

May 28, 2014

BY EMAIL AND FEDEX

Melanie Bachman, Esq.
Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, Connecticut 06051

Re: TS-CING-138-140509
New Cingular Wireless PCS, LLC ("AT&T")

Dear Executive Director Bachman:

I am writing in furtherance of your correspondence dated May 21, 2014 regarding the above referenced matter. As requested, we are pleased to enclose copies of the following:

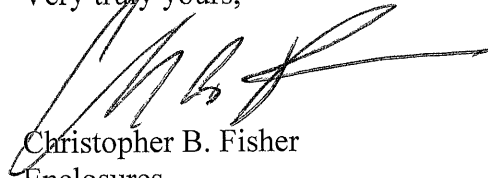
- Town of Stratford Town Council Meeting Minutes & Resolution, April 14, 2014 (Item 4.3);
- March 26, 2014 and May 23, 2014 correspondence from the Town Planning & Zoning Administrator to the Town Attorney confirming:
 - Issuance of a special permit/zoning approval to the Town for the replacement tower and site improvements proposed by the Town and AT&T; and
 - Planning Commission review and determination of consistency with the Town's POCD for the project as a whole.
- Relevant portions of the agreement between the Town of Stratford and AT&T as executed by the parties in April 2014 confirming conveyance of the tower to the Town and a leaseback of space by AT&T for its antennas and equipment. (See Sections 1(a) and (b)).

These documents confirm that this project involves a municipal emergency communications tower and AT&T's shared use thereof consistent with various state law, policies and legal guidance.

AT&T appreciates the Council's willingness to now consider TS—CING-138-140509 as filed by its consultants. We are further confirming on AT&T's behalf that the 90 day federal time period for a determination by the Council has been tolled during the time period of the original filing through June 1, 2014 so as to permit our respective offices the opportunity to verify the project as a municipal emergency communications tower under the zoning jurisdiction of the Town of Stratford. To the extent any additional information is sought by the Council in furtherance of AT&T's tower sharing request, please feel free to contact us or Mr. Jonathan Lawrence at Centerline Communications.

Thank you for your continued assistance and understanding in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'C.B. Fisher', written over the typed name.

Christopher B. Fisher
Enclosures

cc: Christopher Smedick, Esq. Stratford Town Attorney
Michele Briggs, AT&T

COMMENTS — continued

Mr. Poisson — reassurance that all Council Members are volunteers and Stratford residents that care about Stratford.

Mr. Budnick — Stratford High School at Longbrook Park, Board of Education budget, Dog Park

Mr. Connor — Dog Park, Board of Education

Mr. Hoydick — Dog Park, budget

4. COMMUNICATIONS, BILLS, PETITIONS, REMONSTRANCES**4.1 LETTER OF RESIGNATION FROM DEVIN SANTA, WATERFRONT HARBOR MANAGEMENT COMMISSION**

RESOLVED: that the resignation of Devin J. Santa as a regular member from the Waterfront Harbor Management Commission be and is hereby accepted.

A MOTION WAS MADE BY MR. MASSEY SECONDED BY MR. CONNOR TO ACCEPT THE FOREGOING RESIGNATION. THE MOTION PASSED 10 TO 0.

4.2 FROM: GARY LORENTSON, P&Z Administrator re: § 8-24 Review – proposed sale of 993 Honeyspot Road.

Based on the information provided, the Planning Commission felt the sale was consistent with policies of the Plan of Conservation and development and voted to recommend approval of the proposed sale.

RESOLVED: that the recommendation of the Planning Commission is accepted and the sale be and is hereby approved.

A MOTION WAS MADE BY MS. PHILIPS SECONDED BY MR. DEMPSEY TO PLACE THE FOREGOING CORRESPONDENCE ON THE TABLE. THE MOTION PASSED 10 - 0.

4.3 FROM: GARY LORENTSON, P&Z Administrator re: § 8-24 Review – proposed replacement Tower at Oronoque Fire Station

Based on the information provided, the Planning Commission felt the replacement was consistent with policies of the Plan of Conservation and development and voted to recommend approval of the replacement tower with no specific recommendation as to color until the April meeting. The color recommendation will then be forwarded.

RESOLVED: that the recommendation of the Planning Commission is accepted and the replacement of the tower at Oronoque Fire Station be and is hereby approved.

A MOTION WAS MADE BY MR. DEMPSEY SECONDED BY MR. SANTI TO APPROVE THE FOREGOING REPLACEMENT. THE MOTION PASSED 10 TO 0.



March 26, 2014

Town Attorney's Office
2725 Main Street
Stratford, CT. 06615


RE: 200 ORONOQUE LANE Petition of the TOWN OF STRATFORD

Dear Sir:

This is to officially notify you that at a meeting of the Zoning Commission held March 25, 2014 it was voted to grant your petition, for approval of a Special Case as required by Sections 4.1.6.1 and 20 in order to replace a 120 ft. fire tower with a 170 ft. fire tower to provide emergency dispatch coverage on property located in an RS-1 District. The Commission recommended that the color should be some type of natural green such as pine or hunter green to blend in with the surrounding landscape.

In accordance with the State Statutes the appeal period will expire on April 17, 2014.

Regards,



GARY LORENTSON
Planning & Zoning Administrator
ZONING COMMISSION

GL/ej

May 23, 2014

Christopher Smedick
Special Assistant Town Attorney
Town of Stratford


Re: Section 8-24 Review – Proposed Replacement Tower at
Oronoque Fire Station

Dear Chris:

On March 18, 2014 the Planning Commission voted to recommend approval of the replacement tower as it was determined to be consistent with the policies of the Plan of Conservation and Development. At that time, the Commission made no specific recommendation regarding the color of the tower so as to reduce its visual impact.

On May 20, 2014 the Planning Commission discussed the appropriate colors to reduce its visual impact and reviewed the deputy fire chief's recommendation. The Planning Commission voted to recommend that the tower be painted a blue/gray color to match the sky as opposed to a darker green color to match the trees. If this recommendation were to be forwarded to AT & T it would be appreciated.

Sincerely,



GARY LORENTSON
Planning & Zoning Administrator

GL/ej

cc: Tim Bishop, Town Attorney
Jonathan Gottfried, Deputy Fire Chief
Carol Cabral, Council Clerk

Market: Connecticut
Cell Site Number: CT2638
Cell Site Name: Stratford Midwood Trail
Fixed Asset Number: 10152336

STRUCTURE LEASE AGREEMENT

THIS STRUCTURE LEASE AGREEMENT ("**Agreement**"), dated as of the latter of the signature dates below (the "**Effective Date**"), is entered into by Town of Stratford, a Municipality, having a mailing address of 2725 Main Street, Stratford CT 06615 ("**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of Suite 13-F West Tower, 575 Morosgo Drive, Atlanta, GA 30324 ("**Tenant**").

BACKGROUND

Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, improved with a structure (the "**Structure**"), together with all rights and privileges arising in connection therewith, located at 200 Oronoque Lane, in the County of Fairfield, State of Connecticut (collectively, the "**Property**"). Tenant desires to use a portion of the Property in connection with its federally licensed communications business. Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

I. LEASE OF PREMISES.

(a) Landlord hereby leases to Tenant:

(i) approximately 276 square feet including the air space above such ground space, as described on attached **Exhibit 1** for the placement of Tenant's Communication Facility;

(ii) space for any structural steel or other improvements to support Tenant's equipment (collectively, the space referenced in (i) and (ii) is the "**Equipment Space**");

(iii) that certain space on the Structure, as generally depicted on attached **Exhibit 1**, where Tenant shall have the right to install its antennas and other equipment (collectively, the "**Antenna Space**"); and

(iv) those certain areas where Tenant's conduits, wires, cables, cable trays and other necessary connections are located between the Equipment Space and the Antenna Space, and between the Equipment Space and the electric power, telephone, and fuel sources for the Property (hereinafter collectively referred to as the "**Connection Space**"). Landlord agrees that Tenant shall have the right to install connections between Tenant's equipment in the Equipment Space and Antenna Space; and between Tenant's equipment in the Equipment Space and the electric power, telephone, and fuel sources for the Property, and any other improvements. Landlord further agrees that Tenant shall have the right to install, replace and maintain utility lines, wires, poles, cables, conduits, pipes and other necessary connections over or along any right-of-way extending from the nearest public right-of-way to the Premises. Notwithstanding the foregoing, Tenant, to the extent feasible, shall locate all lines, wires, conduits and cables on existing poles extending from the roadway into Landlord's Property. The Equipment Space, Antenna Space, and Connection Space are hereinafter collectively referred to as the "**Premises**."

(b) Tenant agrees to replace the existing (120') tower at the Premises with a new (150') tower (the "**New Tower**") in color and aesthetic design which is mutually agreed upon. Tenant agrees that the New Tower shall become the property of the Landlord upon completion of its installation. Upon completion of the New Tower, the New Tower shall not be deemed to be part of the Communication Facility, as hereinafter defined, but shall be deemed to be part of the Property.

(c) Tenant also agrees to provide the following new equipment to the Landlord:

- Four (4) DB 222A VHF Dipole 150-158 MHZ fed by 7/8" Heliax;
- Three (3) UHF DB 404B Dipole 450-474 MHZ fed by 1 1/4" Heliax;

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

"LANDLORD"

Town of Stratford

By: 

Print Name: John A. Harkins

Its: Mayor

Date: 4/14, 2014

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation

Its: Manager

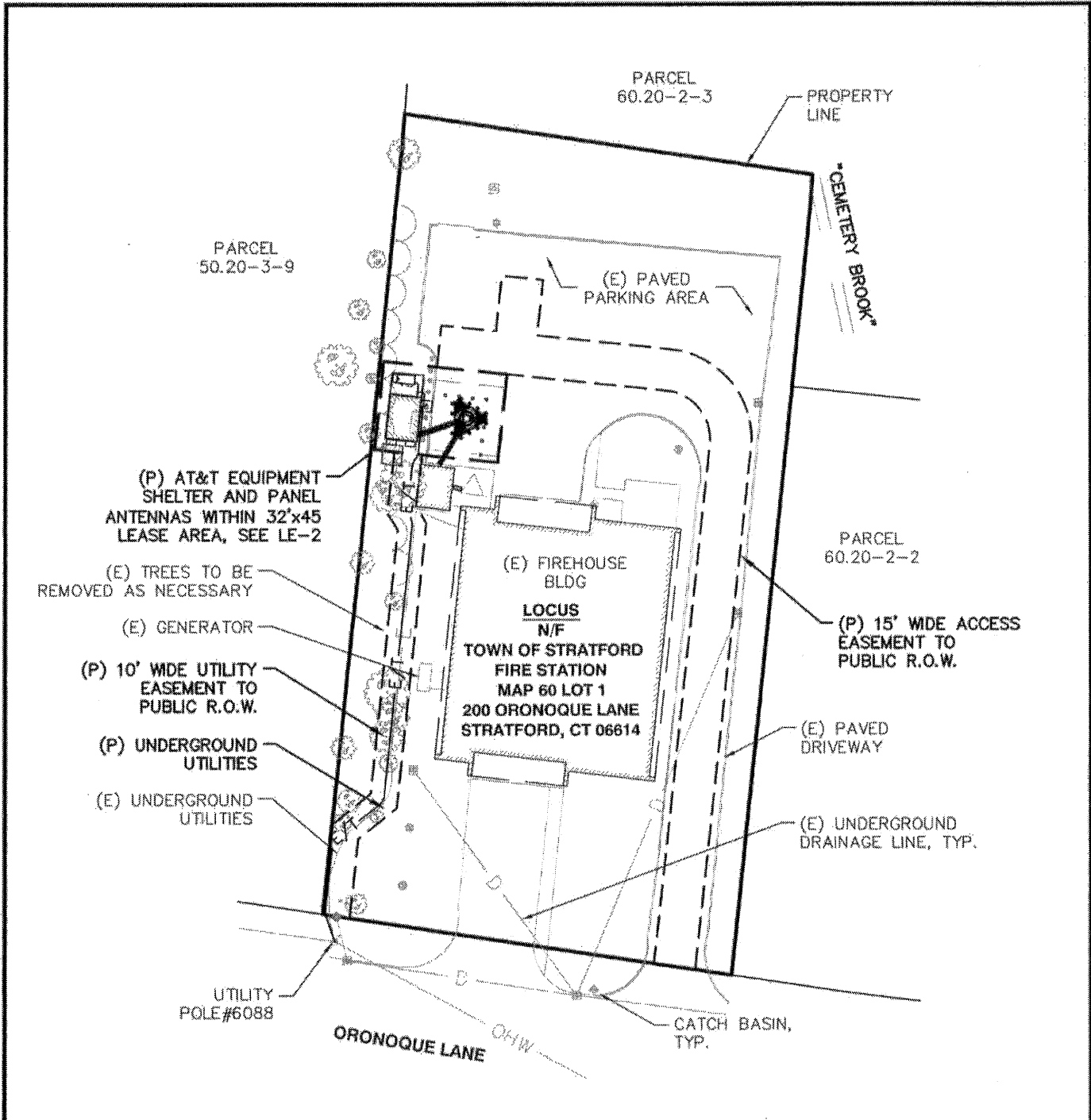
By: 

Print Name: Kevin L. Mason

Its: Area Manager – Construction and Engineering

Date: 4-07-2014

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]



- (F) - FUTURE
- (P) - PROPOSED
- (E) - EXISTING



PLOT PLAN
SCALE: 1"=50'



27 Northwestern Drive
Salem, NH 03079

ProTerra
DESIGN GROUP, LLC

1 Short Street, Suite 3 Ph: (413)320-4918
Northampton, MA 01060 Fax: (413)320-4917

LEASE EXHIBIT

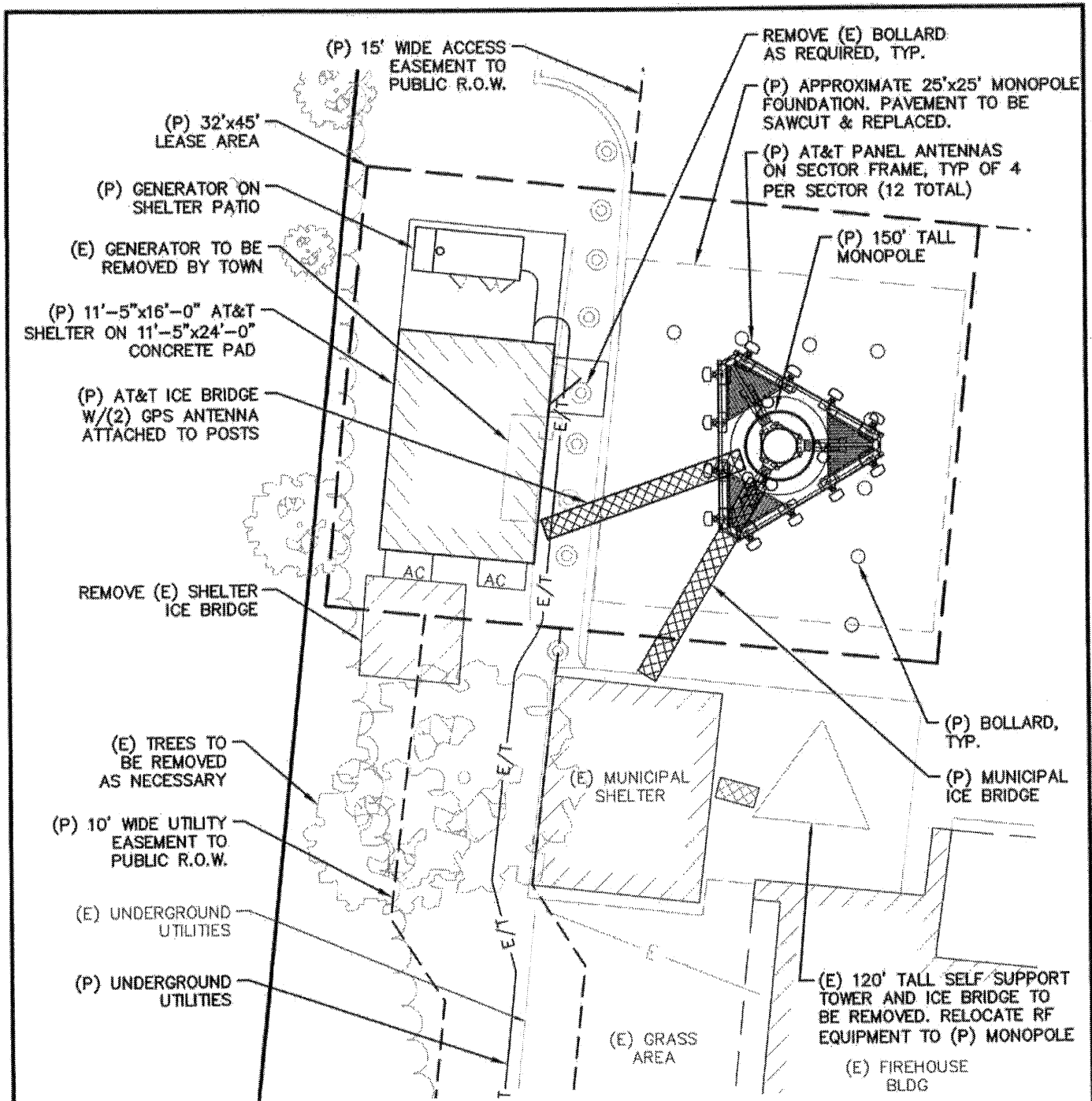
SITE NAME: STRATFORD MIDWOOD TRAIL

AT&T SITE#: CT2638S

ADDRESS: 200 ORONOQUE LANE
STRATFORD, CT 06614

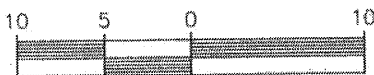
NEW CINGULAR
WIRELESS PCS, LLC
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701
TEL: (508) 820-9696

DATE:	2/06/14
REVISION:	2
JOB NO.:	13-048
SHEET:	LE-1



COMPOUND PLAN

SCALE: 1"=10'



27 Northwestern Drive
Salem, NH 03079

ProTerra
DESIGN GROUP, LLC

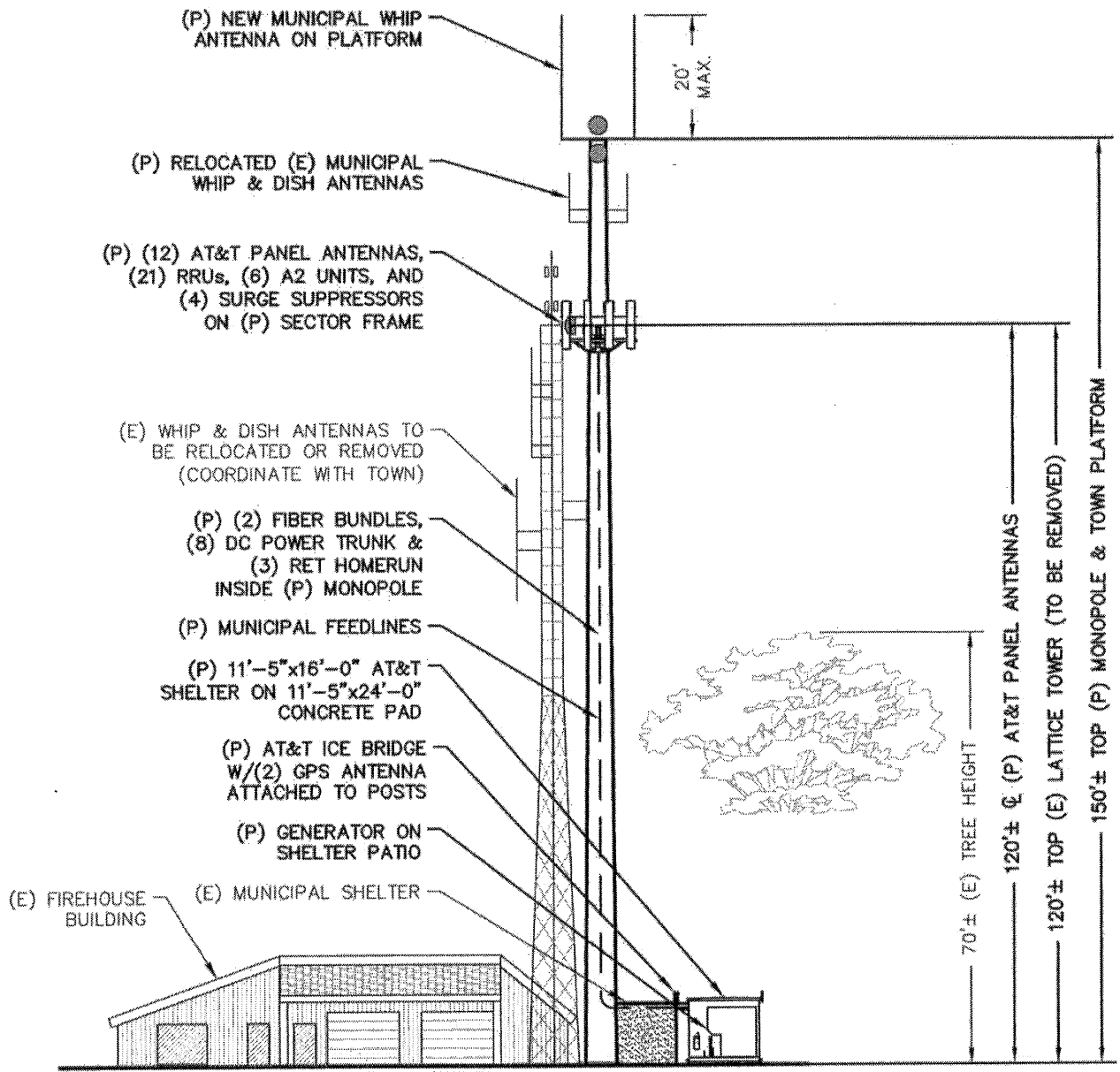
1 Short Street, Suite 3 Ph: (413)320-4918
Northampton, MA 01060 Fax: (413)320-4917

LEASE EXHIBIT

SITE NAME: STRATFORD MIDWOOD TRAIL
AT&T SITE#: CT2638S
ADDRESS: 200 ORONOQUE LANE
STRATFORD, CT 06614

NEW CINGULAR
WIRELESS PCS, LLC
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701
TEL: (508) 820-9696

DATE:	2/06/14
REVISION:	2
JOB NO.:	13-048
SHEET:	LE-2



NORTH ELEVATION

SCALE: 1"=25'



27 Northwestern Drive
Salem, NH 03079

ProTerra
DESIGN GROUP, LLC

1 Short Street, Suite 3 Ph: (413) 320-4918
Northampton, MA 01060 Fax: (413) 320-4917

LEASE EXHIBIT

SITE NAME: STRATFORD MIDWOOD TRAIL
AT&T SITE#: CT2638S
ADDRESS: 200 ORONOQUE LANE
STRATFORD, CT 06614



NEW CINGULAR
WIRELESS PCS, LLC
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701
TEL: (508) 820-9696

DATE: 2/06/14
REVISION: 2
JOB NO.: 13-048
SHEET: LE-3