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STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

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 17 WARREN ROAD, WASHINGTON (NEW PRESTON) CONNECTICUT

PUBLIC COMMENT

DOCKET NUMBER 543:

BEFORE: VICE CHAIRMAN JOHN MORISSETTE

DATE: DECEMBER 4, 2025
TIME: 2:00 P.M.
VIA: ZOOM

REPORTER: ALEXA A. BUDIHAS, RPR/CRR

A P P E A R A N C E S

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DEAN GUSTAFSON

ALL-POINTS TECHNOLOGY, PROFESSIONAL SOIL SCIENTIST
AND BIOLOGIST

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GRAPHICS SPECIALIST

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ENGINEERING IMPLEMENTATION LEAD

BRIAN PAUL, ALL-POINTS TECHNOLOGY, PROJECT MANAGER

KEITH VELLANTE, C2, SENIOR RADIO FREQUENCY ENGINEER

P R O C E E D I N G S

(The proceedings began at 6:30 p.m.)

MR. MORISSETTE: Good evening, ladies and gentlemen. This hearing is called to order this Thursday, December 4th, 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; Quat Nguyen, Designee for

06:30:26PM

Chairman-Elect Thomas Wiehl of the Public Utilities Regulatory Authority; Chance Carter; Khristine Hall; Bill Syme; Dr. Williams; and Daniel P. Lynch Jr.

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

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

06:31:01PM

that began at 2 p.m. this afternoon. A copy of the prepared agenda is available on the Council's website along with the record in this matter, the public hearing notice, instructions for public access to this public hearing, and the Council's Citizens Guide to

1 Connecticut Siting Council Procedures.

2 This hearing is held pursuant to the
3 provisions of Title 16 of the Connecticut General
4 Statutes and of the Uniform Administrative Procedure
5 Act upon an application from The Towers, LLC, for a
6 certificate of environmental compatibility and public
7 need for the construction, maintenance, and operation
8 of a telecommunications facility and associated
9 equipment located at 17 Warren Road in Washington,
10 Connecticut, also known as New Preston.

06:31:56PM

11 This application was received by the Council
12 on July 30th, 2025. This application is also governed
13 by the Telecommunications Act of 1996, which is
14 administered by the Federal Communications Commission.
15 This act prohibits this Council from considering the
16 health effects of radiofrequency emissions on human
17 health and wildlife to the extent emissions from towers
18 are within the federal acceptable safe limits
19 standards. These standards are also followed by the
20 State Department of Public Health.

06:32:36PM

21 The federal act also prohibits this Council
22 from discriminating between and amongst providers of
23 functionally equivalent services. This means that if
24 one carrier already provides a service for an area,
25 other carriers have the right to compete and provide

1 services in the same area.

2 The Council's legal notice of the date and
3 time of this public hearing was published in the
4 "Republican-American" on August 26st, 2025.

5 Upon this Council's request, the Applicant
6 erected a sign in the vicinity of the proposed site so
7 as to inform the public of the name of the Applicant,
8 the type of facility, the public hearing date, and
9 contact information for the Council, including the
10 website and phone number.

06:33:22PM

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

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

06:33:56PM

21 In accordance with the public hearing notice
22 and in fairness to everyone who has signed up to speak,
23 these public statements will be limited to three
24 minutes. Please be advised that written comments may
25 be submitted by any person within 30 days of this

1 public hearing.

2 I wish to note that parties and intervenors,
3 including the representatives' witnesses and members,
4 are not allowed to participate in the public comment
5 session. I also wish to note that those who are
6 listening and for the benefit of your friends and
7 neighbors who aren't able to join us for the public
8 comment session, that you or they may send written
9 statements to the Council in the 30 days of the date
10 hereof by mail or by email.

06:34:39PM

11 Please be advised that any person may be
12 removed from the public comment session at the
13 discretion of the Council.

14 We ask each person making -- making a
15 limited-appearance statement in this proceeding to
16 confine his or her statements to the subject matter
17 before the Council and to avoid unreasonable
18 repetition, that we may hear all the concerns you and
19 your neighbors may have.

20 Please be advised that the Council cannot

06:35:09PM

21 answer questions from the public about the proposal. A
22 verbatim transcript will be made of this hearing, and
23 it will be deposited in the town's clerk office for the
24 convenience of the public.

25 At this time, I request the Applicant to make

1 a brief presentation to the public describing the
2 proposed facility. I understand Attorney Baldwin will
3 be making that presentation.

4 Good evening, Attorney Baldwin.

5 MR. BALDWIN: Good evening, Vice Chair
6 Morissette, and thank you. Good evening, folks.

7 As the Vice Chair stated, my name is Ken
8 Baldwin. I'm a lawyer at Robinson & Cole, and I
9 represent the Applicant in this proceeding, the The
10 Towers, LLC.

06:35:52PM

11 Just for context, the The Towers, LLC, is a
12 joint venture embarking on this tower application
13 between a company called Vertical Bridge Real Estate
14 Investment Trust, LLC, and Verizon Wireless.

15 The proposed telecommunications facility and
16 related equipment shown on this graphic as the site is
17 in the northwesterly portion of a 13.64-acre parcel at
18 17 Warren Road in New Preston, the town of Washington,
19 Connecticut.

20 The facility would provide Verizon Wireless

06:36:27PM

21 customers and emergency service providers with improved
22 wireless service, particularly along the heavily
23 traveled Route 202 and 341 in the area. The site would
24 be located between two existing sites that Verizon
25 Wireless currently operates, one in Washington and one

1 in Litchfield.

2 If we could go to the next slide. Thank you.
3 This is a closer view of the 13.64-acre parcel showing
4 the proposed location of an access driveway along the
5 northern property boundary to the proposed cell site.
6 The cell site would consist of a 50-by-50-foot fence to
7 compound area within a 100-foot-by-100-foot leased
8 area.

9 The Applicant has proposed the construction
10 of a 140-foot monopole telecommunications tower. There
06:37:26PM

11 would be a lightning rod at the top of the tower,
12 extending to an overall height of 144 feet, And Verizon
13 Wireless antennas would be attached to the tower at the
14 top at a centerline height of 135 feet aboveground
15 level.

16 If we could go to the next slide, please.
17 This plan sheet, Z-4, is taken from the application.
18 It shows a close-up drawing of the proposed facility
19 location, the fenced compound, the tower located in the
20 center of the compound, and then just to the right of

06:38:04PM

21 that tower location is the proposed Verizon Wireless
22 equipment, which would consist of a radio equipment
23 cabinet, a small battery cabinet to provide backup
24 power, and then a diesel-fueled generator, which would
25 be utilized only if commercial power to the facility is

1 interrupted.

2 As I mentioned earlier -- if we could just go
3 back to the prior slide again. Thank you.

4 This afternoon, the Applicant made the
5 Council and the other parties and intervenors aware
6 that it is alternatively considering an alternative
7 driveway location from the one that is proposed and the
8 one that is proposed on this site schematic.

9 Roughly speaking, that driveway location
10 would include an entrance to Warren Road approximately

06:38:56PM

11 250 -- 220 feet to the east, where there is an existing
12 driveway apron. The driveway would then extend up to
13 the tower site in a similar fashion. Additional
14 information regarding that alternative location is
15 being developed and will be provided to the Council
16 prior to our next meeting.

17 That's all I have, Mr. Morissette. Thank
18 you.

19 MR. MORISSETTE: Thank you, Attorney Baldwin.
20 We'll now call upon Janet Buonaiuto to make a

06:39:28PM

21 public statement followed by Matilda Giampietro.

22 Janet, good evening.

23 MS. BUONAIUTO: Hello. Can you hear me?

24 MR. MORISSETTE: Yes, I can. Thank you.

25 MS. BUONAIUTO: My name is Janet Buonaiuto.

1 I live at 47 Shearer Road in Washington, Connecticut.
2 And although I'm not in the vicinity of this cell
3 tower, I feel very strongly that you should not put a
4 cell tower anywhere near a neighborhood of -- where
5 people are living and raising their children and trying
6 to live a healthy life.

7 There are so many studies that have been
8 published, peer-reviewed, published studies that the
9 cell phone industry could have reviewed it at any time,
10 but they let them stand, stating that some towers

06:40:27PM

11 increase mortality from all cancers, they increase risk
12 of Type 2 diabetes, they increase ADHD in children.
13 There are so many things that say these cell towers are
14 unsafe, not fit for humans to live nearby.

15 So, I hope that you will reconsider, put this
16 cell tower in a better place. Even the W.H.O. has said
17 that cell phone radiation maybe is linked -- is not
18 maybe but is linked to brain cancer.

19 So, I -- please, you need to reconsider this.
20 I truly believe that it's a bad decision. I personally

06:41:13PM

21 do not own a cell phone, and I never will until I feel
22 that the cell phone industry takes the -- the
23 consideration of human health -- puts it above their
24 profits. Thank you very much.

25 MR. MORISSETTE: Thank you, Janet. Thank you

1 for coming out this evening.

2 We'll now call upon Matilda Giampietro.

3 Matilda, good evening.

4 MS. GIAMPIETRO: Good evening. Thank you for
5 taking the time to listen to our opinions. I live in
6 Washington at 96 Wykeham Road, and I teach at
7 Washington Montessori School. And I'm always very
8 grateful for the national -- natural beauty of the
9 landscape of our town, and I love to walk on the trails
10 at our school.

06:42:05PM

11 It would be distressing to me to see the
12 ugliness of a cell tower above this beautiful area. It
13 would be very more concerning to have the wetlands and
14 watercourses and the local habitats possibly destroyed.
15 They'd be endangered, for sure.

16 Such a huge project is not exactly necessary
17 when there exists the capacity to put small cells on
18 local tower -- on local utility poles. Towers are
19 becoming a little bit obsolete.

20 Further, the project is in a very steep area

06:42:54PM

21 with a lot of construction and would clearly disrupt
22 the area, which includes the Shepaug forest block
23 Important Bird Area, as designated by the National
24 Audubon Society.

25 Since The Towers have not provided sufficient

1 information on environmental impact or identified the
2 wetlands area, since there will be significant change
3 to a sensitive area, to the natural beauty of the
4 landscape with a tower in the middle of it, and since a
5 proven and reasonable alternative, the small cells on
6 utility poles, exists, I request that the Siting
7 Council deny this application. Thank you for your
8 time.

9 MR. MORISSETTE: Thank you, Matilda. And
10 thank you for coming out this evening.

06:43:46PM

11 Very good. That concludes our public comment
12 session for this evening. The Council announces that
13 it will continue the evidentiary session of this public
14 hearing on Tuesday, January 13th, 2026, at 2:00 p.m.
15 via Zoom remote conferencing.

16 A copy of the agenda for the continued
17 evidentiary hearing will be available on the Council's
18 website along with the record in this matter, the
19 public hearing notice, instructions for public access
20 to the evidentiary hearing session, and the Council's

06:44:21PM

21 Citizens Guide to Siting Council's Procedures.

22 Please note that anyone who has not become a
23 party or intervenor but who desires to make his or her
24 views known to the Council may file written statements
25 with the Council until the public comment period

1 closes.

2 Copies of the transcript of this hearing will
3 be filed at the Washington Town Clerk's Office.

4 I hereby declare this hearing adjourned, and
5 thank you, everyone, for your participation. And thank
6 you. Have a good evening. Good night.

7 (The public comment session adjourned at 6:44 p.m.)

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STATE OF CONNECTICUT

I, ALEXA BUDIHAS, RPR, CRR, and a Licensed Professional Reporter/Commissioner within and for the State of Connecticut, do hereby certify that I took the foregoing hearing on December 4, 2025, via Zoom.

I further certify that the witnesses by Executive Director Melanie Bachman first duly sworn to testify to the truth, the whole truth, and nothing but the truth concerning their knowledge in the matter.

I further certify that the within testimony was taken by me stenographically and reduced to typewritten form under my direction by means of computer-assisted transcription.

I further certify that I am neither counsel for, related to, nor employed by any of the parties to the action in which this hearing was taken; and further, that I am not a relative or employee of any attorney or counsel employed by the parties hereto, nor financially or otherwise interested in the outcome of the action.

WITNESS my hand this 19th of December 2025.



ALEXA A. BUDIHAS, RPR/CRR
My commission expires 4/30/29

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& 3:4,10,21 9:8	2230 3:5	3:7	alexa 1:24 16:3
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<p>associated 1:7 6:8 association 3:3 3:9 attached 10:13 attorney 9:2,4 11:19 16:14 audio 5:18 audubon 13:24 august 7:4 authority 2:7 5:12 available 5:22 14:17 avoid 8:17 aware 11:5</p>	<p>believe 12:20 benefit 8:6 berchem 3:15 berchemmos... 3:18 better 12:16 bill 2:10 5:13 biologist 4:7 bird 13:23 bit 13:19 block 13:22 boundary 10:5 brain 12:18 brian 2:4 4:12 5:8 bridge 9:13 brief 7:16 9:1 brinton 2:18 bryan 2:16 budihas 1:24 16:3,23 buonaiuto 11:20,23,25,25</p>	<p>cancers 12:11 capacity 13:17 carrier 6:24 carriers 6:25 carter 2:8 5:12 cell 10:5,6 12:2 12:4,9,13,16,17 12:21,22 13:12 cellco 4:4 cells 13:17 14:5 center 10:20 centerline 10:14 cepa 3:2 certificate 1:5 6:6 certify 16:4,6,9 16:12 chair 5:6 9:5,7 chairman 1:14 2:3,7 5:11 chance 2:8 5:12 change 14:2 children 12:5 12:12 citizens 5:25 14:21 clearly 13:21 clerk 8:23 clerk's 15:3 close 10:18 closer 10:3 closes 15:1</p>	<p>cole 3:21 9:8 coming 13:1 14:10 comment 1:9 7:15 8:4,8,12 14:11,25 15:7 comments 7:24 commercial 10:25 commission 6:14 16:24 commissioner 2:5 5:9 16:4 communication 7:11 communicati... 6:14 company 9:13 compatibility 1:6 6:6 compete 6:25 compound 10:7 10:19,20 computer 5:18 16:10 concerning 13:13 16:8 concerns 8:18 concludes 14:11 conferencing 14:15 confine 8:16</p>
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<p>b 4:4 bachman 2:12 5:15 16:7 back 11:3 backup 10:23 bad 12:20 baldwin 3:23 9:2,4,5,8 11:19 battery 10:23 beautiful 13:12 beauty 13:8 14:3 becoming 13:19 began 5:2,21</p>	<p>c 2:1 3:1,1,23 4:1,1 5:1 c2 4:13 cabinet 10:23 10:23 call 11:20 13:2 called 5:4 9:13 cancer 12:18</p>		

<p>connecticut 1:2 1:3,8 5:7 6:1,3 6:10 9:19 12:1 16:1,4 consideration 12:23 considering 6:15 11:6 consist 10:6,22 construction 1:6 6:7 10:9 13:21 contact 7:9 context 9:11 continuation 5:20 continue 14:13 continued 14:16 convenience 8:24 copies 15:2 coppola 3:17 copy 5:21 14:16 council 1:3 2:2 2:11 5:7,8 6:1 6:11,15,21 7:9 7:12,12,19,20 8:9,13,17,20 11:5,15 14:7 14:12,24,25 council's 5:22 5:25 7:2,5</p>	<p>14:17,20,21 counsel 16:12 16:14 cramer 3:10 crameranders... 3:12 crr 1:24 16:3 16:23 ct 2:17,22 3:5 3:11,16,22 currently 9:25 customers 9:21</p> <p style="text-align: center;">d</p> <p>d 3:1 4:1,4 5:1 dakota 2:13 5:16 daniel 2:9 5:13 date 1:18 7:2,8 8:9 david 3:6 days 7:25 8:9 dean 4:6 deans 3:24 december 1:18 5:5 16:5,17 decision 12:20 declare 15:4 deny 14:7 department 2:5 5:9 6:20 deposited 8:23 depot 2:17</p>	<p>describing 9:1 designated 13:23 designee 2:5,7 5:8,10 desires 14:23 destroyed 13:14 developed 11:15 development 4:8 dfsherwood 3:7 diabetes 12:12 diesel 10:24 direction 16:10 director 2:12 5:14 16:7 discretion 8:13 discriminating 6:22 disrupt 13:21 distressing 13:11 docket 1:11 dr 2:14 5:13 drawing 10:18 driveway 10:4 11:7,9,12,12 duly 16:7 dykes 2:5 5:9</p>	<p style="text-align: center;">e</p> <p>e 2:1,1 3:1,1,1 4:1,1,1 5:1,1 earlier 11:2 east 3:16 11:11 effects 6:16 elect 2:7 5:11 elizabeth 4:4 email 8:10 embarking 9:12 emergency 9:21 emily 3:24 emissions 6:16 6:17 employed 16:13,14 employee 16:14 endangered 13:15 energy 2:5 5:9 engineer 4:5,13 engineering 4:8 4:11 entrance 11:10 environmental 1:6 2:5 5:10 6:6 14:1 equipment 1:7 6:9 9:16 10:22 10:22</p>
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<p>equivalent 6:23 erected 7:6 esq 3:6,12,23 3:23,24 estate 4:5 9:13 evening 5:3 9:4 9:5,6 11:22 13:1,3,4 14:10 14:12 15:6 evidentiary 14:13,17,20 exactly 13:16 executive 2:12 5:14 16:7 existing 9:24 11:11 exists 13:17 14:6 expires 16:24 extend 11:12 extending 10:12 extent 6:17</p>	<p>feel 12:3,21 feet 10:12,14 11:11 fence 10:6 fenced 10:19 file 14:24 filed 15:3 financially 16:15 first 2:18,23 16:7 fit 12:14 folks 9:6 followed 6:19 11:21 foot 10:6,7,7,10 foregoing 16:5 forest 13:22 form 16:10 frequency 4:13 friends 8:6 fueled 10:24 functionally 6:23 further 13:20 16:6,9,12,14</p>	<p>giampietro 11:21 13:2,4 glastonbury 3:5 glidden 4:4 gmail.com 3:7 go 10:2,16 11:2 golembiewski 2:4 5:8 good 5:3 9:4,5 9:6 11:22 13:3 13:4 14:11 15:6,6 governed 6:12 graphic 9:16 graphics 4:10 grateful 13:8 gregory 2:23 group 3:14 guide 5:25 14:21 gustafson 4:6</p>	<p>hearing 5:4,20 5:24,25 6:2 7:3 7:8,21 8:1,22 14:14,17,19,20 15:2,4 16:5,13 heavily 9:22 height 10:12,14 held 6:2 hello 11:23 hereof 8:10 hereto 16:14 hill 2:21 hope 12:15 huge 13:16 human 6:16 12:23 humans 12:14</p>
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