

Case No. 25-0257-PET
Exhibit TJH-01
Phone, Text and Email Records

Mon, Aug 26 at 9:18 AM

Morning Tanz. Mom found the piece of paper of the cell tower info. Todd Rich, Rising Tide Towers, Portland ME. [207-332-3243](tel:207-332-3243). Love ❤️ Dad

Thanks Dadz

Todd rising tide
phone
September 23, 2024 at 11:04 AM

0:00 -0:21

Transcription

"Hey , good morning this is Todd Rich returning your call I Sorry you called. I was in the middle of. Deal with a sick kid, but I am available. If you wanna give me a call back I will either answer or return your call back 2 0 7- 3 3 2- 3 2 4 3 thank you so much...."

< Recents "To" in Calls

T	Todd rising tide (2)	10/23/24	phone
T	Todd rising tide	10/5/24	phone
T	Todd rising tide	9/24/24	phone
T	Todd rising tide (2)	9/23/24	phone
T	Todd rising tide	9/23/24	phone
T	Todd rising tide	9/23/24	phone
T	Todd rising tide	9/23/24	phone

iMessage
Fri, Oct 25 at 10:24 AM

Hi Todd this is Tanya Hart, owner at Crow Hill rd. I was wondering if you could give me the number for the person heading up the Pownal cell tower sites.

Hi Tanya, we really like you site. Wish you had called us a month sooner. what else can I help you with?

It looks like there's another site being reviewed on crow hill- just wanted to confirm.

Hi Tanya, very likely as we've reviewed almost a dozen sites in Pownal. Crow Hill, Montgomery, Poor Man Rd area. Site is still pending.

Site has not been selected or approved by our vendor

The Poor Man Rd area is still pending you mean? I'm sorry to be a bother, just trying to understand. Which site has not been selected or approved?

No site has been approved and it's all a work in progress for us. Sorry I can't provide more clarity.

That's ok, thank you.

Thu, Nov 7 at 2:45 PM

Is it too late to offer a cell tower location for half the cost you'd pay to Bruce MacDonald at a higher elevation?

Fri, Nov 8 at 7:41 AM

Hi Tanya,

Do you have a coordinate for your preferred site location? Lat/long off google earth that I can share with the engineering team so that they can review it?

Do you need close access to power lines? Or is elevation preferable?

Just trying to narrow it down. We have many trails (logging roads) and high elevation points and 166 acres to choose from

42.7605137,-73.2621722

This is one option



Mon, Nov 11 at 10:44 AM

We have higher elevations as well.

Mon, Nov 11 at 1:25 PM

I have forward this info on to AT&T for their comments. Will be in touch.

Ok thank you very much.

Wed, Nov 13 at 10:53 AM

Sorry to keep bothering you Todd. Do you have any idea when they might respond?

Thu, Nov 14 at 3:14 PM

I've sent a few emails looking for updates and those are being ignored. Will get back to you asap

Tue, Nov 19 at 5:55 PM

Hello again- I just saw a public notice about the proposed location on Crow Hill in Pownal on the Bennington Blotter today so I'm assuming they weren't interested in my half price offer?

Wed, Nov 20 at 8:24 AM

I'm inquiring. First I've heard of this.

Wed, Nov 20 at 11:22 AM

I did confirm that the engineer is zero'd in on a parcel on crown hill. Still many hopes before it's approved. Do you still have interest in the location you gave us? We have AT&T reviewing it. Please let me know.

We still have interest in the location we sent. As I mentioned, most of our acreage goes up so there's other higher elevations. The location I sent you is closer to our power lines. (Are you saying our location is an additional one or would be instead of?)

We are only developing one site. Your location would be instead of. It's still in front of AT&T for their consideration.

Ok thanks very much

Can we send you a document that you can sign that allows us to access your property for the initial investigation of the site? Can you share your email?

Tanya.j.hart@gmail.com

Thank you. It will be a docusign sent by Krista. Sometime this afternoon I hope.

Mon, Nov 25 at 8:08 PM

I signed the document but then got a letter about a tower next to my property today.

Tue, Nov 26 at 1:07 AM

I am on a holiday vacation out of the country. One of my coworker has been working on this. I will return to after 12/3

Tue, Jan 14 at 9:57 AM

Good morning Todd. I am following up as the 60 Day Notice is almost up and we haven't heard back about the coordinates we sent over.

Delivered



Tanya Hart

Proposal for Alternative Location for Rising Tide Towers Project

To: Will Dodge, Cc: TODD RICH, Jesse

December 4, 2024 at 11:35 AM



[Details](#)

Dear Mr. Dodge and Mr. Rich,

I am writing to express my concerns regarding the proposed location of the Rising Tide Towers project at 127 Crow Hill Road, Pownal, VT 05261, which directly abuts my property at 316 Crow Hill Road. While I acknowledge the necessity of a telecommunications tower in our area, the recent balloon test clearly demonstrated that the current proposed location significantly intrudes upon the scenic views and natural beauty that my family and I currently enjoy. The tower's presence would constitute a nuisance, cause an undue adverse visual impact, and result in a complete aesthetic disruption. Given its substantial height above the surrounding trees, effective camouflage of the tower is not feasible.

According to the Town of Pownal By-Laws section 8.12 on Telecommunication Towers and Antennas:

- (b) Towers shall not exceed the height limitation for the district in which they are located or 20 feet above surrounding structures or trees, whichever is greater.

As evidenced in the attached photographs, the proposed tower exceeds this limit by being significantly taller than 20 feet above the tree line. More photos are available upon request.

- (d) The distance from the base of the tower to the property line shall be a minimum of 10 feet longer than the height of the commercial telecommunication tower.

The required distance from our property line should be 204 feet; however, the design indicates it would be only 92 feet from one lot line and merely 192 feet from our driveway entrance. This proximity raises safety concerns as it is too close to our sole egress point, given that we are situated at the end of a dead-end road.

- (c) Towers must be of a non-reflective, unobtrusive color with a non-reflective finish and may need to be painted or otherwise camouflaged to *minimize adverse visual impact*.

Due to its height exceeding that of surrounding trees and our home, camouflage is ineffective. The tower would remain a nuisance at approximately 700 feet away (refer to attached map), visible from all yard locations and from eight main view windows facing east, south, and southwest.

We intend to seek substantial deference for this plan from the Vermont Public Utility Commission. After consulting with Annette Smith from Vermonters for a Clean Environment, we are collaborating with our Board of Selectmen and Planning Board to oppose this application due to location based on local land use bylaw under 30 V.S.A. §248a(c)(2).

However, should an alternative location be considered that is more agreeable, onerous litigation could be avoided. We own 166 acres with elevations higher than the current proposed site and are willing to collaborate to find a better location that serves community needs while preventing nuisance and aesthetic disruption to our property.

We have already completed an E&T agreement which you will find in your files. Please contact us at your earliest convenience to discuss next steps.

Sincerely,
Tanya Hart
Jesse Hart
415-722-2834



Tanya Hart

Re: Proposal for Alternative Location for Rising Tide Towers Project

To: TODD RICH

December 9, 2024 at 4:21 PM

Todd,

We have so much space to work with, is there a way to narrow it down? What are some parameters they typically look for? You could put one just about at the ridge if you needed to. Or even 2 smaller ones on opposite sides. If you have to absolutely be near a power supply, for example, that would narrow it down. If you need the highest elevation, that would narrow it down.

Thank you,
Tanya

On Dec 9, 2024, at 1:38 PM, TODD RICH <TRICH@wireless-partnersllc.com> wrote:

Hi Tanya,

I understand your concerns. We have not put your site location to rest. We are still working with AT&T on approving your location. Can you please share with me some coordinates that work for you guys. I have sent the other coordinates but the ridge is blocking some coverage. I want to make sure we are all on the same page with the locations that you are amenable with.

Regards,

Todd Rich
Vice President – Tower Division
Wireless Partners, LLC
207.332.3243
www.wireless-partnersllc.com
<image008.jpg><image009.jpg>

Found in Sent - Google Mailbox



Tanya Hart

Re: Proposal for Alternative Location for Rising Tide Towers Project

To: TODD RICH

December 11, 2024 at 11:07 AM

Hi Todd

After some extensive hiking without any information or parameters, we have 2 more coordinates (attached) for possible locations. The second is preferable. We are not really sure what kind of location you need so bear with us.

Thanks,
Tanya

From: Tanya Hart <tanya.j.hart@gmail.com>
Sent: Tuesday, December 17, 2024 9:15 AM
To: TODD RICH <TRICH@wireless-partnersllc.com>
Subject: Re: Proposal for Alternative Location for Rising Tide Towers Project

Hi Todd

I am following up on my previous email. We sent two other coordinate options. Can you let me know when you hear back from the engineers.

Thanks
Tanya

From: TODD RICH <TRICH@wireless-partnersllc.com>
Subject: RE: Proposal for Alternative Location for Rising Tide Towers Project
Date: December 19, 2024 at 11:53:43 AM EST
To: Tanya Hart <tanya.j.hart@gmail.com>

Hi Tanya,

I have been trying to get an update for you so that I don't keep you guys waiting. It has been tough to get anyone to e-mail me back this week with many people on PTO. Once I get anything for feedback, I will let you know immediately. Sorry for the delay.

Regards,

Todd Rich
Vice President – Tower Division
Wireless Partners, LLC
207.332.3243
www.wireless-partnersllc.com



Found in Sent - Google Mailbox



Tanya Hart

December 27, 2024 at 11:18 AM

Re: Proposal for Alternative Location for Rising Tide Towers Project
To: TODD RICH

Todd,

Just letting you know I saw this email. In the meantime we are moving forward on our end to prevent the current location from being approved.

Tanya

Sent from my iPhone

[See More from TODD RICH](#)

Found in Sent - Google Mailbox



Tanya Hart

January 20, 2025 at 1:33 PM

Re: Proposal for Alternative Location for Rising Tide Towers Project
To: TODD RICH, Cc: Jesse

 [Details](#)



Hi Todd

I am reaching out to you again since the Holidays have passed. Please send an update on whether Rising Tide Towers will be looking into alternate locations for the telecommunications tower currently proposed at 127 Crow Hill Road. We are willing to cooperate in finding a less intrusive location at a location on our property at 316 Crow Hill Road. We are open to meeting an engineer on site to discuss if necessary.

Thank you,
Tanya Hart

[See More from TODD RICH](#)



Tanya Hart

Follow up: Proposal for Alternative Location for Rising Tide Towers Project
To: TODD RICH, Cc: Jesse

January 30, 2025 at 2:05 PM



[Details](#)



Hi Todd

I'm sure you haven't heard back or are just very busy, but I'm just looking for a response. If you wouldn't mind, we'd love to know where we stand regarding the tower plans at 127 Crow Hill Rd in Pownal. Are the engineers still interested in anything on our land?

Thanks in advance for a response,
Tanya Hart



TODD RICH

RE: Follow up: Proposal for Alternative Location for Rising Tide Towers Project
To: Tanya Hart, Cc: Jesse

February 5, 2025 at 12:28 PM



[Details](#)

Hi Tanya,

I apologize for the delay in getting back to you. After much review and consideration your property has not been selected by AT&T engineering. This location does not provide the desired cellular coverage. AT&T continues to consider other suitable location in Pownell. I apologize for the inconvenience.

Regards,

Todd Rich
Vice President – Tower Division
Wireless Partners, LLC
207.332.3243
www.wireless-partnersllc.com



Found in Sent - Google Mailbox



Tanya Hart

Re: Follow up: Proposal for Alternative Location for Rising Tide Towers Project
To: TODD RICH, Will Dodge, Cc: Jesse

February 5, 2025 at 1:13 PM



[Details](#)

Hi Todd,

I would like to request the formal cancellation of the land access permission we previously granted to your organization a few months ago. Please send updated paperwork reflecting this cancellation. Additionally, I would appreciate clarity on why our specific property was deemed unsuitable for your project, particularly given our proximity (approximately 600 feet) and higher elevation to the proposed tower location next door.

Our home is central to our daily lives, as I am a stay-at-home mom who homeschools my two young boys here. This property holds immense value to us, both emotionally and as an investment. Please understand that we are deeply committed to safeguarding our home, our safety, and our future. With this in mind, we are prepared to thoroughly engage in this process to ensure our home is protected.

Thanks,
Tanya