

January 16, 2008

Loudoun County
Transportation and Land Use Committee

**RE: Nextel Silo – Rockland Farm – SPEX 2005-0037, CMPT-0007
CWS – White’s Ferry – SPEX 2007-0001, CMPT 2007-0001**

I write this letter to object to the above listed cell tower applications before the County. I had the opportunity to comment on both applications listed above at the Loudoun County Board of Supervisors Public Hearing on Tuesday, January 8, 2008. I have summarized my comments and position below.

My family resides within the Raspberry Falls Community which is directly across from both applications on Route 15. The Nextel Silo – Rockland Farm application proposes to construct one 85 foot silo (with internal mounted antennas), while the CWS - White’s Ferry application proposes to construct two 90 foot monopines. The proposed Nextel Silo will be 1,300 feet away from the two CWS monopines. In addition, the Nextel Silo will be within approximately 550 feet of the Route 15 State Scenic Byway, while the two CWS monopines will be within approximately 300 feet of the Route 15 State Scenic Byway. This site is within 2-3 miles from Leesburg and the existing wireless coverage is more than adequate.

Nextel Silo – Rockland Farm

With regard to the Nextel Silo, I request the Transportation and Land Use Committee recommend to the Board of Supervisors that they **reject** the application. In the alternative, if the Committee believes the application should be approved it should be contingent on the following:

- 1.) **One Unified Study** - The County Consultant should issue one report on both applications (three structures):
 - a.) Showing their joint visual impact
 - b.) Showing their joint wireless coverage
 - c.) Showing the visual impact from the 50 planned homesites that are off Levade Drive within Raspberry Falls. The majority of these homes look at the top of the canopy along Route 15 and would have a full view of the top of the silo. Pictures from these homesites were excluded from any report.

- 2.) **Landscape Buffer to Preserve the State Scenic Byway** - The application should be made contingent on a 200 foot Landscape Buffer, which was recommended by Planning Staff and confirmed in the November 2, 2007 report by Atlantic Technology Consultants, Inc. (the Loudoun County consultant). The Landscape Buffer would extend along the entire length of the Rockland Farm that borders Route 15. Specifically, the report recommended the following:

“The applicant shall utilize existing mature vegetation along James Monroe Highway (Route 15) to create a 200-foot Landscape Buffer which shall be designated as a Tree Conservation Area (TCA) in the location shown on the SPEX plat. The applicant shall submit a Tree Conservation Plan for the TA at site plan and shall conduct annual monitoring of the TCA for potential disease and insect damage for the duration of the commercial public telecommunication use. The applicant and property owner reserves the right to remove, in consultation with the County Urban Forester, any dead, damaged, dying or diseased trees and vegetation the TCA. Any tree deemed necessary for removal from the TCA which are greater than 8-inch in caliper, in order to maintain the integrity of the landscape buffer. The species and location of such replacement trees shall be determined by the applicant’s certified arborist in consultation with the County.”

CWS - White’s Ferry Monopines

With regard to the two proposed CWS Monopines, I request the Transportation and Land Use Committee recommend to the Board of Supervisors that they **reject** the application. In the alternative, if the Committee believes the application should be approved it should be contingent on the following:

- 1.) **One Unified Study** - The County Consultant should issue one report on both applications (three structures):
 - a.) Showing their joint visual impact
 - b.) Showing their joint wireless coverage
 - c.) Showing the visual impact from the 50 planned homesites that are off Levade Drive within Raspberry Falls. The majority of these homes look at the top of the canopy along Route 15 and would have a full view of the top of the monopines. Pictures from these homesites were excluded from any report.
- 2.) **One Structure** – The application should be contingent on one structure (not two). Three structures (between the Nextel Silo and CWS White’s Ferry applications) are not needed within 1,300 feet of each other. This is consistent with the recommendation of the Loudoun County Planning Commission.
- 3.) **Construct a Stealth Silo** – The application should be contingent on constructing a structure at this location which is identical to the proposed Nextel Silo which is within 1,300 of this application. Per the November 2, 2007 report by Atlantic Technology Consultants, Inc. (the Loudoun County consultant), “ATC contends that the Nextel silo is a superior application to the CWS stealth monopine recommended approximately ¼ mile to the north”. A stealth silo would be consistent with the rural agricultural setting of the surrounding area.

- 4.) **Landscape Buffer to Preserve the State Scenic Byway** - The application should be made contingent to a Landscape Buffer. Currently, the applicant has agreed to a 100 foot Landscape Buffer. The Landscape Buffer should be identical to the one recommended by the Atlantic Technology Consultants above with the Nextel Silo application. Furthermore, the Landscape Buffers between the two applications should be of the same depth and the areas should tie into one another to preserve a uniform area.

I ask that you preserve the beauty of the Route 15 State Scenic Byway and understand the visual impacts of the residents at Raspberry Falls. More importantly, I ask that a catastrophic planning mistake not be made which would allow three structures to be constructed within 1,300 feet of each other and allow the structures to be completely different from one another. Thank you in advance for your consideration.

Sincerely,

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(571) 278-9389

cc: Board of Supervisors
Residents of Raspberry Falls
Leesburg Today
Loudoun Times-Mirror
Pat Giglio, Loudoun County Planner
Nicole Steele, Loudoun County Planner