

JOEY LEE MIRANDA

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Also admitted in District of
Columbia and Massachusetts

Via First Class Mail

March 19, 2008

Jeffrey Ollendorf
Planning Department
Town of Farmington
1 Monteith Drive
Farmington, CT 06032

**Re: Cellco Partnership d/b/a Verizon Wireless Proposed Wireless
Telecommunication Facility, 199 Town Farm Road**

Dear Mr. Ollendorf:

I am writing in response to your February 14, 2008 letter regarding concerns raised by Ronald Simmons about the access road, the demolition of a storage building and access to the canal road in connection with Cellco Partnership d/b/a Verizon Wireless' (Cellco) proposal for the construction, maintenance and operation of a wireless telecommunications facility (Facility) at the above-referenced property.

In his February 11, 2008 letter to the Town of Farmington (Town), Mr. Simmons expressed concern about the maintenance of the access road and the use of salt on the access road. Cellco will maintain the access road being constructed as part of its proposal. As part of this maintenance, Cellco will not use salt on the access road.

Mr. Simmons also raised concerns about the impact of the construction of the access road on plans by the U.S. Department of Agriculture (USDA) to install diversion ditches on the property. Representatives from Cellco's engineering firm, URS Corporation (URS), have spoken with both the USDA and Mr. Simmons regarding these concerns and have obtained copies of the plans for these ditches. Based on these conversations and a review of the plans (copy attached), Cellco has determined that the construction of the access road associated with Cellco's proposed wireless telecommunications facility will not disrupt or in any way interfere with the construction, operation or maintenance of the diversion ditches.



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Jeffrey Ollendorf
March 19, 2008
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In his letter to the Town, Mr. Simmons also expressed concern about the demolition of an existing machinery/storage building. Cellco does not intend to demolish any of the existing buildings on the property.

Mr. Simmons also raised concerns that the access road being constructed as part of Cellco's proposal will block access to the canal road. In response to Mr. Simmons' letter, URS further reviewed the location of the canal road and determined that Cellco's proposed access road will not block access to the canal road.

Finally, we have confirmed with Cellco's Real Estate Consultant, Robert Bennett, that before entering into the lease with the Town, Mr. Bennett met with Mr. Simmons to inform him about the plans for the Facility and that Mr. Simmons did not express any concerns about the proposed Facility at that time. In addition, Cellco has kept and will continue to keep Mr. Simmons informed about visits to the property by Cellco representatives related to the proposed Facility.

We trust this letter addresses Mr. Simmons' concerns. However, if you have any questions or require additional information, please do not hesitate to contact me. Thank you.

Sincerely,



Joey Lee Miranda

Enclosures

Copy to: Sandy Carter



1 Monteith Drive, Farmington CT. 06032 (860) 675-2325



Fax

To: Joey Lee Miranda, Esquire	From: Jeffrey Ollendorf, Town Planner
Fax: 275-8299	Pages: 3 inc. this sheet
Phone:	Date: February 14, 2008
Re: Verizon Wireless	CC:

THE TOWN OF FARMINGTON

INCORPORATED 1645



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February 14, 2008

Joey Lcc Miranda, Esquire
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT. 06103-3597

Re: Telecommunications Facility for Verizon Wireless
199 Town Farm Road

Dear Attorney Miranda

I have just received the attached correspondence form Mr. Ronald Simmons, the lessee who currently operates a dairy farm on the site, a portion of which has been leased for the above referenced improvement. I would appreciate if your client could prepare a response to comments 2, 3 and 4 and submit them to me.

According to Exhibit B of the lease agreement between the Town and Cellco Partnership there is no note identifying a building designated for demolition.

During the negotiations leading up to the signature of the lease I was assured by Mr. Robert Bennett (an agent for Verizon Wireless) that the operator of the farm was being properly informed of this proposal and had no objection to the plans.

I would really appreciate a response to these issues as soon as possible.

Thank you so much for your assistance.

Sincerely

Jeffrey Ollendorf
Town Planner
Planning Division
Department of Public Works

c. File

AN EQUAL OPPORTUNITY EMPLOYER



Internet Address www.farmington-ct.org

Ronald Simmons
199 Town Farm Road
Farmington, CT 06032
thesimmonsfarm@aol.com
860-679-9388

February 11, 2008

Concerns regarding proposed telecommunications tower at the farm:

1. Legality of double leasing farm property.
2. Maintenance of road leading to tower. Who is going to maintain it and how? Cattle are moved around in that area. If cows consume salt, they die. The town has signed a contract with the Federal Government to put in diversion ditches in this same area.
3. According to proposed tower building blueprints, a machinery building will be taken down in order to construct the telecommunications tower. Will the storage building be replaced and where will the new one be built?
4. According to the proposed tower blueprints, the driveway going into the canal road will be blocked. Another driveway would have to be carved around to the right of the tower so emergency vehicles can get to the back woods that border the Devonwood community.
5. Who will police the tower area? We have had history of kids coming through the back and vandalizing.
6. Liability. Our insurance policy was rated higher because we Border Avon Old Farms School. If our insurance is rated even higher due the tower installation, who is going to pay the increase?
7. Deed restrictions regarding income generated on farm property.