

**STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL**

IN RE:

: DOCKET NO. 538

**APPLICATION OF THE TOWERS, LLC
FOR A CERTIFICATE OF
ENVIRONMENTAL COMPATIBILITY
AND PUBLIC NEED FOR THE
CONSTRUCTION, MAINTENANCE AND
OPERATION OF A WIRELESS
TELECOMMUNICATIONS FACILITY
AT 1022 TRUMBULL HIGHWAY,
LEBANON, CONNECTICUT**

: SEPTEMBER 9, 2025

INTERVENOR PRE-HEARING SUBMISSION

Now comes Gregory Roy and Natalie Roy, by and through their undersigned counsel, who respectfully submit this Memorandum to the Connecticut Siting Council in opposition to the application for approval of a proposed wireless telecommunications facility (“cell tower”) on property adjacent to their residence. In accordance with the Connecticut Siting Council’s procedural rules and the Notice of Pre-Hearing Conference in the above-captioned proceeding, Intervenor, Gregory and Natalie Roy, submit the following information and documentation:

I. LIST OF WITNESSES

- a. Gregory Roy, owner of real property located at 1044 Trumbull Hwy, Lebanon, CT, abutter and intervenor;
- b. Natalie Roy, owner of real property located at 1044 Trumbull Hwy, Lebanon, CT, abutter and intervenor;
- c. Sean T. Hagearty, commercial appraiser, R.F. Hagearty & Associates, Inc.;
- d. TBD, representative of the Lebanon Historical Society
- e. Dr. Ginger Gardner, Oncologist, Sloan Kettering

- f. TBD, representative of the Daughters of the American Revolution;

II. EXHIBIT LIST

- a. Lebanon Green Historical District Nomination to the National Register of Historic Places Inventory;
- b. Northern Parcel Declaration of Conservation and Preservation Restrictions and Covenants;
- c. Town of Lebanon Plan of Conservation and Development;
- d. Karen K. Buffkin's employment profile on the University of Connecticut website;
- e. Dr. Scott C. Williams, Ph.D.'s employment profile on the University of Connecticut website;
- f. Dr. Scott C. Williams, Ph.D.'s Appointment Letter;
- g. Redacted Option and Ground Lease Agreement;
- h. Appraisal report from R.F. Hagearty & Associates, Inc. (estimated to be completed by 10/1/2025);
- i. Visual Assessment Prepared by All-Points Technology Corporation, P.C.;
- j. Preliminary Historic Resources Evaluation Prepared by All-Points Technology Corporation, P.C., dated February 14, 2025;
- k. SHPO submission prepared by a qualified architectural historian who meets criteria developed by the Secretary of the Interior;
- l. Coverage Maps – Surrounding Cell Sites;
- m. Site Search Summary;
- n. Notice to and List of Abutting Landowners; Certificate of Service;
- o. Responses to Council Interrogatories, Set One, 08/13/25;
- p. Sign-Posting Affidavit, 09/04/25;
- q. Drone photos from 9/04/25

The undersigned reserves the right to offer additional exhibits, testimony, witnesses and

materials as new information comes to their attention and in rebuttal to positions taken by the Council, Parties and/or Intervenors, or Applicant.

III. BRIEF POSITION STATEMENT

Intervenors, Gregory and Natalie Roy, oppose the approval of the proposed Telecommunications Facility located at 1022 Trumbull Hwy, Lebanon, CT based on the fact that the proposed facility is not consistent with the Council's statutory obligation to balance the public need for wireless communications with the protection of the environment, public health and safety, and the preservation of the Town of Lebanon's unique historical, cultural, and aesthetic resources including, but not limited to:

Environmental and Ecological Impact:

1. ***Loss of Natural Habitat:*** The proposed site includes and abuts sensitive habitats, including seasonal wetlands (vernal pools) that serve as critical breeding grounds for amphibians and other wildlife. Construction and ongoing operation will disrupt these ecosystems.
2. ***Visual and Scenic Impacts:*** The tower will intrude upon protected viewsapes and significantly alter the rural and natural character of the surrounding environment. The Connecticut Environmental Policy Act and related state policy favor minimizing such impacts.
3. ***Impact on Historic and Cultural Resources:*** The tower will be prominently visible year-round from the Lebanon Town Green, which is a historically designated space and a focal point of civic and cultural identity. The Connecticut General Statutes and prior Council precedent recognize the importance of preserving historic resources and community aesthetics.


4. ***Degradation of Historic Town Character:*** The community's architectural and cultural heritage is a vital asset. The tower's industrial appearance is incompatible with the town's historic district, and its approval would irreparably harm the traditional New England character valued by residents and other persons visiting the Town of Lebanon.
5. ***Availability of Alternative Sites:*** The applicant has failed to demonstrate that the proposed location represents the least intrusive means of addressing service needs thereby undermining the applicant's burden of proof pursuant to Conn. Gen. Stat. § 16-50p. Reasonable alternatives may exist, including: co-location on existing telecommunications structures outside the visibility from the Town Green, use of distributed antenna systems (DAS) or small-cell technologies, or alternative sites farther from sensitive historic and cultural resources.
6. ***Procedural Deficiencies – Notice to Abutting Landowners:*** Adequate notice to abutting or adjacent landowners is a statutory prerequisite to meaningful participation. By its own admission, the Council failed to provide timely notice to the Roys. Once this error was discovered, the Applicant then sent notice but not until August 7, 2025, which the Roys did not receive until August 18, 2025, leaving them little or no time to adequately prepare for the hearing on September 11, 2025. In addition, upon information and belief, the Applicant failed to post timely notice of the hearing on a sign not less than six feet by four feet ten days prior to the public hearing, pursuant to Conn. Gen. Stat. § 16-50j-21.
7. ***Public Health and Safety Concerns:*** While the Council is constrained by federal law regarding RF emissions, the health and safety concerns of residents cannot be dismissed. Erecting towers near homes and the Town Green raises legitimate questions about long-

term exposure impacts, safety risks associated with fire or ice, and interference with emergency communications such as Lifestar or other similar services when accessing the area in the event of an emergency.

8. ***Impact on Property Values:*** Numerous studies and local assessments show that the siting of a cell tower in close proximity to residential properties significantly depresses property values. Homeowners in the community like the Roys, have invested in reliance on the town's historic and aesthetic character, which the tower would compromise.
9. ***Potential Improper Affiliation:*** The Roys also raise the issue of the appearance of potential impropriety between Siting Council appointee Dr. Scott C. Williams, Ph.D., and the property owner of the proposed site, Karen Buffkin. Upon information and belief, Dr. Williams is employed by the University of Connecticut as an adjunct professor and Karen Buffkin, also employed by the University of Connecticut, serves in an executive role as Executive Director of Employee Relations. The appearance of impropriety lies in the fact that Karen Buffkin stands to benefit financially, should the Siting Council approve the proposed application cited herein.

Dated at Willimantic, Connecticut this 9th day of September, 2025

GREGORY ROY & NATALIE ROY

By: 
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CERTIFICATION

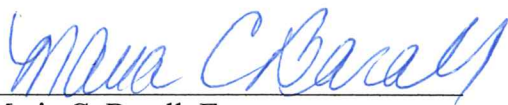
In accordance with Connecticut General Statutes § 4-177a (b), 16-50n, 16-50o, 22a-120, and/or 22a-163j, and/or RSA 16-50j-15a through 17, I hereby certify that a copy of the above application for intervenor status was mailed or electronically delivered on September 9, 2025 to all counsel and pro se parties of record and that written consent for electronic delivery was received from all counsel and pro se parties of record who were electronically served, as follows:

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