

EAST LYME BOARD OF SELECTMEN
SPECIAL MEETING MINUTES
JANUARY 13, 2026

Held In-person at Town Hall Upper Meeting Room
and Via Zoom

RECEIVED FOR RECORD
EAST LYME, CT
2026 JAN 15 P 4:31
TOWN CLERK

IN ATTENDANCE: Dan Cunningham, Ann Cicchiello, Candice Carlson, Rose Ann Hardy, Cindy Collins and Jason Deeble

ALSO IN ATTENDANCE: Zoning Official Bill Mulholland and Town Attorney Tracy Collins

Mr. Cunningham called the special meeting of the East Lyme Board of Selectmen to order at 4:34 p.m. and led the Pledge of Allegiance.

Mr. Cunningham read into record a letter received by Anne Thurlow on behalf of the Zoning Commission, attached hereto as Exhibit #1.

Town Attorney Tracy Collins explained that she has been a part of two previous Siting Council public hearings for the Town of East Lyme:

- 1) 2010 – Brainerd Road – lots of public outcry against so the town did intervene – Siting Council denied the Town's request to intervene deciding that there was a need for a tower in that location.
- 2) 2015 – Orchards Neighborhood – originally slated for Ancient Highway but public was against and there were found to be Indian burial grounds, so the project was moved to the Orchards neighborhood where there is a tower now.

Attorney Collins explained that the approximate cost to the Town to intervene could be upwards of \$35,000; but she noted that the Town missed previous deadlines for filing for intervenor status, but that the First Selectman could go to the hearing on January 22nd with a compilation of questions and concerns gathered from the last couple of meetings.

Attorney Collins stated that Mr. John Drabik has filed as intervenor, request form attached hereto as Exhibit #2, asking that the tower be placed on the site at Ancient Highway. Since the previous application in 2015, Mr. Drabik was approved to put a radio tower on the Ancient Highway site and is requesting that this new proposed tower be added to the Ancient Highway tower.

The Board of Selectman decided that the course of action to take will be to direct the First Selectman to compile questions and concerns for the Siting Council and attend the hearing on January 29th. The Siting Council must be notified by January 22nd of the Town's intentions. The public is encouraged to send in comments to be included in the First Selectman's presentation; please send said comments to comments@eltownhall.com. All of the information regarding this application can be found on the Siting Council website at [Docket No 545](#). Mr. Cunningham stated that the Town has received only one comment regarding this project and it was in favor, attached hereto as Exhibit #3.

Zoning Official Bill Mulholland had the following points:

- Need more information on the fall zone.
- The other sites and testimony they provided lack supporting evidence that they made a good effort to find a different site.
- They were invited to attend a Zoning meeting but declined as it is late in the game and they met at length with the Board of Selectmen.

- The application states that they will look for parking at a neighboring business which is owned by the same person, but he does not believe this will be approved by the Zoning Commission as there will not be enough parking to support a restaurant of that size.

It was clarified that the existing tower is not being decommissioned, and that it will remain at that site with Eversource equipment on it. Eversource owns the tower, and the leases for Verizon and AT&T are going to expire and Eversource has made the decision to remove all non-Eversource equipment from said tower.

First Selectman Cunningham had the following points:

- There has been no ground swell of opposition for the project from the public.
- The potential cost to the town to intervene is not prudent.
- The Zoning Commission had requested in their letter that the First Selectman meet with Eversource, but the Town Attorney advised that the Town should not intervene at this point in time.

Nancy Kalal, 80 Grassy Hill Road and member of the Zoning Commission had the following points:

- She did not think that there was enough advertising for this matter.
- She does not believe that equipment at this proposed location will improve the bad service in the north end of town.
- She stated that the Town has a piece of property next to Mr. Drabik's Ancient Highway tower and that could be an option for the tower.
- She does not believe the applicant did their due diligence in the search process.
- She believes the Town should intervene despite the cost.

It was decided that Bill Mulholland would work with the Zoning Commission to get comments to the Town Attorney and the First Selectman by Friday the 16th. The Town Attorney must compile the comments and get them to the Siting Council by January 22nd. The First Selectman will work with the Town Attorney to finalize the comments and prepare for his presentation to the Siting Council on January 29th.

MOTION (1)

Ms. Hardy MOVED to adjourn the January 13, 2026, special meeting of the Board of Selectmen at 5:57 p.m.

Seconded by Ms. Cicchiello. Motion passed 6-0.

Respectfully Submitted,



Sandra Anderson
Recording Secretary

Town of
Zoning Department



East Lyme
108 Pennsylvania Ave
Niantic, Connecticut 06357
(860) 691-4114
Fax (860) 691-0351

MEMO TO: Dan Cunningham, First Selectman

FROM: Anne Thurlow, Zoning Commission Chair

RE: 306 Flanders Road, East Lyme
Telecommunications Tower
Arx Wireless Infrastructure, LLC and New Cingular Wireless PCS, LLC

DATE: January 9, 2026

At the January 8th, 2026 East Lyme Zoning Commission Regular Meeting, all Board members strongly agreed that 306 Flanders Road is NOT an appropriate site for a cell tower. The Commission founded 6;0;0 that the First Selectman do the following:

1. As recommended by Town Counsel, meet with Eversource to extend the lease on the current Tower.
2. Ask the Board of Selectman to reconsider hiring an intervenor by the January 22nd deadline, consistent with past practices.

The Commission will provide the First Selectman a copy of their findings, which will additionally be forwarded to the Connecticut Siting Counsel for inclusion in their Public Hearing.

Respectfully,

Anne Thurlow
Zoning Commission, Chair

Exhibit #2

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL
Ten Franklin Square, New Britain, CT 06051
Phone: (860) 827-2955 Fax: (860) 827-2950
E-Mail: siting.council@ct.gov
Web Site: portal.ct.gov/esc

INTERVENOR STATUS REQUEST FORM

Docket/Petition No.

Town/City

Date

545

East Lyme

12/9/2025

Name:

Wireless Solutions LLC / Ancient Highway Towers LLC

Street Address:

P.O. Box 374 (Mailing Only)

City, State, Zip:

Uncasville, CT 06382

Contact Number:

860-608-0202

E-mail:

wirelessstructures@gmail.com

1. Manner in which intervenor's participation is in the interests of justice and will not impair the orderly conduct of the proceedings:

I manage a 155-Ft expandable to 195-Ft located at 30-1 Ancient Hwy. This tower is engineered and designed to accomodate up to five wireless cellular antenna systems for future use. I affirm that my participation will not disrupt the orderly conduct.

2. Manner and extent to which intervenor proposes to participate:

I propose to participate as an intervenor by presenting testimony and documentation.

3. Statutory authority for intervenor request:

Pursuant to CT General Statutes Chapter 16-50g.

4. Nature of written pre-filed testimony and exhibits that the intervenor intends to present:

I intend to present a picture of a balloon that we flew for the town of East Lyme Zoning Mtg as requested at 175 Feet.

Copies of this request are required to be electronically mailed to all participants on the service list of a pending matter, which can be found on our website in Pending Matters under the appropriate docket or petition number.

Signature

Date



12/9/2025

4. Nature of written pre-filed testimony and exhibits that the intervenor intends to present:

I intend to present a picture of a balloon that we flew for the town of East Lyme Zoning Mtg as requested at 175 Feet.

Copies of this request are required to be electronically mailed to all participants on the service list of a pending matter, which can be found on our website in Pending Matters under the appropriate docket or petition number.

Signature



Date

12/9/2025



Exhibit #3

Sandi Anderson

From: E Moriarty <emoriarty2014@gmail.com>
Sent: Wednesday, December 3, 2025 7:07 PM
To: Sandi Anderson
Subject: Siting Council Docket 545 Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My comment on Docket 545 is: I don't see an issue with this now that you have allowed all this development. It's actually a very good spot for it in my opinion.

Eric Moriarty