

STATE OF CONNECTICUT  
CONNECTICUT SITING COUNCIL

IN RE: :  
 :  
 APPLICATION OF CELLCO PARTNERSHIP : DOCKET NO. 389  
 D/B/A VERIZON WIRELESS FOR A :  
 CERTIFICATE OF ENVIRONMENTAL :  
 COMPATIBILITY AND PUBLIC NEED FOR :  
 THE CONSTRUCTION, MAINTENANCE :  
 AND OPERATION OF A WIRELESS :  
 TELECOMMUNICATIONS FACILITY AT :  
 445 PROSPECT STREET, WOODSTOCK, :  
 CONNECTICUT : DECEMBER 17, 2009

NOTIFICATION PURSUANT TO C.G.S. § 16-50l(e)

Pursuant to Connecticut General Statutes § 16-50l(e), attached are materials which Cellco Partnership d/b/a Verizon Wireless (“Cellco”) is required to provide to the Siting Council (“Council”) in connection with its proposed wireless telecommunications facility on property at 445 Prospect Street, Woodstock, Connecticut (the “East Woodstock Facility”). These include:

1. All materials provided to the Town of Woodstock;
2. A summary of the consultations with the Town of Woodstock, including any recommendations on the proposed telecommunications facility; and
3. Copies of any and all correspondence between the Cellco and the Town of Woodstock.

A. Materials Provided to the Town of Woodstock

Technical Report dated August 20, 2009, prepared by Cellco. This information includes a description of the proposed wireless facility, the need for such facility and a discussion of

alternative sites considered. Copies of the technical information were submitted to the Council as a Bulk File Exhibit on December 9, 2009.

B. Summary of Municipal Consultations

Municipal consultation on a proposed East Woodstock Facility commenced in the Fall of 2007, at about the same time that Cellco was pursuing its Old Turnpike Road cell site (Docket No. 350) and subsequently the Sherman Road cell site (Docket No. 369). At that time, Cellco discussed with the Town its overall plan for providing telecommunications services in Woodstock including the East Woodstock search area. Cellco inquired as to available municipal properties in the East Woodstock area. No municipal properties were available or offered for consideration.

Over the next two years, Cellco representatives remained in contact with the First Selectman and with the members of the Town's Telecommunications Task Force about the need for wireless service in the Town. Cellco reviewed a number of possible alternative candidates with the First Selectman and the Telecommunications Task Force throughout this period of time. The alternative locations considered are listed in Cellco's site search summary, behind Tab 9 of the Application. The one alternative cell site that received the most attention by the Town and area residents is identified as the Sherman Property off Prospect Street, south of Childome Road. (See Site Search Summary – Site No. 2). This alternative location was opposed by the Woodstock Historic District Commission. Likewise, the First Selectman encouraged Cellco to consider alternative cell site locations. Soon thereafter, Cellco was notified of Mr. Rich's interest in leasing a portion of his property at 445 Prospect Street.

Cellco filed its Technical Report during a meeting with the Woodstock First Selectman for the proposed tower site at 445 Prospect Street on August 20, 2009. On October 26, 2009,

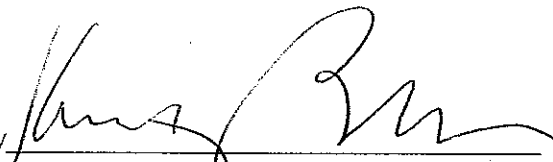
Cellco appeared, once again, before the Town's Telecommunications Task Force to discuss the East Woodstock facility and Cellco's future plans in the Town. At this meeting, Cellco representatives discussed the proposed Prospect Street facility as well as Cellco's future plans and the need of additional coverage in Woodstock and the surrounding areas.

While not specifically related to the East Woodstock Facility, Cellco received a letter dated August 25, 2009, from the Woodstock Planning and Zoning Commission ("Commission") regarding the siting of telecommunications facilities in Woodstock. In this letter, the Commission expressed its appreciation for "the proactive effort that Cellco Partnership has shown in looking to communicate and work with the Town of Woodstock and the people of Woodstock".

C. Copies of all correspondence between the Cellco and the Town of Woodstock

Copies of Cellco's East Woodstock Technical Report was submitted to the Council as a bulk file exhibit on December 9, 2009. Correspondence from the Woodstock Historic District Commission dated February 9, 2008, and the Planning and Zoning Commission dated August 25, 2009, mentioned above, is attached.

Respectfully submitted,  
CELLCO PARTNERSHIP d/b/a  
VERIZON WIRELESS

By   
Kenneth C. Baldwin, Esq.  
Robinson & Cole LLP  
280 Trumbull Street  
Hartford, CT 06103-3597  
Its Attorneys



# TOWN OF WOODSTOCK

415 ROUTE 169

WOODSTOCK, CONNECTICUT 06281-3039

February 9, 2008

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54 Tuttle Place  
Middletown, CT 06457

ASSESSOR  
860-928-6929

BUILDING  
860-928-1388

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

TOWN PLANNER  
860-963-2128

TREASURER  
860-928-5935

FAX #  
860-963-7557

Attn: Nicole Dentamaro

Re: Project # 50003165  
Prospect Street, East Woodstock wireless telecommunications facility

Dear Ms. Denamaro,

By means of this letter, the Woodstock Historic District Commission is responding to your request for comments regarding the proposed (Verizon) wireless telecommunications facility to be located in EastWoodstock, CT, east of Prospect Street and south of Child Dome Road. As you may know, the Woodstock Historic District Commission was created by Town Ordinance in 1995 to promote the educational, cultural, economic, and general welfare of the public through the preservation and protection of buildings, places and districts of the Town that are important for their historical and architectural values. In light of this charge, we offer the following comments regarding the proposed wireless telecommunications facility siting.

1. The Woodstock Historic District Commission has identified the Village of East Woodstock as a potential historic district because of its abundant and significant historic architectural resources. These resources include the quintessential New England village developed around a Common which is surrounded by the 1840 church, associated cemetery, the 1912 library, the community post office, the former general store, and other historic business sites along with a multitude of residential structures dating from the early nineteenth century. Additionally, the Village once supported a prosperous mill (extant) with surviving associated housing.
2. The Village has continued to pursue its agricultural heritage as a result of its relationship to the prime agricultural soils of the adjacent fertile glacial valley. In 2006, the 100-acre Eddy Farm at the gateway to the Village was preserved through the purchase of development rights by a partnership of the state of Connecticut DEP, The Trust for Public Land and the Town of Woodstock. The impetus for this preservation is the existence of the prime agricultural soils that have continued to sustain prosperous agricultural enterprises around the village center.
3. East Woodstock is one of five historic Woodstock villages and many hamlets. The Village is located primarily on a one-mile, east-west stretch of Woodstock Road and a half-mile length of Prospect Street up to, and north of Child Dome Road, encompassing the area of the proposed wireless communication facility. The 2003 Plan of Conservation and Development clearly expresses the sentiment

of the community by acknowledging the need to preserve the cultural assets that define the unique sense of place that is Woodstock.

In concert with the Woodstock Historic District Commission objectives, an expressed goal of the Plan of Conservation and Development is to protect key scenic resources in order to preserve our rural areas and village centers. The proposed 120' high tower will be clearly visible as the backdrop for the historic village of East Woodstock from every major vantage point in eastern Woodstock including the preserved Eddy Farm/gateway to East Woodstock, the 180 degree vista from Woodstock Hill at Woodstock Academy, and clearly from the northern gateway to East Woodstock on Prospect Street.

Given its prominence on the highest point in the surrounding landscape of rolling farmland and historic village, the proposed tower, single 12'-0" x 30'-0" equipment shelter, three other similarly sized future equipment shelters and the 8'-0" high, 60' x 60' chain link fence surrounding the immediate site will intrude upon the aesthetics of identified historic, scenic and cultural resources. This intrusion is in direct contradiction to the protection of aesthetic, historic and cultural resources expressed in the Plan of Conservation and Development, supported and encouraged by the Woodstock Historic District Commission.

In conclusion, The Woodstock Historic District Commission strongly opposes the proposed siting of the wireless communication tower in the location above the Village of East Woodstock. The visual impact of this potential tower will be detrimental not only to the village, but to the surrounding historic villages and scenic vistas.

Sincerely,

A handwritten signature in black ink, appearing to read 'Evelyn Cole Smith', written in a cursive style.

Evelyn Cole Smith, AIA  
Chair



## Woodstock Planning and Zoning Commission

Town Planner/ZEO: Delia P. Fey, AICP

Chairman: Jeffrey A. Gordon, M.D.

Vice-Chairman: Frederick C. Rich

Secretary: Dorothy Durst

Sandy Carter  
Regulatory Manager  
Cellco Partnership d/b/a Verizon Wireless  
99 East River Drive  
East Hartford, CT 06108

August 25, 2009

Dear Ms. Carter:

The Planning and Zoning Commission of the Town of Woodstock, constituted of citizens of Woodstock elected to office, at its August 20<sup>th</sup>, 2009 meeting decided unanimously of all Commissioners present to forward this letter to you in order to state clearly the current intent of the Commission regarding telecommunications facilities within the Town of Woodstock. This letter is not in reference to any particular telecommunications proposal or application. Rather, it is a statement on the general issues of wireless telecommunications facilities.

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 does take note of the fact that legislation requires the Siting Council to take into consideration the input of municipalities. In addition, recent legislation signed by Governor Rell (An Act Establishing Connecticut Heritage Areas) requires state government to give special consideration to areas such as "The Last Green Valley" in the northeastern part of Connecticut (which is a National Heritage Area) when making planning and development decisions. This is an effort endorsed by state government to find ways to continue to protect and to conserve the unique rural and historic features of northeast Connecticut.

We take the strong position that telecommunications facilities are within the responsibility of the Town of Woodstock. 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."*

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*"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 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."*

Further, 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 unanimously 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:*

# Woodstock Planning and Zoning Commission

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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;*
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.*



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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. The Planning and Zoning Commission and the Municipal Telecommunications Task Force appreciate the proactive effort that Celco Partnership has shown in looking to communicate and work with the Town of Woodstock and the people of Woodstock. The people of Woodstock are not opposed to telecommunications facilities, technologies, and access. Rather, we want to incorporate them, when deemed to be 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.

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 any correspondence.

Sincerely,



Jeffrey A. Gordon, M.D.

Chair, Woodstock Planning and Zoning Commission

Chair, Woodstock Municipal Telecommunications Task Force

Cc:

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Hartford, Ct 06103-3597

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# **Woodstock Planning and Zoning Commission**

Town Planner/ZEO: Delia P. Fey, AICP

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