amount of wildlife and wilderness there makes
14 it feel timeless.

15 There is pride in preservation, and if he was
16 here today, my father would describe every stone
17 wall that he maintains there, each path he hiked
18 daily, and every century-old tree on that
19 property. A tower here would cause permanent and
20 unnecessary harm.

21 The planned roads and maintenance traffic
22 that has been proposed will compact soil and alter
23 the water flow into the wetlands complex that
24 laterally spans the entire property, as mentioned
25 by my brother. This degrades the grounds for the

1 amphibians and birds, and will have a negative
2 consequence for the native plant life as well.
3 These ecosystems are impossible to restore once
4 disturbed.

5 The rear acreage where the tower pad is
6 planned holds mature trees, some likely two to
7 three hundred years old. This plan forces removal
8 of healthy forest canopy, invites invasive
9 species, and interrupts wildlife corridors.
10 Historic stone walls are slated for demolition
11 with this property.

12 With this project, the tower will obliterate
13 the quiet, dark viewshed that defines this part of
14 Lebanon. The night sky will be interrupted, and
15 the 150-foot structure will be visible year-round
16 in the Last Green Valley.

17 When the Applicant's materials talk about
18 mitigation, they do that knowing that what they
19 are doing will inevitably cause harm. If you must
20 plan to mitigate, you've already chosen harm. The
21 correct step here is avoidance. Choose another
22 site or co-locate on existing structures. That's
23 the industry best practice.

24 To the board, I respectfully ask you to deny
25 development in any way possible. And if you are

1 not able to deny it outright, I ask that you
2 require an independent wetlands delineation and
3 amphibian and bird studies across the breeding
4 seasons, an authentic co-location and alternatives
5 analysis by a third party, protection of the
6 historic stone walls and mature trees on the
7 property, requirements to replace an equal number
8 of trees removed to another location on the
9 property, the requirement to create an alternative
10 habitat for the birds and bats displaced, and
11 seasonal construction limits to avoid peak
12 migratory and breeding seasons.

13 To the landowners and the company, you are
14 choosing to damage an ancient living ecosystem for
15 profit. It's tasteless and shameful to trade
16 intact wilderness for a view of a steel tower, the
17 equivalent of a 14-story building and lease
18 revenue. The acrobatics in your permit paperwork
19 to allow this classless source of income should be
20 embarrassing for you, and your planned actions are
21 irreparable.

22 I ask that the board please do what it can to
23 protect this land and prevent this from becoming
24 the norm for the open land in Lebanon going
25 forward, defending intact wildlife habitats and

1 pieces of Lebanon's rural history.

2 Thank you for your time.

3 THE VICE CHAIR: Thank you, Sarah.

4 I will now call upon Sarah Eddy. Sarah Eddy,
5 please?

6 Sarah Eddy? I don't see Sarah on the screen.
7 We'll give her a minute.

8
9 (No response.)

10
11 THE VICE CHAIR: Okay. I don't see her. It doesn't
12 appear that she has joined us this evening.

13 So therefore, the Council announces that it
14 will continue the evidentiary session of this
15 public hearing on Tuesday, December 16, 2025, at
16 2 p.m., via Zoom remote conferencing.

17 A copy of the agenda for the continued
18 evidentiary hearing session will be available on
19 the Council's website along with the record of
20 this matter, the public hearing notice,
21 instruction for public access to the evidentiary
22 hearing session, and the Council's citizen's guide
23 to the Siting Council's procedure.

24 Please note that anyone who has not become a
25 party or intervenor but who desires to make his or

1 her views known to the Council may file written
2 statements with the Council until the public
3 comment period closes.

4 Copies of the transcript of this hearing will
5 be filed at the Lebanon Town Clerk's office.

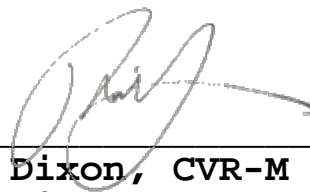
6 I hereby declare this hearing adjourned and
7 thank you, everyone, for your participation.

8 Good evening. Have a pleasant evening.

9
10 (End: 6:46 p.m.)
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CERTIFICATE

I hereby certify that the foregoing 17 pages are a complete and accurate computer-aided transcription of my original verbatim notes taken of the teleconference PUBLIC HEARING of THE CONNECTICUT SITING COUNCIL in Re: DOCKET NO. 538, THE TOWERS, LLC, APPLICATION FOR A CERTIFICATE OF ENVIRONMENTAL COMPATIBILITY AND PUBLIC NEED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF A TELECOMMUNICATIONS FACILITY AND ASSOCIATED EQUIPMENT LOCATED AT 1022 TRUMBULL HIGHWAY, LEBANON, CONNECTICUT, which was held before JOHN MORISSETTE, THE VICE CHAIR, on September 11, 2025.



Robert G. Dixon, CVR-M 857
Notary Public
My Commission Expires: 6/30/2030