

*Miller's Crossing Condominiums*  
*333 Palmer Hill Road*  
*Riverside, CT 06878*

March 20, 2010

Mr. John W. Fonfara, Co-Chair  
Ms. Vickie Orsimi Nardello, Co-Chair  
Energy and Technology Subcommittee  
Room 3900  
Legislative Office Building  
Hartford, CT 06106

**RE: H.B. 5504 – An Act Concerning Siting of Cell Towers Near Schools**

Thank you very much for your consideration of H. B. 5504, An Act Concerning Siting of Cell Towers near Schools. I am a Board Member at Large of the Miller's Crossing Condominiums in the North Mianus District of Greenwich. T-Mobile has proposed the construction of a cell tower at 328 Palmer Hill Road, next to the North Mianus Elementary School. I would like to offer my thoughts on H.B. 5504's behalf.

"People vote with their feet". There is probably no truer expression of an area's desirability than this remark, often repeated by Ronald Reagan. Property values are a direct reflection of that desirability. A principal component of the value of that property is the desirability of the school district. This has clear ramifications on property tax receipts in municipalities throughout the state.

FOX News published a May, 2008, article concerning the St. Mark's United Methodist Church in Rockville Centre, NY. The Church planned to lease space on its roof for a cell-phone antenna. The Church also has a nursery school on the premises. The article quoted one of the parishioners involved: "if my child was continuing to go to that school, and the antenna went up, I would pull my child out."

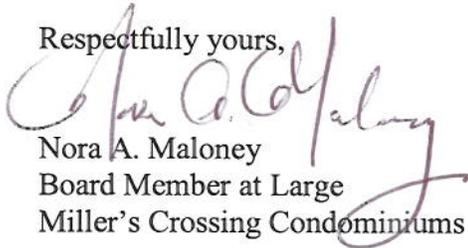
This is hardly an isolated incident. For example, in Boca Raton, FL in 1998, the Calusa Elementary School lost almost 30% of its students, almost 250 children, after a cell tower was installed on the premises.

North Mianus residents have been told that health issues are not a valid argument against the construction of the cell phone tower next to the North Mianus Elementary School. Nonetheless, the concern is real and that concern has a direct impact on the area and its property values. If parents do not want a child to attend a school, they pull him out. If a home buyer does not want to live near or have his child attend a school situated next to a cell tower, he chooses another area and another home. If a school district becomes less desirable than others, property values and, in turn, property tax revenues, will decrease district-wide.

The Fall, 2007 *Appraisal Journal* cites studies of the impact of cell towers on property values in Florida and suburban Christchurch, New Zealand. The conclusions from these studies indicate that the decrease in property values near cell phone towers is between 2% – 20%. Decreased property values in the North Mianus School District will translate into less revenue in property taxes to the Town of Greenwich. Based on the valuations from the Grand List of October, 2008, the district pays \$12.4 million annually in property taxes to the town.

The Telecommunications Act of 1996 has no requirement that local municipalities sacrifice property tax revenues required for necessary town services to the construction of cellular towers. These should not be adversarial goals. I urge you to support H. B. 5504.

Respectfully yours,

A handwritten signature in cursive script, appearing to read "Nora A. Maloney". The signature is written in dark ink and is positioned to the right of the typed name.

Nora A. Maloney  
Board Member at Large  
Miller's Crossing Condominiums