

# ATTACHMENT 8



## Woodstock Planning and Zoning Commission

Town Planner/ZEO: Delia P. Fey, AICP

Chairman: Jeffrey A. Gordon, M.D.

Vice-Chairman: David Fortin

Secretary: Dorothy Durst

Infinigy Engineering & Surveying, PLLC  
CT1125-226-064  
11 Herbert Drive  
Latham, NY 12110

September 1<sup>st</sup>, 2010

To whomever it may concern:

The Planning and Zoning Commission of the Town of Woodstock, constituted of citizens of Woodstock elected to such office, at its August 19<sup>th</sup>, 2010 public meeting received communication from Infinigy Engineering & Surveying, PLLC about Florida Tower Partners plans to place a telecommunications facility (cell tower) on Route 198 in Woodstock, CT. Although Connecticut General Statutes pre-empts the local jurisdiction of the Town of Woodstock regarding telecommunications issues within its borders, the Planning and Zoning Commission nevertheless takes the strong position that telecommunications facilities are within its responsibility. I reference Article I, Section 1 of Woodstock's current Zoning Regulations:

*"The purpose of the Woodstock Zoning Regulations is to regulate the erection, construction, reconstruction, alteration, and use of buildings and structures and the use of land; the height, number of stories and size of buildings and other structures; the percentage of the area of the lot that may be occupied; the size of yards, courts and other open spaces; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes, including water-dependent uses, and the height, size and location of advertising signs and billboards."*

*"These requirements have been made in accordance with a comprehensive plan, and have been designed to lessen congestion in the streets; secure safety from fire, panic, flood and other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population and to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements. These regulations have been made with reasonable consideration as to the character of the zoning districts and their peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Woodstock; to encourage the development of housing opportunities for all citizens of Woodstock consistent with soil types, terrain and infrastructure capacity; with*

## **Woodstock Planning and Zoning Commission**

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*reasonable consideration for their impact on agriculture, protection of historic factors, and the protection of existing and potential public surface and ground drinking water supplies; and to ensure proper provision for soil erosion and sediment control."*

Furthermore, The Planning and Zoning Commission at its July 23<sup>rd</sup>, 2009 Regulation Review Subcommittee (this is a subcommittee consisting of the entire membership of the Commission) decided by unanimous approval of all Commissioners present to accept the recommendations of Woodstock's Municipal Telecommunications Task Force regarding Article VI of the town's Zoning Regulations, which has detailed regulations regarding wireless telecommunications facilities. The text below incorporates these recommendations into the existing language of the current Zoning Regulations (pending approval at Town Meeting):

### *Article VI, I, Section 1 Purpose*

*To provide for the location of wireless telecommunication towers, antennas, structures and facilities while protecting neighborhoods and minimizing adverse visual and operational effects through careful design, siting and screening consistent with the provisions of the 1996 Telecommunications Act. This section of the Zoning Regulations is consistent with the Telecommunications Act of 1996 in that it does not discriminate among providers of functionally equivalent services; prohibit or have the effect of prohibiting the provision of personal wireless services; or regulate the placement, construction, and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations concerning such emissions. In order to accommodate wireless telecommunication capabilities in the Town of Woodstock, other specific purposes of these regulations are as follows:*

- 1. To protect the general safety, health, welfare and quality of life of the people of Woodstock;*
- 2. To protect residential, public, agricultural, open space, and historic areas from potential adverse impacts of wireless telecommunication facilities;*
- 3. To preserve the character and appearance of the Town of Woodstock and its various neighborhoods;*
- 4. To encourage suitable design measures to minimize adverse visual effects of wireless telecommunication facilities;*
- 5. To encourage and facilitate the reduction of the size, height of towers and/or antennas needed in the future.*
- 6. To encourage joint use of new or existing towers and facilities;*

## **Woodstock Planning and Zoning Commission**

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7. *To encourage use of nonresidential buildings and structures;*
8. *To encourage stealth and alternative technologies in the design and placement of towers, facilities and other structures; and*
9. *To encourage and facilitate long term planning that minimizes the number of towers and/or antennas needed in the future.*

### *Article VI, I, Section 2 Siting and Technology Preferences*

*The use of more than one small/short wireless telecommunications structure for a desired geographical coverage area shall be evaluated first before the use of a single large/tall structure for the same geographical coverage area.*

*The general order of preference for the types of technologies, facilities and locations shall range from 1 as the most preferred to 5 as the least preferred:*

1. *On existing or approved towers;*
2. *On new towers located on property occupied by one or more existing towers.*
3. *Utilizing stealth or alternative technologies on or in existing structures, such as nonresidential buildings/facades, water towers/tanks, utility poles, steeples, clock or bell towers, chimneys, grain elevators, and silos;*
4. *Utilizing stealth or alternative technologies located in commercial or industrial areas; or*
5. *Utilizing stealth or alternative technologies located in residential or public areas.*

These recommendations and the strong support of the Commission in accepting them are considered important not just to the Planning and Zoning Commission, but to the people of Woodstock. After all, it is all of us who live in Woodstock who need to have direct input that is listened to and respected regarding what goes on in our own communities and neighborhoods where we live. The people of Woodstock are not opposed to telecommunications facilities, technologies, and access. Rather, we want to incorporate them, when deemed to be appropriately needed, in a manner that is consistent with the character of Woodstock, that is mindful of the concerns of the people of Woodstock, and that is inclusive of the personal and public benefits that are afforded by these wireless telecommunications opportunities.

Regarding the Route 198 proposed site for a cell tower, the Woodstock Planning and Zoning Commission notes the following:

## **Woodstock Planning and Zoning Commission**

Town Planner/ZEO: Delia P. Fey, AICP

Chairman: Jeffrey A. Gordon, M.D.

Vice-Chairman: David Fortin

Secretary: Dorothy Durst

- 1.) This site is located in the Stoggy Hollow area of town, which is of well known historical significance in Woodstock, as well as of visual importance regarding viewscales;
- 2.) This area of town is in proximity to a number of lake districts and camp grounds;
- 3.) Limited time is being given for the various boards, commissions, and task forces in Woodstock Town government to respond fully to Infinigy's request, especially since these municipal governmental agencies may meet only once a month;
- 4.) Limited time is being given by Infinigy for members of the public, including but not limited to those members of the public who are abutters to the Route 198 proposed cell tower site, to provide meaningful comment;
- 5.) Chamberlain Mill, a historic site in Woodstock, should be considered with regard to its location near the Route 198 proposed cell tower site; and
- 6.) No information has been provided by Florida Tower Partners about the locations of other cell towers in Woodstock and existing accurate coverage maps for various providers

With all of that in mind, the Woodstock Planning and Zoning Commission requests the following from Infinigy Engineering & Surveying, PLLC and Florida Tower Partners:

- 1.) An additional 30 days be provided so that all aspects of Woodstock municipal government can provide comments, including but not limited to the Board of Selectmen, Planning & Zoning Commission, Municipal Telecommunications Task Force, Historic Properties Commission, and Conservation Commission;
- 2.) Additional time as well should be provided to obtain input from the Woodstock Historical Society;
- 3.) Additional time as well should be provided to obtain input from members of the public;
- 4.) At a minimum, all abutters to the Route 198 proposed cell tower site should be notified;
- 5.) Infinigy Engineering & Surveying, PLLC and Florida Tower Partners should contact Woodstock's Municipal Telecommunications Task Force to discuss the cell tower plans and to provide additional opportunities for members of the public to learn more Florida Tower Partners plans and to provide input to Florida Tower Partners, before a formal application is submitted to the CT Siting Council (this has been done with Verizon Wireless on a number of occasions in a friendly, collaborative manner; the Task Force Chairman is Jeffrey A. Gordon, MD, who can be reached through the Woodstock Town Hall);
- 6.) Accurate coverage maps be provided;
- 7.) Maps showing the Route 198 proposed cell tower site in relation to other cell towers in Woodstock, as well as approved cell towers not yet built;

## Woodstock Planning and Zoning Commission

Town Planner/ZEO: Delia P. Fey, AICP

Chairman: Jeffrey A. Gordon, M.D.

Vice-Chairman: David Fortin

Secretary: Dorothy Durst

- 8.) What opportunities will exist for the Town of Woodstock to use any proposed cell tower for emergency and public works communications;
- 9.) A report from the State Archeologist;
- 10.) Alternative technologies to enhance telecommunications in Woodstock are strongly advised and should be researched by Florida Tower partners; and
- 11.) Copies of Woodstock's zoning regulations and Plan of Conservation and Development should can be obtained from Town Hall.

Thank you for your attention to this most important matter.

If you have any questions, then please feel free to contact me through the office of the Town Planner/Zoning Enforcement Officer at the address and telephone number listed on this letter. Please include the First Selectman's office in such correspondence.

Sincerely,



Jeffrey A. Gordon, M.D.

Chair, Woodstock Planning and Zoning Commission

Chair, Woodstock Municipal Telecommunications Task Force

Cc: Florida Tower Partners  
401 North Cattleman Road  
Sarasota, FL 34232

Ronald G. Bizick, II  
Chief Executive Officer  
Tarpon Towers, LLC  
1001 3rd Avenue West  
Bradenton, FL 34205

Rep. Michael Alberts  
House Republican Office  
L.O.B. Room 4200  
Hartford, CT 06106

Allan D. Walker, Jr.  
First Selectman, Town of Woodstock  
Town Hall, 415 Route 169  
Woodstock, Ct 06281-3039

Daniel F. Caruso, Esq.  
Chairman, Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

Sen. Anthony Guglielmo  
100 Stafford Street  
Stafford Springs, CT 06076

September 14<sup>th</sup>, 2010

Mr. Jeffrey A. Gordon, M.D.  
Chair, Woodstock Planning & Zoning Commission & Municipal Telecommunications Task Force


Re: Federal Historic Resource Consultation - North Atlantic Towers (f/k/a Florida Tower Partners)  
Potential Tower Facility - Route 198, Woodstock, CT

Dear Chairman Gordon:

Thank you for your letter of September 1st, 2010 in response to our inquiry dated August 19th, 2010 which sought specific information the Town may maintain on historic resources eligible for or listed on the National Register of Historic Places in the area around this area of Woodstock. Our inquiry was very limited and specifically related to FCC regulations related to this initial due diligence being conducted by us and our client with respect to a proposed tower facility.

In reading through your correspondence, many of your requests for follow up information are actually related to the much broader topic of tower facility siting and the interplay between local consultation and State Siting Council jurisdiction. As such, I have referred your correspondence to the attorneys for our client. Counsel did ask us to convey to you that while it is a bit premature to commence a formal technical consultation on this proposed tower facility with the Town as contemplated by State Statutes (C.G.S. Section 16-50I), they agree that a meeting with the Town's Telecommunications Task Force would be helpful and appropriate for all involved at this time. Accordingly, please expect a call from Lucia Chiochio or Chris Fisher with the firm of Cuddy & Feder to coordinate a meeting with the Town's Telecommunications Task Force for later this month.

Thank you.



Darren Weber, Infinigy Engineering  
Project Manager

cc: Allan D. Walker, Jr., First Selectman  
John Stevens, North Atlantic Towers  
Lucia Chiochio, Esq., Cuddy & Feder

September 28, 2010

VIA FACSIMILE (860) 963-7557 & FIRST CLASS MAIL

Mr. Jeffrey A. Gordon, M.D.  
Chairman, Telecommunications Task Force  
Town of Woodstock  
Town Hall  
415 Route 169  
Woodstock, Connecticut 06281-3039

Re: North Atlantic Towers and AT&T  
Proposed Telecommunications Tower Facility  
Route 198, Woodstock, Connecticut

Dear Chairman Gordon:

On behalf of our clients, North Atlantic Towers<sup>1</sup> and AT&T, I am writing to you as a follow up to recent correspondence regarding the above referenced telecommunications facility and to schedule a meeting with the Woodstock Telecommunications Task Force.

As noted in your September 1<sup>st</sup> letter, a meeting with the Woodstock Telecommunications Task Force would provide an opportunity for us to introduce our clients to the Town of Woodstock and discuss the proposed telecommunications facility in more detail.

Please feel free to contact me via telephone at (914) 761-1300 or, via email at [lchiocchio@cuddyfeder.com](mailto:lchiocchio@cuddyfeder.com) to schedule a meeting the week of October 4<sup>th</sup>.

Thank you for your consideration in this matter.

Very truly yours,

  
Lucia Chiocchio

cc: Allan D. Walker, Jr., First Selectman  
John Stevens, North Atlantic Towers  
Michele Briggs, AT&T

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<sup>1</sup> Formerly, Florida Towers Partners.



March 7, 2011

**VIA OVERNIGHT MAIL**

First Selectman Allan D. Walker  
Town of Woodstock  
Town Office Building  
415 Route 169  
Woodstock, Connecticut 06281-3039  
(860) 928-0208

Re: North Atlantic Towers, LLC and AT&T  
Proposed Wireless Telecommunications Tower Facility  
Route 198,  
Woodstock, Connecticut

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Dear First Selectman Walker:

We are writing to you on behalf of our clients, North Atlantic Towers, LLC and New Cingular Wireless PCS, LLC ("AT&T") with respect to the above captioned matter involving a proposed wireless telecommunications tower facility to be located at Route 198 in the Town of Woodstock. As you know, jurisdiction over such facilities rests exclusively with the State of Connecticut Siting Council pursuant to Section 16-50i and x of the Connecticut General Statutes.

Section 16-50i(e) of the Connecticut General Statutes does nevertheless require that North Atlantic Towers, LLC and AT&T consult with a municipality prior to such an application being filed with the Siting Council. The purpose of such local consultation is to give the municipality in which a facility has been proposed an opportunity to provide the applicants with any recommendations or preferences it may have prior to the applicant's filing of an application. As set forth in the statute, any such recommendations must be issued by the municipality within sixty days of its receipt of technical information concerning the proposed facility from the applicant.

The purpose of this letter is to formally notify you of the proposed Facility in the Town of Woodstock and commence the sixty day consultation period that is required prior to our clients' filing of any application with the Siting Council. Enclosed is a "Technical Report" for your review and consideration which includes information about the need for the proposed tower facility, a summary of the site selection process and the environmental effects of a tower that has been proposed. The enclosed Technical Report also includes information provided by AT&T regarding their lack of service in this area of the State and how the proposed facility would integrate into their network. We trust that this information will prove helpful to you and others in Woodstock in formulating any recommendations you may have about the proposal.

We would appreciate the opportunity to meet with you to review the Technical Report and will follow this letter with a call to schedule such a meeting to discuss the proposed facility at your convenience. We also copied the Telecommunications Task Force. Should Woodstock elect to

conduct a public meeting about the proposal during the consultation period, we would ask that you let us know at your earliest convenience so that we may have representatives available to discuss the project.

Thank you for your consideration of this letter and its enclosures. We look forward to meeting with you.

Very truly yours,



Lucia Chiochio

Enclosure

cc: w/ enclosures:

Jeff Gordon, Chairman, Telecommunications Task Force

John Stevens, North Atlantic Towers

Roger Laperna, North Atlantic Towers

Randy Howse, North Atlantic Towers

Michelle Briggs, AT&T

Jonathan McNeal, SAI Communications

Christopher B. Fisher, Esq.

March 21, 2011

**VIA OVERNIGHT MAIL**

Chairman Jeff Gordon  
Telecommunications Task Force  
Town of Woodstock  
Town Office Building  
415 Route 169  
Woodstock, Connecticut 06281-3039  
(860) 928-0208

Re: North Atlantic Towers, LLC and AT&T  
Proposed Wireless Telecommunications Tower Facility  
Route 198  
Woodstock, Connecticut

Dear Dr. Gordon:

On behalf of our clients, North Atlantic Towers, LLC and New Cingular Wireless PCS, LLC ("AT&T") and per your request, we are forwarding to you five (5) copies of the Technical Report submitted to First Selectman Walker regarding the above referenced proposed wireless telecommunications tower facility to be located at Route 198.

We look forward to meeting with the Telecommunications Task Force to discuss our client's proposed wireless facility in more detail. Should you have any questions in the interim, please do not hesitate to contact me.

Sincerely,

  
Lucia Chiochio

Enclosures

Cc: First Selectman Allan D. Walker  
John Stevens, North Atlantic Towers  
Roger Laperna, North Atlantic Towers  
Randy Howse, North Atlantic Towers  
Michelle Briggs, AT&T  
Jonathan McNeal, SAI Communications  
Christopher B. Fisher, Esq.

June 6, 2011

**VIA OVERNIGHT MAIL**

First Selectman Allan D. Walker  
Town of Woodstock  
Town Office Building  
415 Route 169  
Woodstock, Connecticut 06281-3039  
(860) 928-0208

Re: North Atlantic Towers, LLC and AT&T  
Proposed Wireless Telecommunications Tower Facility  
Route 198,  
Woodstock, Connecticut

Dear First Selectman Walker:

We are writing to you on behalf of our clients, North Atlantic Towers, LLC and New Cingular Wireless PCS, LLC ("AT&T") in connection with the above referenced tower facility proposed for service in Woodstock.

As you may know, representatives of North Atlantic Towers and AT&T met with the Woodstock Telecommunications Task Force in October 2010 to discuss the preliminary plans for the above referenced proposed Facility. While no formal recommendations or suggested alternatives resulted from this meeting, it was a helpful exchange of information for our clients. Subsequent to the October 2010 meeting, our clients continued their due diligence to develop additional information regarding its proposed Facility and assembled a Technical Report. The Technical Report included information about AT&T's need for the proposed Facility, the site selection process and environmental effects of the proposed tower Facility. The Technical Report was forwarded to you and Chairman Gordon on March 7<sup>th</sup> to formally commence the municipal consultation period set forth in Section 16-50(e) of the Connecticut General Statutes.

On May 9<sup>th</sup>, we met with the Woodstock Telecommunications Task Force to review the information presented in the Technical Report and answer questions regarding the proposed Facility. The Telecommunications Task Force meeting provided a valuable forum for the exchange of information on the proposed facility and our clients' appreciated the opportunity to present its project. At the May 9<sup>th</sup> Telecommunications Task Force meeting, various comments and some suggested alternatives were provided to our clients' for consideration. We agreed to provide some additional information discussed at this meeting. The purpose of this letter is to provide the additional information requested at the May 9<sup>th</sup> meeting.

**Additional Radio Frequency Coverage & Siting Information**

The Telecommunications Task Force requested copies of the three dimensional (3D) terrain map and the site distance map used by AT&T's RF Engineer at the May 9<sup>th</sup> meeting to demonstrate AT&T's public need for the proposed Facility. These maps are included in Attachment 1. The 3 D terrain map clearly illustrates the terrain challenges to providing wireless service in the area.

The site distance maps show AT&T's neighboring sites and the distance to each neighboring site from the proposed Facility.

The Telecommunications Task Force also requested a propagation map showing service solely from the approved Verizon facility on Sherman Road. Enclosed in Attachment 2 is the requested propagation map. As shown the enclosed propagation map, even at a height of 197' AGL, an AT&T facility at the Verizon Sherman Road facility will not provide reliable service to the area where service is needed. Indeed, the Verizon Sherman Road facility will be used by AT&T to provide service to areas north of the proposed Facility.

The Telecommunications Task Force also inquired about the viability of a proposal by Verizon for a facility in Pomfret. AT&T's RF Engineers evaluated Verizon's proposal for a facility at Swedetown Road in Pomfret and determined that it would not be a viable alternative to the proposed Facility. As demonstrated in the propagation map provided in Attachment 3, an AT&T facility at Verizon's proposal in Pomfret will not provide reliable service to the area where service is needed.

#### Visibility from the Chamberlain Mill Site and Barber Road

At the Telecommunications Task Force meeting, some in attendance stated that the Chamberlain Mill site is a local historic resource and that Barber Road is a locally-designated scenic road. Our clients agreed to evaluate potential visibility from these resources.

The Chamberlain Mill site is located approximately 1.9 miles north, north-west of the proposed Facility. Based on the topography and extensive forest cover between the Chamberlain Mill site and the proposed Facility, it is anticipated that the proposed Facility will not be visible from the Chamberlain Mill site. Indeed, as shown in the Field Verified Visibility Map included in Attachment 5 of the Technical Report, the Chamberlain Mill site is not located within any area of potential visibility.

Based on the results of the visual analysis, limited views of the top portion of the tower are anticipated along the western most portion of Barber Road a distance of approximately ¼ mile when traveling in a northwesterly direction. It should be noted that the restrictions of the scenic road designation apply to the road itself and the road right-of-way. The proposed Facility will not impact Barber Road or the right-of-way in any manner.

#### Federal Aviation Administration Determination of No Hazard to Air Navigation

Some in attendance at the October and May Telecommunications Task Force meetings inquired about the location of the proposed Facility in relation to the Toutant Airport. As noted at the May meeting, the Federal Aviation Administration (FAA) issued a determination that the proposed Facility would not be a hazard to air navigation up to a height of 190' AGL. A copy of this FAA determination is included in Attachment 3 of the Technical Report. This determination of no hazard to air navigation is also supported by location of the Toutant Airport, which is approximately 1.8 miles northeast of the proposed site and the fact that the runway is oriented northwest-southeast.

#### Municipal Consultation

As you know, Section 16-50l of the Connecticut General Statutes provides a 60 day consultation period for municipalities on tower projects, the purpose of which is for a prospective applicant to obtain any municipal recommendations prior to the filing of a formal application with the State

Siting Council. That consultation period as provided for by Statute concluded earlier last month. Nevertheless, at this point in time, our clients have voluntarily deferred filing an application with the State in order to provide the Town of Woodstock with the additional information it requested at the May 9<sup>th</sup> meeting and which has been enclosed. To the extent the Town of Woodstock and any of its committees have any municipal recommendations, we would appreciate such comments being forwarded to our office by June 20, 2011 as our clients are preparing an application at this time. Additionally, please note that our clients have indicated a willingness to participate in one follow up meeting with Town of Woodstock officials to discuss this project to facilitate receipt of any recommendations by June 20, 2011. We will follow this letter with a call to discuss the scheduling of a meeting if desired by your office.

Thank you for your consideration of this letter and its enclosures.

Very truly yours,



Lucia Chiochio

cc: w/ enclosures

Jeff Gordon, Chairman, Telecommunications Task Force

John Stevens, North Atlantic Towers

Roger Laperna, North Atlantic Towers

Randy Howse, North Atlantic Towers

Michelle Briggs, AT&T

Chuck Regulbuto, SAI Communications

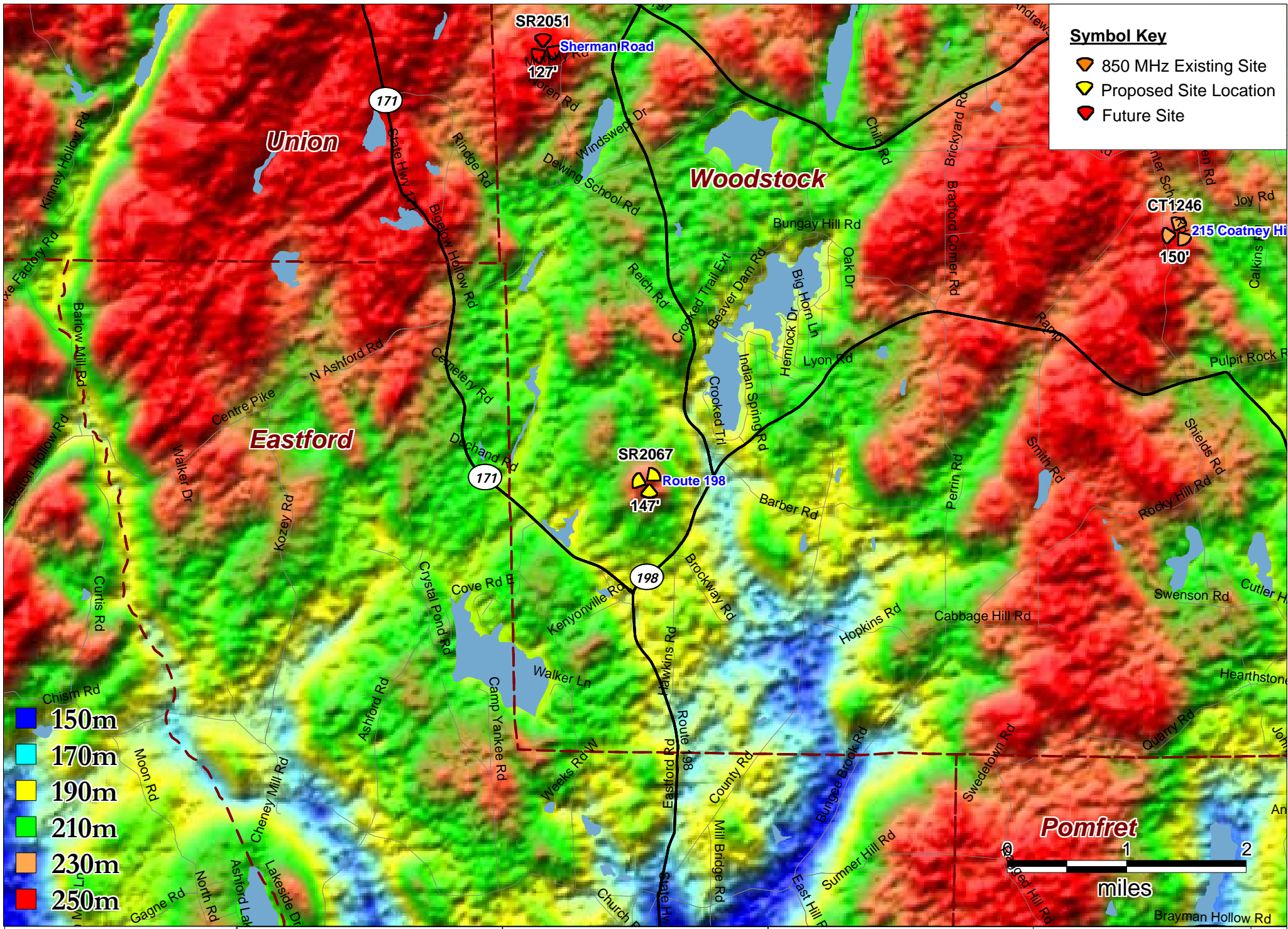
Jonathan McNeal, SAI Communications

AJ Desantis, Infinigy Engineering

John Favreau, Infinigy Engineering

Christopher B. Fisher, Esq.

# ATTACHMENT 1



**Symbol Key**

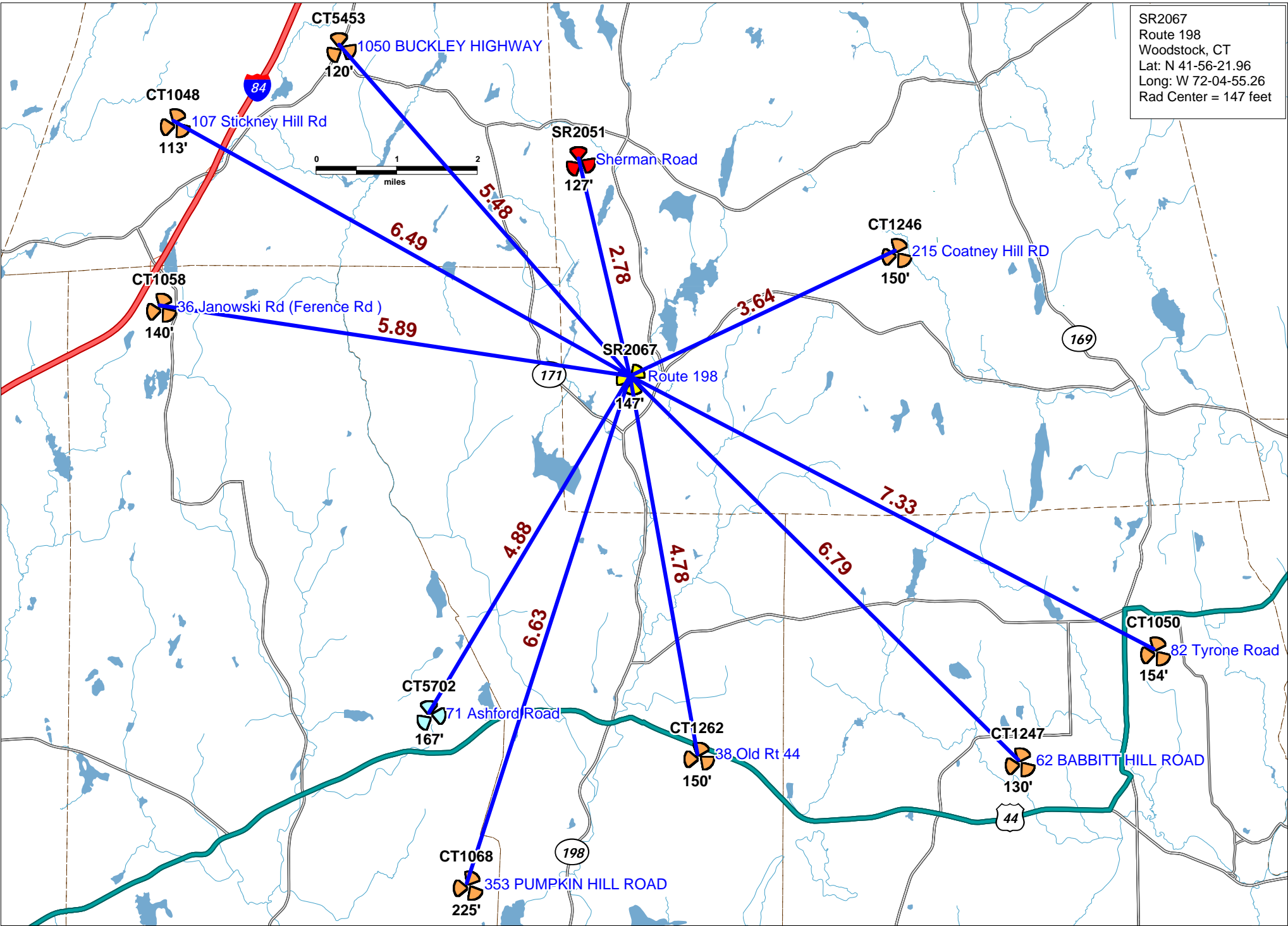
- 850 MHz Existing Site
- Proposed Site Location
- Future Site

- 150m
- 170m
- 190m
- 210m
- 230m
- 250m





SR2067  
 Route 198  
 Woodstock, CT  
 Lat: N 41-56-21.96  
 Long: W 72-04-55.26  
 Rad Center = 147 feet



Distance to Neighbor Sites

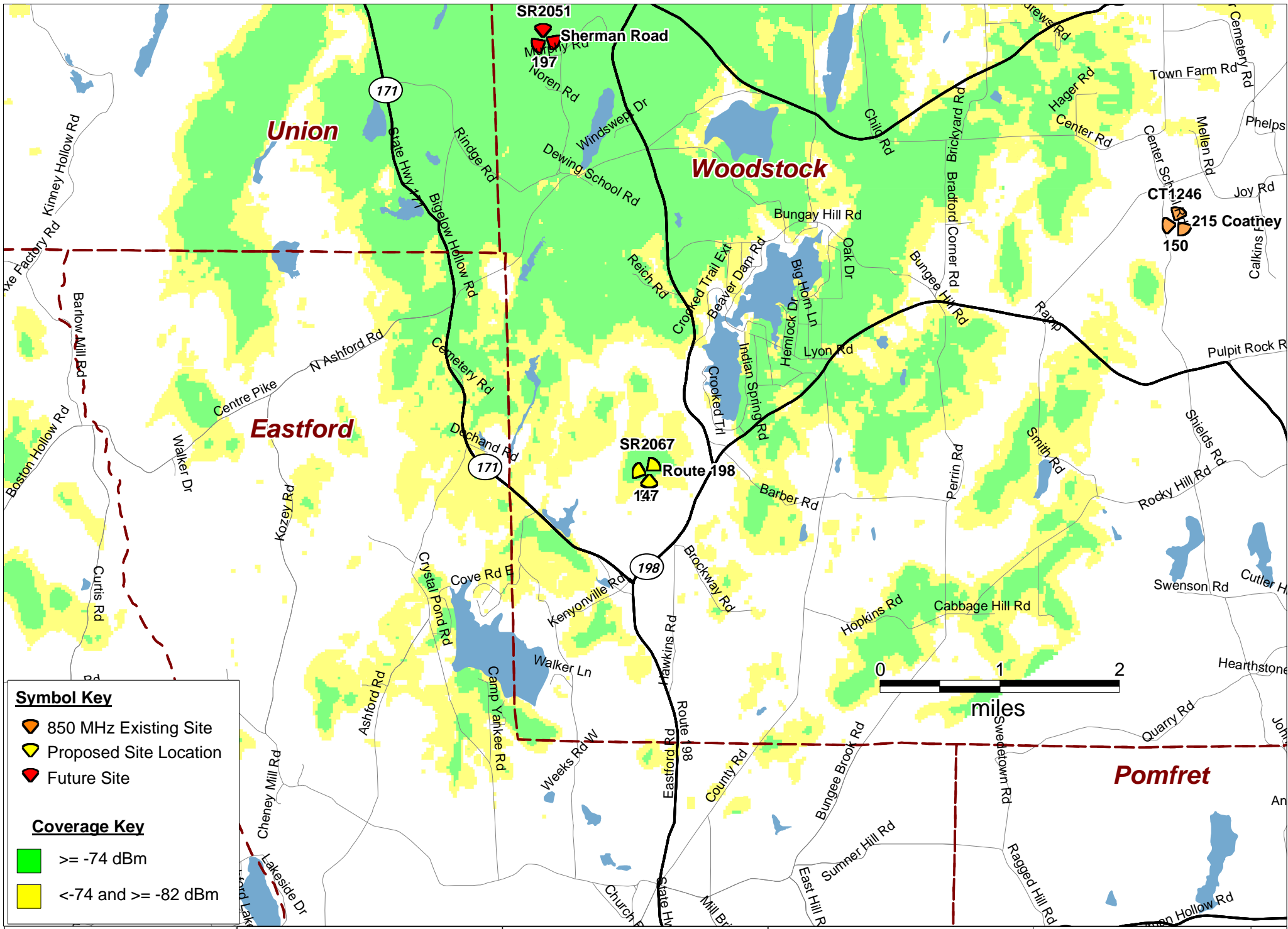
Woodstock, CT

Route 198  
 Woodstock, CT 06281



PREPARED ON	
DATE: 04/21/2011	REV 0

## ATTACHMENT 2



**Symbol Key**

- 850 MHz Existing Site
- Proposed Site Location
- Future Site

**Coverage Key**

- $\geq -74$  dBm
- $< -74$  and  $\geq -82$  dBm



Sherman Road Site  
Coverage Only

**Woodstock, CT**

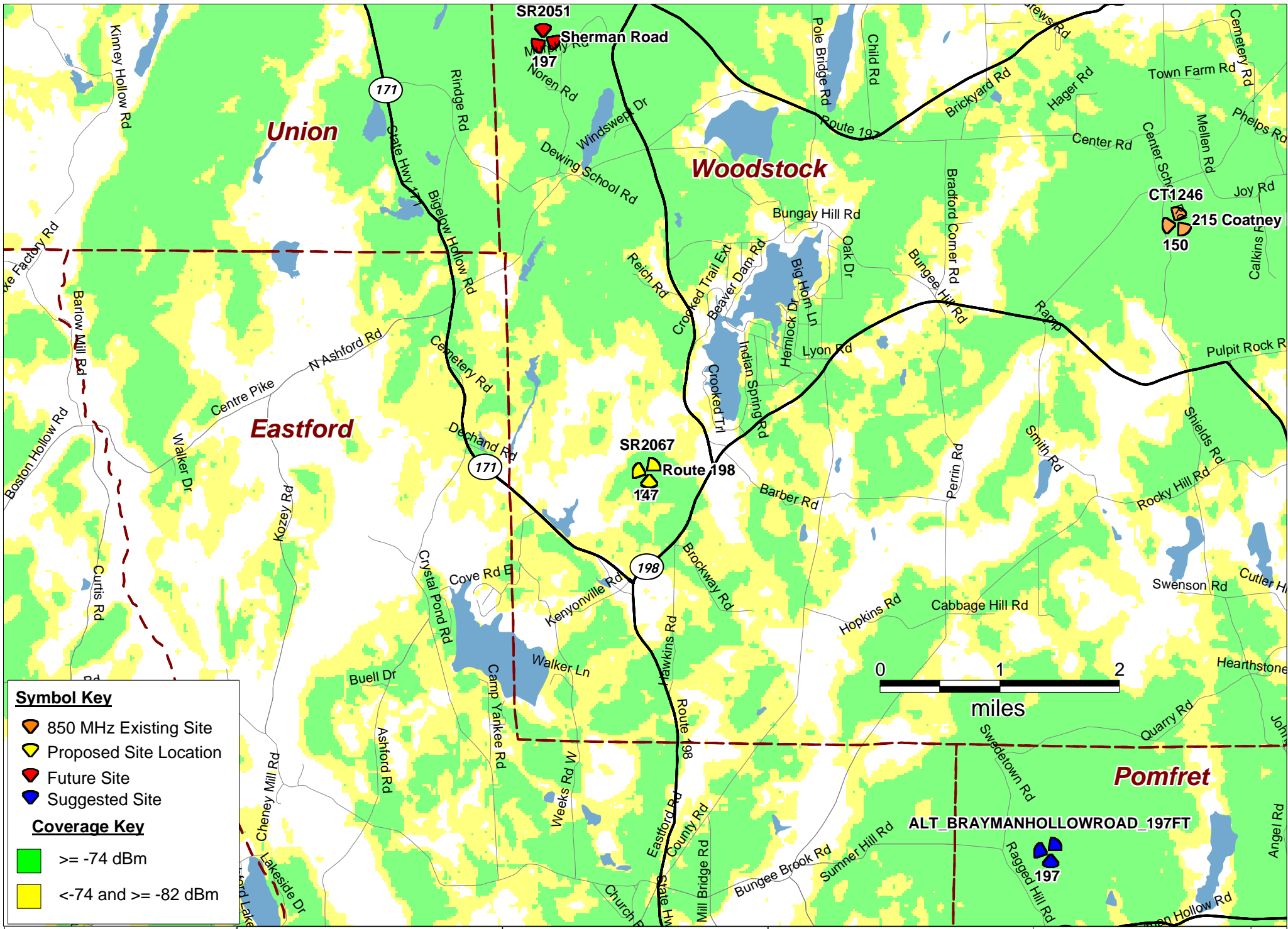
Route 198  
Woodstock, CT 06281



PREPARED ON  
DATE: 05/26/2011

REV 0

# ATTACHMENT 3



**Symbol Key**

- 850 MHz Existing Site
- Proposed Site Location
- Future Site
- Suggested Site

**Coverage Key**

- $\geq -74$  dBm
- $< -74$  and  $\geq -82$  dBm

Existing, Future and Alternate Coverage

**Woodstock, CT**

Route 198  
Woodstock, CT 06281



PREPARED ON

DATE: 05/26/2011

REV 0

NORTH ATLANTIC  
  
TOWERS

June 30, 2011

First Selectman Allan Walker  
Town of Woodstock  
Town Office Building  
415 Route 169  
Woodstock, Connecticut 06281-3039  
(860) 928-0208

Tarpon Towers, d/b/a/ North Atlantic Towers & AT&T  
Proposed Wireless Telecommunications Tower Facility  
Route 198  
Woodstock, Connecticut

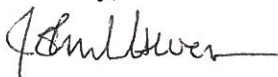
Dear First Selectman Walker:

We are writing to you in connection with the above-referenced tower facility proposed for service in the Route 198 area of Woodstock. Please accept this letter as North Atlantic Towers' commitment to allow the Town to install emergency communications antennas on the above-referenced tower. Should the town have a current need for such antennas, please indicate with whom we may coordinate in order to accommodate the Town's specifications.

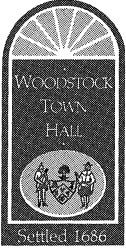
If there is no current need and the Town's interest is just for future purposes, please note that a sublease agreement would be required and be subject to our standard terms and conditions at that time, excluding payment of rent. It is our expectation that the Town could install one or two whip antennas off of the top of the tower and place equipment in an approximately ten (10) foot by ten (10) foot area in the facility compound rent-free.

Thank you for your consideration and please let me know how I may be of any further assistance.

Sincerely,



John S. Stevens, Executive Vice President



# TOWN OF WOODSTOCK

415 ROUTE 169  
WOODSTOCK, CONNECTICUT 06281-3039  
WWW.WOODSTOCKCT.GOV

July 6, 2011

ASSESSOR  
860-928-6929

BUILDING  
860-928-1388

HIGHWAY  
860-974-0330

INLAND/WETLANDS  
860-928-1388

PLANNING & ZONING  
860-963-2128

RECREATION  
860-928-3396

SELECTMEN  
860-928-0208

TAX COLLECTOR  
860-928-9469

TOWN CLERK  
860-928-6595

TREASURER  
860-928-5935

FAX #  
860-963-7557

Lucia Chiocchio  
Cuddy & Feder LLP  
445 Hamilton Avenue, 14<sup>th</sup> Floor  
White Plains, New York 10601

Re: Proposed Wireless Telecommunications Tower Facility  
Route 198, Woodstock, CT

Dear Lucia Chiocchio,

As a resident and First Selectman of the Town of Woodstock, it is my responsibility to insure that the best interests of the town and its citizens are being considered. As you know, there was a great deal of controversy surrounding the Route 198 site in the past, which eventually led to relocating the tower to Coatney Hill Road. With this current proposal, my office has received a number of phone calls from concerned residents, as well as an opposition letter for the proposed location (enclosed).

The Town of Woodstock is a rural community dedicated to preserving our existing natural resources of farm land, forests and open space. Placing a telecommunications tower at this site would impinge upon the pastoral beauty of the surrounding area. If there is any possibility that a viable alternative tower site exists, I urge North Atlantic Towers, LLC and AT&T to fully explore it prior to making a decision.

Please consider this information as you proceed with this proposal.

Sincerely,

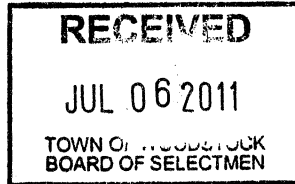
Allan D. Walker Jr.  
First Selectman

Cc: Linda Roberts, Executive Director CT Siting Council  
D. Mitchell Eaffy, Selectman  
Chandler Paquette, Selectman  
David Demers

Enclosure

June 26, 2011

First Selectman Alan D. Walker  
Town of Woodstock  
Town Office Building  
415 Route 169  
Woodstock, Connecticut 06281-3039  
860-928-0208



Dave Demers  
Director  
Business Development

**Trans World**  
MARKETING

3 Barber Road  
Woodstock CT 06281  
Phone/Fax 860.974.2108  
Cell 847.421.1736  
ddemers@transworldmarketing.com

Re: North Atlantic Towers, LLC and AT&T  
Proposed Wireless Telecommunications Tower Facility  
Route 198  
Woodstock, Connecticut

RECEIVED

JUL 06 2011

Dear Mr. Walker:

TOWN OF WOODSTOCK

I think I can speak for most if not all of my neighbors in Woodstock Valley when I tell you that we are unalterably opposed to the proposed cell tower location as described and outlined in Cuddy & Feder LLP's letter to you dated June 6, 2011. The proposed location for this tower will make it directly visible from all eleven houses in the "Shaw Road Triangle" which encompasses Shaw Road and Route's 171 and 198, perhaps partially during the leafy season but most definitely during the winter season. This is completely unacceptable to us and we wish to protest in the strongest possible manner.



This is the second time in the last ten years or so that a cell tower has been proposed for this same exact spot. It was rejected by the homeowners then and it is rejected now for the same reasons; it will ruin the pastoral beauty of our historic area and lower the value of our real estate. Additionally, we are concerned that emissions from the tower's proximity could adversely affect the health of nearby residents and their children as well as the health and migratory patterns of our birds and animals.

Personally, I use Verizon Wireless for my cell service provider, as do most of my neighbors. Verizon's service is more than adequate. Why must we provide service for AT&T? Wouldn't allowing them to erect their tower encourage even more cell phone companies to erect their own towers? Why must we locate cell towers within residential areas instead of adjacent to interstate highways or within industrial areas? Have other options to the cell tower concept been explored? Why not?

Please let the undersigned know when you can arrange another public meeting to discuss this situation, now that the exact location of the proposed cell tower has been documented.

Yours very sincerely,  
David A. Demers  
3 Barber Road  
Woodstock Valley, Connecticut 06281

A handwritten signature in black ink, appearing to read "David A. Demers".



July 19, 2011

**VIA OVERNIGHT MAIL**

First Selectman Allan D. Walker  
Town of Woodstock  
Town Office Building  
415 Route 169  
Woodstock, Connecticut 06281-3039  
(860) 928-0208

Re: North Atlantic Towers, LLC and AT&T  
Proposed Wireless Telecommunications Tower Facility  
Route 198  
Woodstock, Connecticut

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Dear First Selectman Walker:

We are writing to you on behalf of our clients, North Atlantic Towers, LLC and New Cingular Wireless PCS, LLC ("AT&T") in response to your letter dated July 6, 2011. Thank you for forwarding the letter your office received from a resident regarding our clients' proposed wireless telecommunications facility.

As you know, our clients met with the Woodstock Telecommunications Task Force on two occasions to discuss the proposed facility. We requested the first meeting, which was held on October 25, 2010, to provide preliminary information regarding the proposed facility and to initiate discussions with the Town. The second meeting with the Telecommunications Task Force was held on May 9, 2011, after submission of a Technical Report on March 7, 2011. Both meetings were publicly noticed by the Telecommunications Task Force.

As a follow up to our discussions at the May 9, 2011 Telecommunications Task Force meeting, additional information was submitted to the Town on June 6, 2011. Among the information included in this submission was documentation demonstrating that a proposed facility at Swedentown Road in Pomfret is not a viable alternative to the proposed facility on Route 198. Our meetings and discussions with the Town did not result in any other suggested sites or locations for evaluation by our clients as potential alternative sites.

As summarized in the Technical Report and discussed at the Telecommunications Task Force meeting, our clients evaluated all existing facilities, including the Sherman Road facility, and eleven other parcels within the area where service is needed. The information provided by our clients during the municipal consultation established that no existing facilities are viable alternatives and all but one of the parcels investigated for construction of a new tower were rejected for technical reasons or unavailable sites.

The results of the site search, including the evaluation of the suggested potential facility in Pomfret, clearly show the challenges with locating a feasible alternative for providing needed service to this area of Woodstock. While the municipal consultation process did not result in any

other viable alternatives, we appreciate the efforts of the Telecommunications Task Force and the information provided during the municipal consultation.

As noted in our June 6<sup>th</sup> submission, our clients are in the process of assembling an Application for a Certificate of Environmental Compatibility and Public Need for the proposed facility and will be filing it with the Connecticut Siting Council within the coming weeks. In the interim, if you or other Town representatives have any questions or need anything further please do not hesitate to contact me.

Very truly yours,



Lucia Chiochio

cc:

Jeff Gordon, Chairman, Telecommunications Task Force  
John Stevens, North Atlantic Towers  
Roger Laperna, North Atlantic Towers  
Randy Howse, North Atlantic Towers  
Michelle Briggs, AT&T  
Chuck Regulbuto, SAI Communications  
Jonathan McNeal, SAI Communications  
AJ Desantis, Infinigy Engineering  
John Favreau, Infinigy Engineering  
Christopher B. Fisher, Esq.

August 1, 2011

**Via Electronic Mail (firstselectman@woodstockCT.gov)**  
**& First Class Mail**

First Selectman Allan D. Walker  
Town of Woodstock  
Town Office Building  
415 Route 169  
Woodstock, Connecticut 06281-3039  
(860) 928-0208

Re: North Atlantic Towers, LLC and AT&T  
Proposed Wireless Telecommunications Tower Facility  
Route 198  
Woodstock, Connecticut

Dear First Selectman Walker:

We are writing to you on behalf of our clients, North Atlantic Towers, LLC and New Cingular Wireless PCS, LLC ("AT&T") in connection with the above referenced proposed wireless telecommunications tower facility to be located at Route 198 in the Town of Woodstock.

Please be advised that a balloon will be raised at the proposed location from approximately 9:00 a.m. until approximately 7:00 p.m. on Thursday, August 11<sup>th</sup>, with an inclement weather date of Monday, August 15<sup>th</sup>. The balloon will be raised to the proposed height of 150' for purposes of gathering additional visual data.

Please do not hesitate to contact me with any questions regarding this notice.

Very truly yours,



Lucia Chiochio

cc: Jeff Gordon, Chairman, Telecommunications Task Force (jgordonmd@aol.com)  
John Stevens, North Atlantic Towers  
Randy Howse, North Atlantic Towers  
Michelle Briggs, AT&T  
Chuck Regulbuto, SAI Communications  
Jonathan McNeal, SAI Communications  
AJ Desantis, Infinigy Engineering  
John Favreau, Infinigy Engineering  
Christopher B. Fisher, Esq.

# CUDDY & FEDER<sup>LLP</sup>

445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
Tel 914.761.1300 Fax 914.761.5372  
www.cuddyfeder.com

August 10, 2010

VIA ELECTRONIC MAIL (firstselectman@woodstockCT.gov) & OVERNIGHT MAIL

First Selectman Allan D. Walker  
Town of Woodstock  
Town Office Building  
415 Route 169  
Woodstock, Connecticut 06281-3039  
(860) 928-0208


Re: North Atlantic Towers, LLC and AT&T  
Proposed Wireless Telecommunications Tower Facility  
Route 198  
Woodstock, Connecticut

Dear First Selectman Walker:

I am writing to you on behalf of our clients, North Atlantic Towers, LLC and New Cingular Wireless PCS, LLC ("AT&T") in connection with the above referenced facility and the rescheduling of the balloon test originally planned for tomorrow, August 11<sup>th</sup>. As noted in our August 1<sup>st</sup> correspondence regarding the balloon float schedule, an inclement weather date of Monday, August 15<sup>th</sup> was also scheduled. Due to the winds predicted for tomorrow, the balloon will be raised on Monday, August 15<sup>th</sup>. Should the forecast for Monday preclude a balloon float, the balloon float will take place on Tuesday, August 16<sup>th</sup>. I will keep you and Chairman Gordon apprised of the balloon float schedule.

Please do not hesitate to contact me with any questions regarding this notice.

Very truly yours,

  
Lucia Chiochio

cc: Jeff Gordon, Chairman, Telecommunications Task Force (jgordonmd@aol.com)  
John Stevens, North Atlantic Towers  
Randy Howse, North Atlantic Towers  
Michelle Briggs, AT&T  
Chuck Regulbuto, SAI Communications  
Jonathan McNeal, SAI Communications  
AJ Desantis, Infinigy Engineering  
John Favreau, Infinigy Engineering  
Christopher B. Fisher, Esq.

August 15, 2010

VIA ELECTRONIC MAIL (firstselectman@woodstockCT.gov) & OVERNIGHT MAIL

First Selectman Allan D. Walker  
Town of Woodstock  
Town Office Building  
415 Route 169  
Woodstock, Connecticut 06281-3039  
(860) 928-0208

Re: North Atlantic Towers, LLC and AT&T  
Proposed Wireless Telecommunications Tower Facility  
Route 198  
Woodstock, Connecticut  
Rescheduling of the Balloon Float

Dear First Selectman Walker:

I am writing to you on behalf of our clients, North Atlantic Towers, LLC and New Cingular Wireless PCS, LLC ("AT&T") in connection with the above referenced facility and the rescheduling of the balloon float. Please be advised that due to the weather conditions today, and the forecast for tomorrow (Tuesday), the balloon float is now planned for Wednesday August 17<sup>th</sup>.

As noted in our prior correspondence regarding the scheduling of the balloon float, the balloon will be raised at the proposed location from approximately 9:00 a.m. until approximately 7:00 p.m.

Thank you for your consideration of this information. Please do not hesitate to contact me with any questions regarding this notice.

Very truly yours,



Lucia Chiochio

cc: Jeff Gordon, Chairman, Telecommunications Task Force (jgordonmd@aol.com)  
John Stevens, North Atlantic Towers  
Randy Howse, North Atlantic Towers  
Michelle Briggs, AT&T  
Chuck Regalbuto, SAI Communications  
Jonathan McNeal, SAI Communications  
AJ Desantis, Infinigy Engineering  
John Favreau, Infinigy Engineering  
Christopher B. Fisher, Esq.