

STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL

IN RE:

DOCKET NO. 545

RX WIRELESS INFRASTRUCTURE, LLC  
AND NEW CINGULAR WIRELESS PCS,  
LLC D/B/A AT&T 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  
306 FLANDERS ROAD, EAST LYME,  
CONNECTICUT

January 22, 2026

**ARX WIRELESS INFRASTRUCTURE, LLC  
AND NEW CINGULAR WIRELESS PCS, LLC D/B/A AT&T  
PRE-HEARING SUBMISSION**

Applicants ARX Wireless Infrastructure, LLC and New Cingular Wireless PCS, LLC d/b/a AT&T respectfully submit this pre-hearing information regarding the above-referenced Application.

A. List of Witnesses

1. Keith Coppins, CEO of ARX Wireless Infrastructure LLC
2. Douglas Roberts, on behalf of ARX Wireless Infrastructure LLC
3. Russ Dasta, President, Visual Site Simulations, LLC
4. Martin Lavin, Radio Frequency Engineer, C Squared Systems, LLC, on behalf of AT&T
5. Harry Carey, Director, External Affairs, AT&T
6. Gregory John Costello, Senior Project Manager, SAI Communications

**B. Exhibits to be Offered**

1. Application for a Certificate of Environmental Compatibility and Public Need dated October 15, 2025, including Exhibits A through R to the Application
2. Bulk Filing exhibits, including:
  - a. Town of East Lyme Zoning Regulations
  - b. Town of East Lyme Plan of Conservation and Development
  - c. Town of East Lyme Inland Wetlands and Watercourses Regulations
  - d. Technical Report dated June 23, 2025
3. Affidavit of Publication of the Legal Notice published in *The Day* on October 9, 2025 and October 10, 2025
4. Sign Posting Affidavit dated January 19, 2026
5. Applicants' Responses to Connecticut Siting Council Pre-Hearing Interrogatories dated January 22, 2026

The applicants reserve the right to offer additional exhibits, testimony, witnesses and administratively noticed materials as may be necessary during the course of the hearing.

**C. Documents to be Administratively Noticed**

The Applicants seek Administrative Notice for Docket No. 500 Milford.

**D. Remote Public Comment Session Presentation**

Keith Coppins and Douglas Roberts are the designated presenters for the 6:30 p.m. remote public comment session.

The presentation drawings include the Site Project Plans attached to the Applicant's Interrogatory Responses as Exhibit 13 and last revised January 15, 2026, Sheets T-001, C-1, C-101, C-102, C-103, and C-104. Electronic copies of plan sheets T-001, C-1, C-101, C-102, C-103, and C-104 are attached to this filing.

RESPECTFULLY SUBMITTED,

**ARX WIRELESS INFRASTRUCTURE, LLC    NEW CINGULAR WIRELESS PCS, LLC**

By: 

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Juris No. 10032

By: 

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E-Mail: [kmotel@cuddyfeder.com](mailto:kmotel@cuddyfeder.com)  
Juris No. 434865

**CERTIFICATION OF SERVICE**

I hereby certify that a copy of the foregoing was sent via electronic mail on this 22<sup>nd</sup> day of January, 2026, to the following:

Lucia Chiocchio, Esq.  
Kristin Motel, Esq.  
Cuddy & Feder LLP  
445 Hamilton Avenue, 14<sup>th</sup> Floor  
White Plains, NY 10601  
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E-Mail: [kmotel@cuddylaw.com](mailto:kmotel@cuddylaw.com)

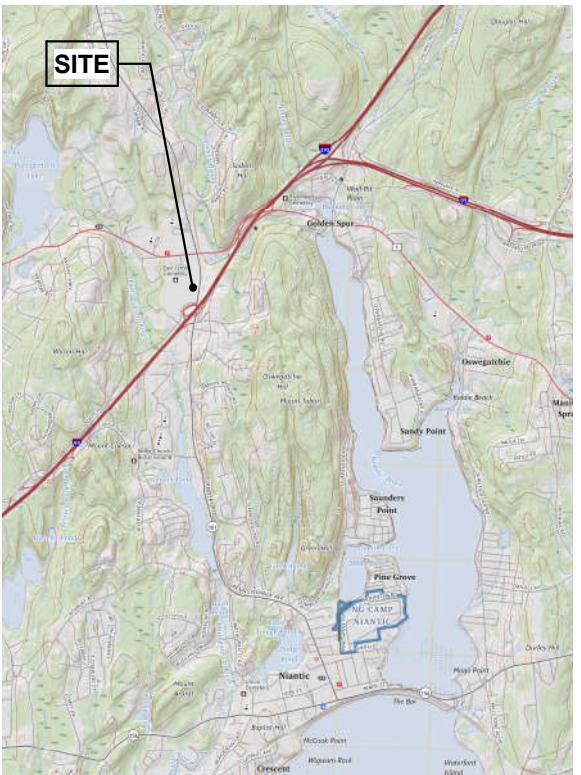
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\_\_\_\_\_  
David A. Ball

## USGS TOPOGRAPHIC MAP



## VICINITY MAP



## CODE REFERENCES

2022 Connecticut State Building Code

2021 International Building Code  
2021 International Existing Building Code  
2021 International Plumbing Code  
2021 International Mechanical Code  
2021 International Residential Code  
2021 International Energy Conservation Code  
2020 National Electrical Code (NFPA 70)  
2017 ICC A117.1 Accessible and Usable Buildings & Facilities



## CONNECTICUT SITING COUNCIL DOCKET



Site Number:  
**CT0471**

Site Name:  
**EAST LYME CT**

306 FLANDERS ROAD  
EAST LYME, CT 06333

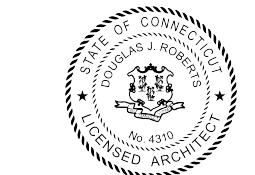
Prepared For:  
**ARX WIRELESS**

Project No: 2024.12

**DOUGLAS J. ROBERTS - ARCHITECT**

110 Washington Avenue  
Fourth Floor  
North Haven, CT 06473

Tel: 203.234.6368  
Email: droberts - architect@outlook.com



Do not scale dimensions from drawings  
Site verify all dimensions prior to construction  
Report any discrepancies to the Architect immediately  
This drawing is to be read in conjunction with all relevant  
documents and drawings

## REVISION SCHEDULE

REVISION	DESCRIPTION	DATE
1	GENERAL	Sept. 17, 2025
2	Verizon Equipment	Oct. 7, 2025
3	Update Lease Area	Jan. 8, 2026
4	Update Details	Jan. 15, 2026

# CT0471

## EAST LYME CT

**306 FLANDERS ROAD  
EAST LYME, CONNECTICUT 06333**

### PROPOSED 135' MONOPOLE TOWER AND COMPOUND

## PROJECT SUMMARY

ARX WIRELESS PROJECT NAME:	EAST LYME CT		
SITE NUMBER:	CT0471		
PROJECT ADDRESS:	306 FLANDERS ROAD EAST LYME, CT 06333		
PARCEL ID:	31-3.7		
ARX WIRELESS:	KEITH COPPINS ARX WIRELESS 110 WASHINGTON AVENUE FOURTH FLOOR NORTH HAVEN, CT 06473 203.623.3287		
ARX WIRELESS LEGAL COUNSEL:	DAVID A. BALL, ESQ. WILSON T. CARROLL, ESQ. COHEN AND WOLF, P.C. 1115 BROAD STREET BRIDGEPORT, CT 06604 203.337.4134		
AT&T:	AT&T 84 DEERFIELD LANE MERIDEN, CT 06450		
AT&T LEGAL COUNSEL:	LUCIA CHIOCCHIO, ESQ. DANIEL PATRICK, ESQ. CUDDY & FEDER LLP 445 HAMILTON AVENUE 14TH FLOOR WHITE PLAINS, NY 10601 914.761.1300		
LAND LORD:	ESMERELDA, LLC		
ARCHITECT:	DOUGLAS J. ROBERTS - ARCHITECT 110 WASHINGTON AVENUE FOURTH FLOOR NORTH HAVEN, CT 06473		
SURVEYOR:	NORTHEAST SURVEY CONSULTANTS 3 FERRY STREET, STUDIO 1 EAST EASTHAMPTON, MA 01027		
LATITUDE:	41° - 21' - 48.44" N		
LONGITUDE:	72° - 12' - 38.23" W		
GRADE (PROPOSED)	53' +/- AMSL		

## SHEET INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
T - 001	TITLE SHEET	4	Jan. 15, 2026
C - 1	SURVEY AND ABUTTERS PLAN	4	Jan. 15, 2026
C - 101	OVERALL SITE PLAN AND LEGEND	4	Jan. 15, 2026
C - 102	DETAILED COMPOUND PLAN AND ELEVATION	4	Jan. 15, 2026
C - 103	SITE DETAILS	4	Jan. 15, 2026
C - 104	SEDIMENTATION AND EROSION CONTROL DETAILS	4	Jan. 15, 2026

## SCOPE OF WORK

ARX WIRELESS IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS FOR PROPOSED TELECOMMUNICATION SITE:

- 2,500 +/- SQUARE FOOT FENCED COMPOUND WITHIN A 3,000 SQUARE FOOT LEASE AREA
- ACCESS WILL BE OVER EXISTING PAVED AND GRAVEL PARKING AREAS AND DRIVE WAY FROM FLANDERS ROAD
- 135' TALL MONOPOLE FOR FOUR CARRIER PLATFORMS WITH ANTENNAS AND ANCILLARY EQUIPMENT
- POWER AND TELCO SERVICES WILL BE ROUTED UNDERGROUND FROM EXISTING OVERHEAD UTILITIES ON FLANDERS ROAD TO PROPOSED ELECTRICAL METER AND UTILITY BOX ON PROPOSED H-FRAME.

AT&amp;T IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENT ON THE PROPOSED TELECOMMUNICATION SITE:

- A WALK-UP ENCLOSURE FOR RADIO EQUIPMENT ON A CONCRETE SLAB
- 20 KVA BACK UP DIESEL GENERATOR ON A CONCRETE SLAB
- ANTENNAS AND ANCILLARY EQUIPMENT ON A 12' - 0" PLATFORM

VERIZON IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS ON THE PROPOSED TELECOMMUNICATIONS SITE:

- RADIOS, BACK UP GENERATOR ON A CONCRETE SLAB
- ANTENNAS AND ANCILLARY EQUIPMENT ON A 12' - 0" PLATFORM

Drawing By: Zachary J. Roberts  
Drawing Date: SEPTEMBER 8, 2025  
Reviewed By: Nidrie Rowe  
Project No: 2024.12  
Scale:

Sheet Title:

## TITLE SHEET

Original drawing is ANSI - D.  
Do not scale contents of this drawing.

Sheet Number: Revision:



T - 001 4

## SITE SPECIFIC NOTES:

- FIELD SURVEY DATE: 11-12-2024
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- OWNER: ESMERELDA, LLC  
565 COLMAN STREET  
NEW LONDON, CT 06320
- SITE NAME: CT0471  
EAST LYME CT
- SITE ADDRESS: 306 FLANDERS ROAD  
EAST LYME, CT 06333
- JURISDICTION: TOWN OF EAST LYME  
NEW LONDON COUNTY
- TAX ID: 31.3-7
- DEED REFERENCE: DEED BOOK 946 PAGE 271
- PLAN REFERENCE: N/A
- ZONING DISTRICT: CA

12. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.

13. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.

14. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE LOCUS PROPERTY IS LOCATED IN AREAS DESIGNATED AS ZONE X (AREAS OF MINIMAL FLOODING). COMMUNITY PANEL NO. 0901C 0477 J, EFFECTIVE ON 8/5/2013

15. FIELD SURVEY BY EDM TOTAL STATION & RTK GPS. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM AN RTK GPS SURVEY.

### 16. THIS IS NOT A BOUNDARY SURVEY.

17. ALL PROPERTY LINES SHOWN ARE FROM DEEDS AND PLANS OF RECORD, MONUMENTS FOUND AND GIS DATA AND ARE APPROXIMATE ONLY.

18. ABUTTING PROPERTY LINES ARE TAKEN FROM THE REFERENCE PLANS AND GIS DATA AND ARE APPROXIMATE ONLY.

19. WETLAND SITE ASSESSMENT WAS PERFORMED BY DAVISON ENVIRONMENTAL ON 10/6/2024, NO WETLANDS OR WATERCOURSES WERE IDENTIFIED (OR DELINEATED) WITHIN 100' OF THE SITE.

## LEGEND

- SUBJECT PROPERTY LINE
- ABUTTERS PROPERTY LINE
- EASEMENT LINE
- STOCKADE FENCE
- CHAIN LINK FENCE
- OHW
- TREELINE
- STONE WALL
- CONTOUR LINE
- TOWER CONTROL POINT
- UTILITY POLE
- IRON PIPE OR ROD FOUND
- PIPE INLET OR OUTLET
- N/F
- NOW OR FORMERLY
- 31.3-7 ASSESSOR'S ID



Site Number:  
CT0471

Site Name:  
EAST LYME CT

306 FLANDERS ROAD  
EAST LYME, CT 06333

Prepared For:  
**ARX WIRELESS**

110 Washington Avenue  
Fourth Floor  
North Haven, CT 06473

Project No: 2024.12

**DOUGLAS J. ROBERTS-ARCHITECT**  
110 Washington Avenue  
Fourth Floor  
North Haven, CT 06473  
Tel: 203.234.6368  
Email: droberts-architect@outlook.com



### Key Plan

Do not scale dimensions from drawings.  
Site verify all dimensions prior to construction.  
Report all discrepancies to Architect immediately.  
This drawing is to be read in conjunction with all relevant documents and drawings.

### REVISION SCHEDULE

REVISION	DESCRIPTION	DATE
0	REVIEW	1/30/2025
1	REVISE LEASE AREA 1/20/2026	

Drawing By: JDG  
Drawing Date: 1/20/2026  
Reviewed By: BCP  
Project No: 2024.12  
Scale: AS INDICATED

### Sheet Title:

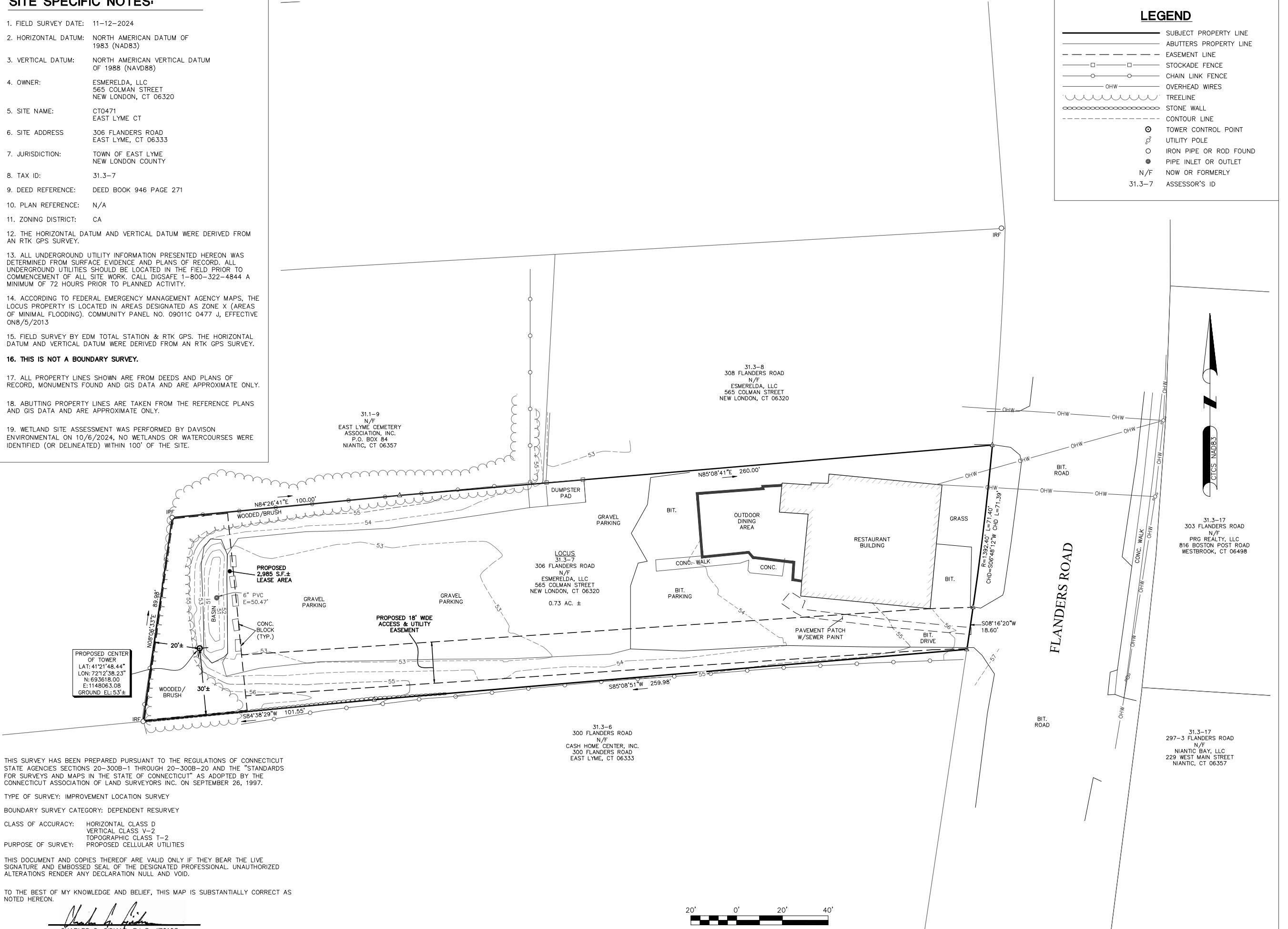
**ABUTTERS PLAN**

Original drawing is ANSI - D.  
Do not scale contents of this drawing.

Sheet Number: Revision:

C-1

0





**CONNECTICUT SITING COUNCIL DOCKET**

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**DOUGLAS J. ROBERTS - ARCHITECT**



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4	Update Details	Jan. 15, 2026

Drawing By: Zachary J. Roberts  
Drawing Date: SEPTEMBER 8, 2025  
Reviewed By: Nidrie Rowe  
Project No: 2024.12  
Scale: 1" = 10'-0"

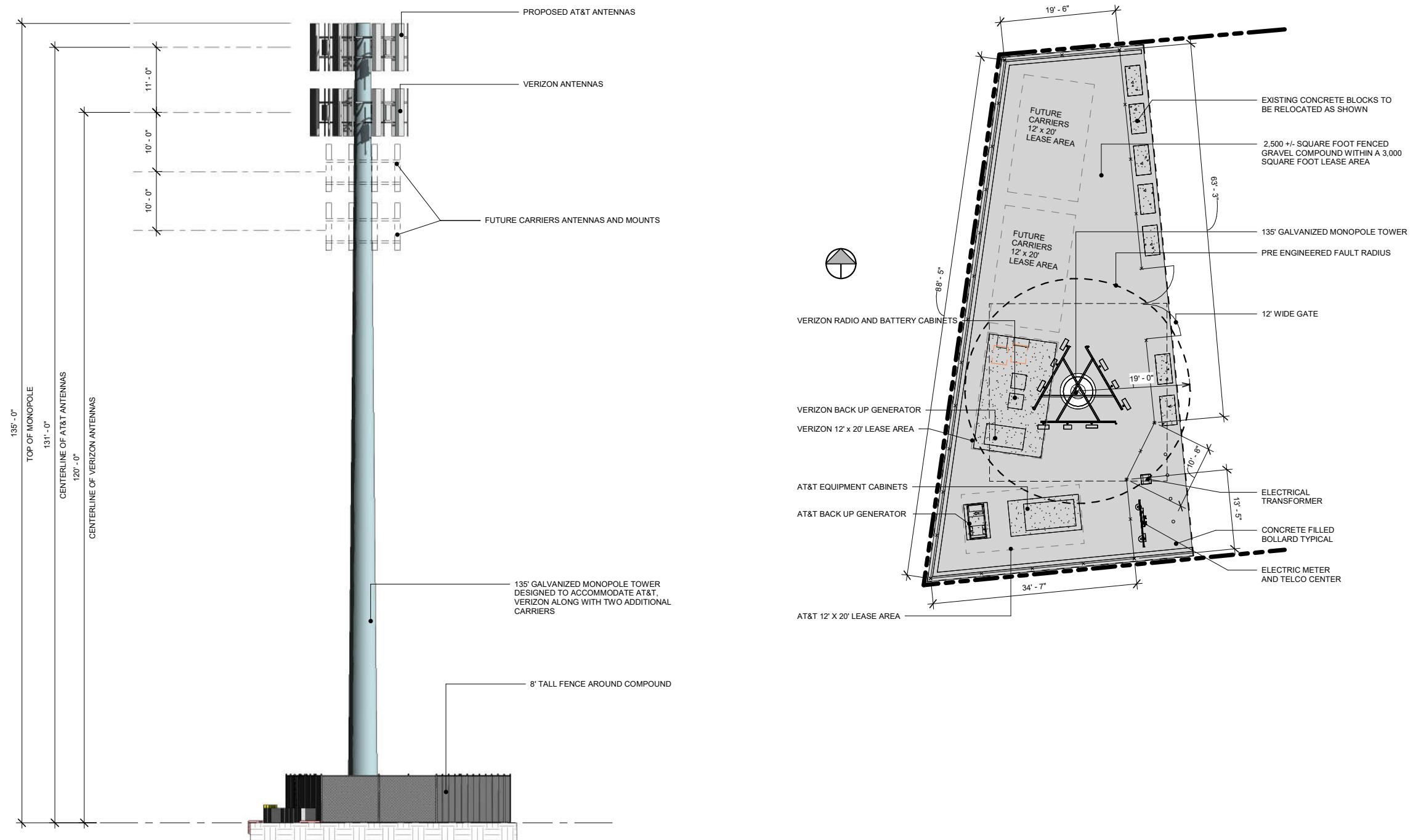
Sheet Title:  
**DETAILED  
COMPOUND PLAN  
AND ELEVATION**

Original drawing is ANSI - D.  
Do not scale contents of this drawing.

Sheet Number: Revision:

**C - 102**

**4**



**2** NORTH ELEVATION  
C - 102 1" = 10'-0"

**1** DETAILED COMPOUND PLAN  
C - 102 1" = 10'-0"

## CONNECTICUT SITING COUNCIL DOCKET



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Site Name:  
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Prepared For:  
**ARX WIRELESS**

Project No: 2024.12

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**DOUGLAS J. ROBERTS - ARCHITECT**



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### REVISION SCHEDULE

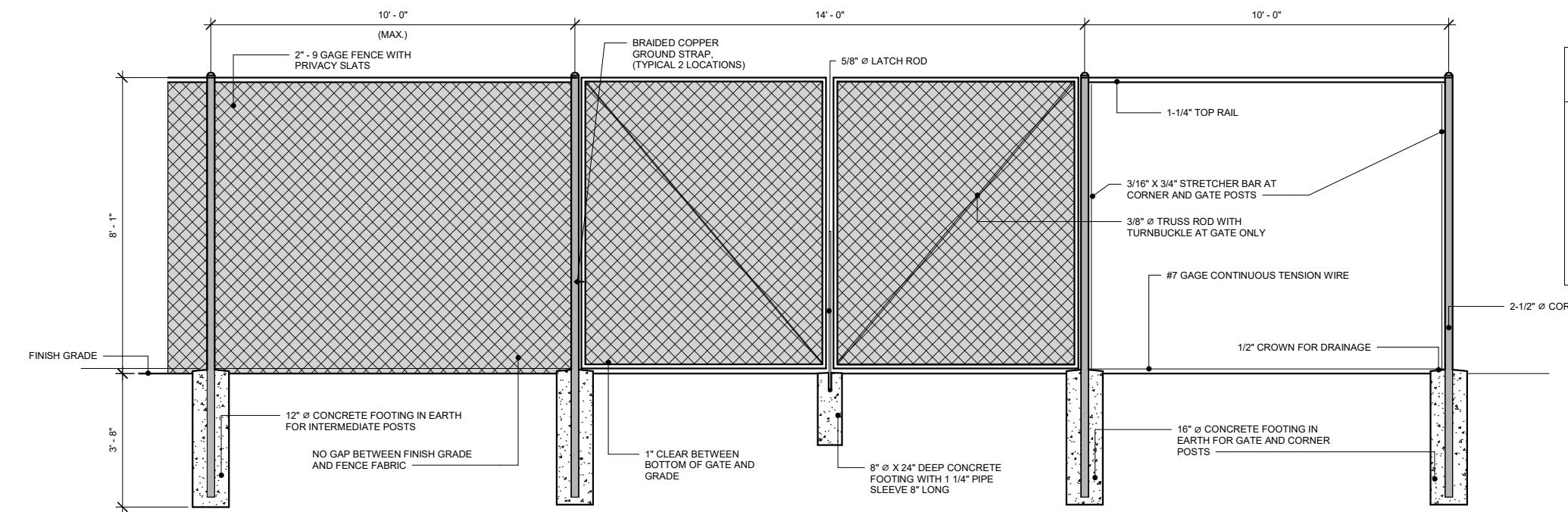
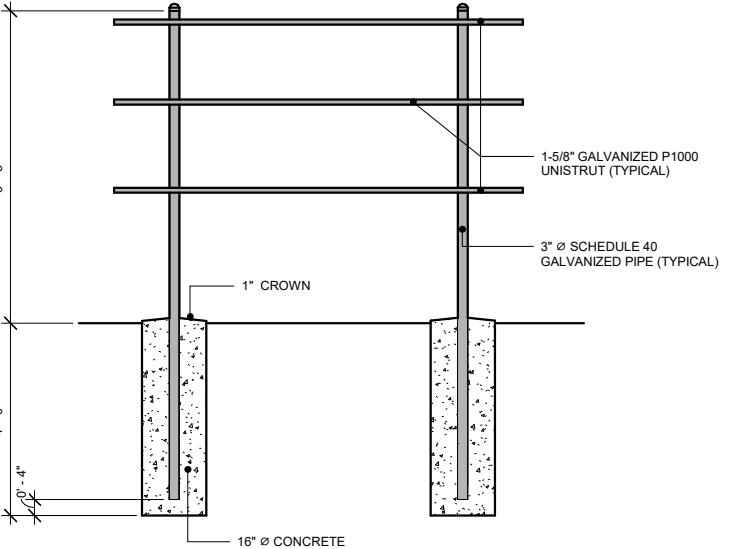
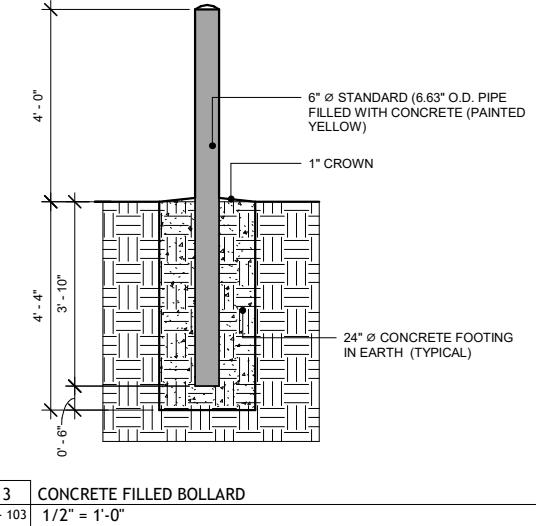
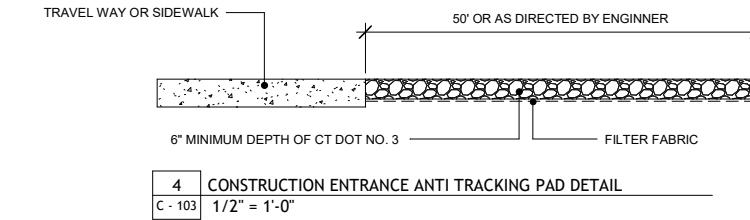
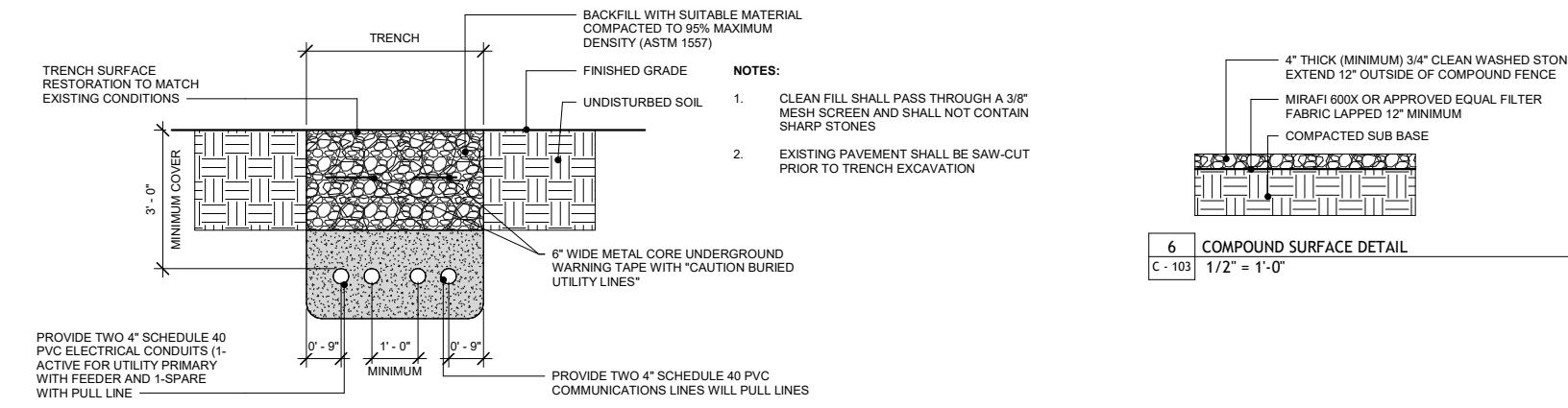
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Drawing By: Zachary J. Roberts  
Drawing Date: SEPTEMBER 8, 2025  
Reviewed By: Nidrie Rowe  
Project No: 2024.12  
Scale: As indicated

Sheet Title: **SITE DETAILS**

Original drawing is ANSI - D.  
Do not scale contents of this drawing.

Sheet Number: **C - 103** Revision: **4**



FENCE NOTES	
1	POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
2	ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.

Original drawing is ANSI - D.  
Do not scale contents of this drawing.

Sheet Number: **C - 103** Revision: **4**

