

JULIE D. KOHLER

PLEASE REPLY TO: Bridgeport
WRITER'S DIRECT DIAL: (203) 337-4157
E-Mail Address: jkohler@cohenandwolf.com

June 28, 2013

VIA OVERNIGHT MAIL

First Selectman Matt Knickerbocker
Town of Bethel
1 School Street
Bethel, CT 06801

Dear First Selectman Knickerbocker;

This office represents North Atlantic Towers, LLC ("NAT"). NAT and New Cingular Wireless PCS, LLC ("AT&T") anticipate filing an application for a Certificate of Environmental Compatibility and Public Need ("Certificate") for the construction, maintenance and operation of a telecommunications facility at 64 Codfish Road, Bethel Connecticut (the "Facility"). The purpose of this correspondence is to provide you with notice and information regarding the proposed Facility and to commence the ninety (90) day consultation period prior to the filing of the Certificate.

Pursuant to Connecticut General Statutes § 16-50l(g), please find enclosed a copy of the Technical Report regarding the proposed Facility. The Technical Report includes information regarding the public need for the Facility, the site selection process, and the environmental effects of the Facility.

AT&T experiences a lack of reliable service in this area of Bethel. The information and exhibits provided in the Technical Report demonstrate that this Facility will allow AT&T to provide this necessary service with minimal environmental effect.

We would like to meet with you or your designee to review the proposed project and will contact you next week to set up an appointment at your convenience. If the Town has any proposed alternative sites, it must provide them to us within thirty (30) days of that initial consultation meeting.

Further, the Town may conduct a public information meeting as it deems necessary to provide recommendations or comments to NAT and AT&T concerning the proposed Facility. We would be pleased to provide an informational summary of the proposal. This public informational meeting must be held no later than sixty (60) days after our initial consultation meeting. If such a public information meeting is scheduled, we request you advise us as soon as possible.

June 28, 2013

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Thank you for your consideration of this correspondence and the enclosed Technical Report. We look forward to meeting with you.

If you have any questions, please do not hesitate to contact me directly.

Very truly yours,


Julie D. Kohler

JDK/lcc
Enclosures

cc: Bethel Planning & Zoning Commission
Bethel Inland-Wetlands Commission
Todd Bowman, North Atlantic Towers, LLC
Brett Buggeln, North Atlantic Towers, LLC
Michelle Briggs, AT&T
Tim Burks, SAI

JULIE D. KOHLER

PLEASE REPLY TO: Bridgeport
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E-Mail Address: jkohler@cohenandwolf.com

July 25, 2013

VIA HAND DELIVERY

First Selectman Matt Knickerbocker
Town of Bethel
1 School Street
Bethel, CT 06801

RE: Municipal Consultation
Technical Report for Wireless Telecommunication Facility
64 Codfish Hill Road, Bethel CT
Supplemental Filing

Dear First Selectman Knickerbocker;

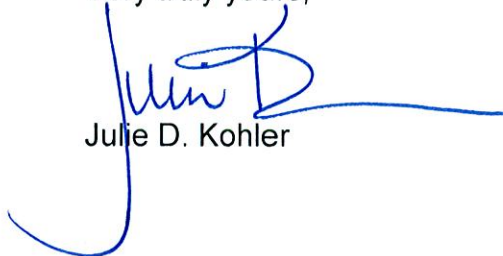
As you may remember, this office filed a technical report dated June 28, 2013 on behalf of North Atlantic Towers and New Cingular Wireless PCS, LLC ("AT&T") to provide the Town of Bethel notice of a proposed wireless telecommunication facility to be located at 64 Codfish Hill Road in Bethel, Connecticut ("Technical Report").

The Technical Report provided a list of sites that had been considered prior to proposing a facility at this location. Enclosed please find an additional list of sites that were considered and rejected.

July 25, 2013
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If you have any questions, please do not hesitate to contact me directly.

Very truly yours,



Julie D. Kohler

JDK/lcc
Enclosures

cc: Bethel Planning & Zoning Commission (*via hand delivery*)
Bethel Inland-Wetlands Commission (*via hand delivery*)
Todd Bowman, North Atlantic Towers, LLC (*via electronic mail*)
Brett Buggeln, North Atlantic Towers, LLC (*via electronic mail*)
Michelle Briggs, AT&T (*via electronic mail*)
Tim Burks, SAI (*via electronic mail*)

AT&T Site Search Summary

AT&T representatives identified and investigated five (5) sites in and around the Bethel/Newtown site search area where the construction of a new tower might be feasible for radio frequency engineering purposes. The description of the individual sites investigated is set forth below. Where applicable, the reason for eliminating the property is also included.

1. Address: 64 Codfish Hill Road, Bethel, CT
Owner: Claudia Stone
Map/Block/Lot: 65/57/122
Zoning District: R-80 – Residential
Lot Size: 49.85 AC

This property is the primary candidate site.

2. Alternate (1)
Address: 61 Dodgingtown Road, Newtown, CT
Owner: John and Jack Dunleavy
Map/Block/Lot: 7/1/2/3
Zoning District: B-1 - Business
Lot Size: 7.1 AC

This property received negative feedback from the community in the form of a petition which asked AT&T to find a different location and is nearby by a school .2 miles away.

3. Alternate (2)
Address: 55 Dodgingtown Road, Newtown, CT
Owner: Dodgingtown Volunteer Fire Co.
Map/Block/Lot: 8/5/2-3/
Zoning District: B-1 - Business
Lot Size: 1.67 AC

This property did not provide the amount of ground space that AT&T needed to build a new tower, while also allowing for co-location. Parking was already limited at this property. Further, this property is directly next to a pre-school.

4. Alternate (3)
Address: 214 Sugar Street, Newtown, CT
Owner: Rock Ridge Country Club, Inc.
Map/Block/Lot: 8/7/9/ /
Zoning District: R-1 - Residential
Lot Size: 63.84 AC

This property did not meet the needs of AT&T and was ruled out as an alternate for being too far to the northeast to remedy the existing significant gap in AT&T's coverage.

5. Alternate (4)

Address: 131 Taunton Hill Road

Owner: Connecticut Light & Power Utility Structure / Michael Ebenhack

Map/Lot: 7/4/18/

Zoning District: R-1 - Residential

Lot Size: 6.01 AC

This site did not meet the needs of AT&T and was ruled out by radio frequency for being too far outside of the ring to meet the desired coverage objective.

PLANNING & ZONING DEPARTMENT

Clifford J. Hurgin Municipal Center
1 School Street
Bethel, Connecticut 06801

December 16, 2013

Julie D. Kohler
Cohen & Wolf, P.C.
1115 Broad Street
Bridgeport, CT 06601-1821

RE: Municipal Consultation' Public Information Meeting
Technical Report for Wireless Telecommunication Facility
62/64 Codfish Hill Road, Bethel, CT

Dear Attorney Kohler,

In accordance with C.G.S. Sec. 4. Section 16-50l(g)(3), the Town has considered alternative sites for a potential telecommunications facility in the general vicinity of the proposed telecommunications facility located at 62/64 Codfish Hill Road.

If the subject property is considered the optimal site or only site available for servicing Bethel residents in that vicinity, then Town strongly disapproves of the proposed location within the property. Given that the property is 49 acres in area and generally round in shape, it provides the opportunity to locate a proposed facility in a centralized location that doesn't disproportionately affect any one or a small group of residential neighbors and therefore the alternative must be considered. The proposed facility location disproportionately affects neighbor's properties along Codfish Hill Road and Twin Maples Drive by virtue of its location which is close to the eastern property lines. It appears as if the proposed location is intended to provide maximum protection to the owner to the property at the expense of the abutting residential neighbors. The Town strongly recommends a centralized location on the subject property such as the one shown on a plan entitled "Bethel CT 1155, 64 Codfish Hill Road, Bethel Connecticut, 06801, Lease Exhibit", Prepared by infinigy engineering, dated April 12, 2011 (copy attached).

The Town would also like further investigation of alternative sites in the vicinity that were mentioned at the Public Information Meeting on December 5, 2013.

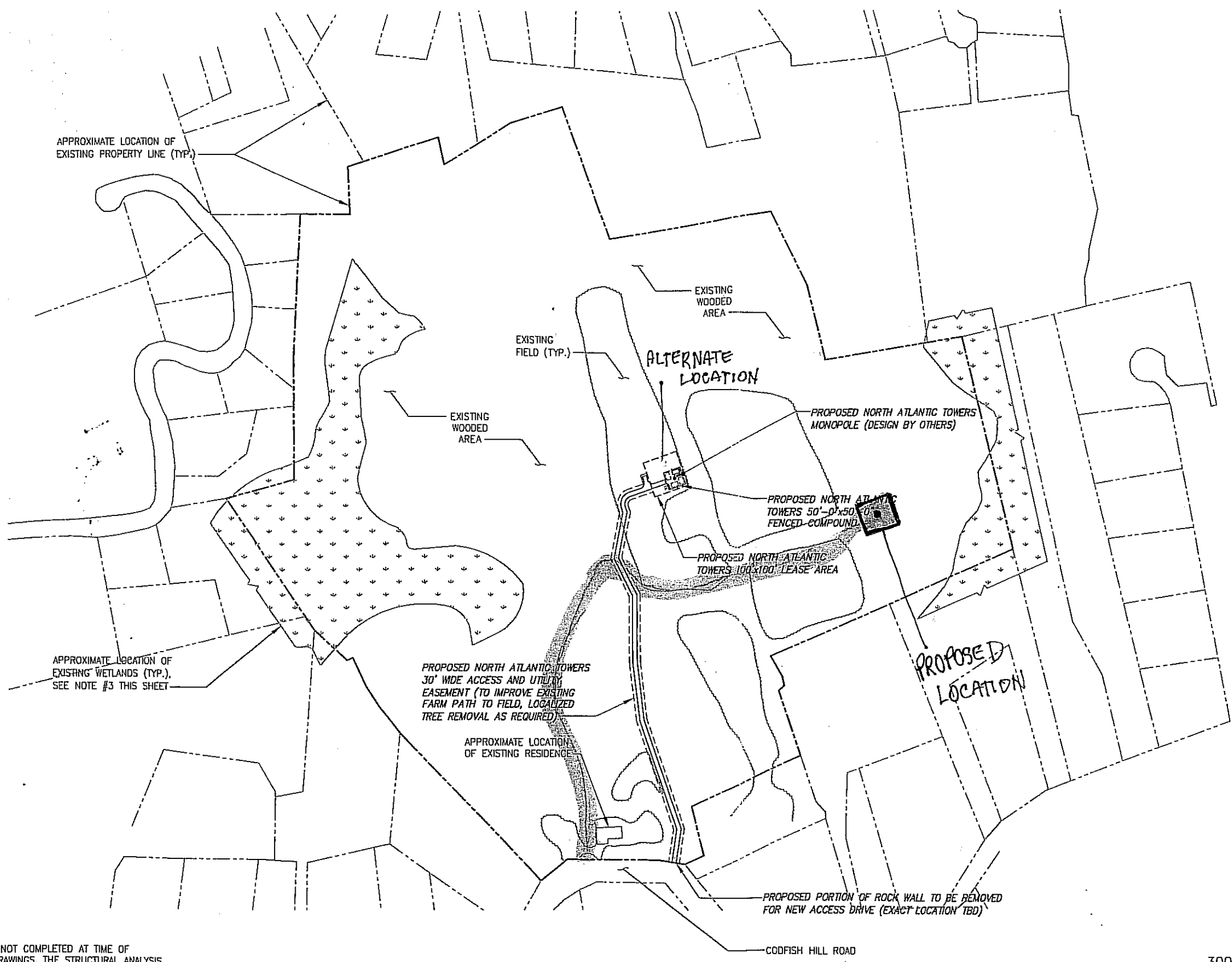
Thank you for the opportunity to comment.

Sincerely,



Steven Palmer
Planning & Zoning Director

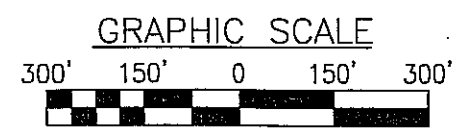
Cc: Matthew Knickerbocker, First Selectman
Martin Lawlor, Town Counsel



- NOTES:
1. STRUCTURAL ANALYSIS NOT COMPLETED AT TIME OF ISSUANCE OF THESE DRAWINGS. THE STRUCTURAL ANALYSIS MUST BE COMPLETED PRIOR TO CONSTRUCTION.
 2. PROPOSED ANTENNA CENTERLINE IS PRELIMINARY AND IS SUBJECT TO CHANGE WITH FINAL RF CONFIGURATION BY CARRIER RF ENGINEER.
 3. BASEMAPPING INFORMATION BASED ON AERIAL PHOTOGRAPHY, TOWN OF BETHEL G.I.S. DATABASE AND A SITE WALK CONDUCTED BY INFINITY ENGINEERING, INC.



OVERALL SITE PLAN



1" = 300' (11x17)
 1" = 150' (22x34)

infinity
 engineering

11 Herbert Drive
 Latham, NY 12110
 OFFICE: (518) 690-0790
 FAX: (518) 690-0793

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No.	Submitted / Revision	Appr'd	Date
A	ISSUED FOR REVIEW	A.D.	4/12/11

Drawn: A.D. Date: 4/12/11
 Designed: A.D. Date: 4/12/11
 Checked: A.D. Date: 4/12/11

Project Number 226-104

Project Title

BETHEL CT1155

64 CODFISH HILL ROAD
 BETHEL, CT 06801

Prepared For

NORTH ATLANTIC
TOWERS

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Drawing Scale: AS NOTED
 Date: 4/12/11

Drawing Title

LEASE EXHIBIT

Drawing Number