

**BEFORE THE OFFICE OF ZONING
AND ADMINISTRATIVE HEARINGS
MONTGOMERY COUNTY, MARYLAND**

IN THE MATTER OF THE APPLICATION OF :

NETWORK TOWERS II, LLC :

FOR A CONDITIONAL USE : **Case No. CU26-02**

FOR A TELECOMMUNICATIONS TOWER :

**APPLICANT'S PRE-HEARING SUBMISSION
TO THE OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS**

The Applicant in the above-referenced case, Network Towers II, LLC, in accordance with Rule 3.4 of the Rules of Procedure for the processing of a conditional use application, submits the following information:

A. Statement of the Grounds for Approval of the Application

As part of its application materials, as amended, the Applicant has submitted a Statement of Justification and supporting materials setting forth the grounds for approval of the application. The Applicant incorporates those documents herein by reference thereto.

At the public hearing, the Applicant will present testimony and evidence demonstrating how the proposed use will satisfy the following requirements for the proposed use:

1. That the application satisfies the standards for the granting of a conditional use set forth in Section 59.7.3.1.E of the Zoning Ordinance.
2. That the application satisfies the use standards set forth in Section 59.3.5.2.C.2.c.
3. The application satisfies the general development requirements of the Zoning Ordinance.
4. That the proposed use is in substantial conformance with the area, and any other applicable Master Plan.

Exhibit 23
OZAH Case No: CU 26-02

5. That the surrounding transportation network is adequate to support this use and other public facilities are also available and adequate to service the proposed use

B. Copies of Reports

The report(s) on which the Applicant will rely are the: (1) Planning Department's (MNCPPC) (Exhibit #10) Transportation Adequacy Form document and (2) Technical Planning Staff Report that will be soon entered into the record as well as (3) Transmission Facility Coordinating Group (TFCG, aka Tower Review Committee (Exhibit #4) and attached TFCG Minutes document from June 4, 2025 and see Regular Agenda item #17 and (4) Safety Compliance report (RF) civil engineer Paul Dugan. (Exhibit #13)

C. Names of Expert Witnesses and a Summary of Their Respective Testimony

1. Yaw Bonsu, Network Building & Consulting, LLC

Yaw Bonsu will qualify as an expert in civil engineering and/or telecom facility design (Cell Tower). Yaw may testify as to how all critical issues of engineering significance (e.g., if applicable, stormwater management, utility services) and/or conformance with the dimensional standards contained in the Zoning Ordinance will be satisfied by the Applicant's proposal.

2. Paul Dugan, Millenium Engineering, P.C.

Paul Dugan will qualify as an expert in Radio Frequency (RF) engineering and/or wireless telecom engineering design and radio emissions. Paul may testify to how all critical issues of wireless frequency engineering such as wireless need, height of structure, connectivity services and radio frequency health standards conformance are contained in the County Zoning Ordinance or under other applicable laws.

3. James "Jim" Golden

Jim Golden will qualify as an expert in wireless telecom (Cell Tower) real estate. Jim may testify as to how all critical issues of real estate (and) conformance with the standards contained in the Zoning Ordinance will be satisfied by Applicant's proposal.

D. Other Witnesses

None at the present time.

E. Estimated Time for Presentation

The Applicant estimates that it will take approximately up to 1 - 3 hours to present its case.

F. Resumes

Bios and/or background descriptions for all expert witnesses are noted above and/or attached.

Respectfully submitted,

MILLER, MILLER & CANBY



Sean P. Hughes
200-B Monroe Street
Rockville, MD 20850
(301) 762.5212
sphughes@mmcanby.com
Counsel for Network Towers II, LLC

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of September, 2025, a copy of the foregoing Pre-Hearing Statement was sent by electronic mail only to:

Nana Johnson at OZAH and OZAH
Nana.Johnson@montgomerycountymd.gov
ozah@montgomerycountymd.gov

Katherine Mencarini
katherine.mencarini@montgomeryplanning.org

Tamika Graham
tamika.graham@montgomeryplanning.org


Sean P. Hughes

Yaw O. Bonsu, PE
7205 Mill Creek Ct,
Laurel, MD 20707
P: (410) 865-9463
E: ybonsu1992@gmail.com

EDUCATION

Clemson University, South Carolina
Bachelor of Science Degree in Civil Engineering
Emphasis in Structural Engineering

May 2014

Johns Hopkins University Engineering for Professionals, Baltimore, Maryland
Master of Engineering Degree in Civil Engineering, Structural Engineering Emphasis

December 2018

Related Coursework: Structural Mechanics, Reinforced Concrete Design, Masonry Structural Design, Wood Design, Sustainable Construction, Sustainable Project & Planning, Retaining Structures & Slope Stability, Geomatics/Surveying, Ocean Engineering, Transportation Engineering, Lateral Forces, BIM Applications, Applied Finite Element Analysis, Prestressed Concrete Design, Finite Element Analysis, Design of Wood Structures

TECHNICAL SKILLS

Computer Skills: AutoCAD, MS Office, SAP2000, Stable Software, RAM Steel, RAM Elements 13, Hilti PROFIS Anchor, Powers Design Assist, Dewalt Design Assist, Simpson Strong-tie Anchor Designer, Enercalc Structural Engineering Library, Adobe, RAM Connection, Microsoft Outlook, Revit 2017, MANSTAN2, ETABS 2016, RISA3D, RISAFloor, RISAConnection, MathCAD

Certifications/Licenses:

- Professional Engineer (PE) License, Civil: Structural (Licensed in Maryland, District of Columbia, Virginia, Georgia, New Jersey, Florida)
 - Model Law Engineer (MLE) Designation (Established NCEES Record with Model Law Engineer designation)
-

PROFESSIONAL EXPERIENCE

Project Designer I
Skarda & Associates, Inc.
Baltimore, MD

April 2015- December 2018

- Analyzed & generated structural drawings/specifications for miscellaneous railing, fencing, screen walls and gate systems to resist guardrail loadings, wind loadings, and ice loadings specified in current applicable codes
- Performed final wood framing structural inspections and provided consultation for the rehabilitation of new wood framed townhomes
- Worked closely under multiple professional engineers to generate structural drawings/specifications for the rehabilitation of existing wood framed residential buildings
- Designed steel stairs, canopies, platforms, signage supports and ladders to resist applicable loadings compliant with current building codes, this included shop drawing review prior to fabrication of materials
- Investigated light gauge framing installation and compiled structural drawings for new bulkheads in local Baltimore schools
- Consulted with property managers and landlords on how to sufficiently support new rooftop equipment on their existing facilities
- Drafted field reports after performing investigations for various structural issues in local residences, settlement issues, walls cracks, sagging floors, etc.
- Provided structural drawings/specifications for underpinning of existing bearing wall of existing local residences and performed periodic inspections of reinforcement placement
- Successfully completed damage assessments of educational, residential, and commercial properties in Baltimore City submitted to the client for pricing/repair, also performed final inspection after work was completed

Structural Engineer II/Senior Engineer/Senior Project Engineer
Networking Building + Consulting
Elkridge, MD

December 2018- Present

- Successfully completed mount analyses and structural analyses of systems supporting various telecommunications equipment on existing rooftop structures
- Analyzed existing self-support telecommunications towers for supporting various telecommunications equipment
- Compiled analysis reports and structural assessments for the approval of the installation of proposed telecommunications equipment
- Performed post-installation special inspections confirming the compliance with supporting construction documents
- Successfully completed site investigations of existing rooftop structures to certify the sufficiency/capacity for supporting telecommunications equipment
- Managed all structural engineering deliverables in the region not excluding quality, punctuality regarding deliverables and deadlines, project escalations, client requests, structural design methodology and approach, etc.
- Presented information, via a power point presentation, regarding basic structural engineering principles and design methods to engineer Is and entry level engineers
- Worked closely with draftsmen/draftswomen to compile drawings/specifications for equipment platforms, new antenna mounting systems, and modifications to existing antenna systems and supplied approximate costs of construction to clients
- Extensively reviewed shop drawings from steel fabricators and concealment vendors for the successful production of materials required for the construction and modification of existing telecommunications sites
- Successfully acquired business from local steel/aluminum fabricators/erectors for providing shop drawing review and engineering consulting services (upward of 200K total sales revenue)
- Complied with all current and/or applicable building codes and methodologies not excluding the IBC, ASCE 7, TIA, ACI, PCI, Aluminum Design Manual, IEBC, AWC/NDS, AWWA, and TMS
- Oversaw/mentored a team of 4-6 engineers, vary from entry level to senior engineer, for providing structural engineering services to our clients

JAMES P. GOLDEN

| 1 Wainwright Drive, Annapolis, MD 21401 | 410-703-1845 | goldenjp@verizon.net

SKILLS PROFILE

- 20 years leading the Verizon Wireless Washington, D.C. market's Implementation team in one of the most important markets within Verizon Wireless.
- 4 years leading both the Washington/Baltimore Market plus the Richmond/Virginia Beach/Outer Banks, NC and Roanoke Markets
- 2014 and 2006 President's Excellence Award winner- Network employee of the year and 2017 Vice President's award for the 2017 Presidential Inauguration in Washington, D.C.
- Responsible for over 10,000 site upgrade projects for Antenna Modifications, EVDO, 4G LTE and 5G.
- Lead Project Manager on the 1st EVDO Trial in the U.S. in 1999 and Lead Project Manager for the first market for Verizon Wireless to commercially launch EVDO in 2000.
- Lead Project Manager for our successful 5G Samsung Trial in 2017/2018 in Washington, D.C.- the first VZW market to launch in the country.
- Responsible for deploying over 1000 new cell sites in the Washington/Baltimore/Virginia market, which includes the District of Columbia, Virginia, North Carolina, Maryland and West Virginia.
- Launched 2 new markets- Hagerstown, MD, and the Outer Banks, N.C. market from the ground up.
- Responsible for deploying and upgrading more than 700 new Inbuilding DAS systems and over 700 4G LTE Upgrades- #1 region for deployments in Verizon Wireless over the last 10 years.
- Negotiated and managed deployments and 4G LTE upgrades at numerous Venue DAS, including FedEx Field (Washington Commanders), M&T Bank Stadiums (Baltimore Ravens) and Verizon Center.
- Managed 3 land purchases and 2 new Verizon Wireless MSC constructions, as well as upgrades at over 10 Switches over a 10 year period.
- Efficiently managed over \$1 Billion in capital budget and over \$350 million in rent budget in the last 19 years successfully.
- Managed Equipment engineering team focused on efficient deployment and budgeting of 1X, 3G, 4G base stations for 4 years.
- Managed Warehousing and Inventory team for 2 years.
- Managed an internal and consultant staff of over 75 people on average every year, including real estate, construction, equipment, inventory, civil, general contractors, inbuilding installation and legal.
- Project Manager for 4 Presidential Inaugurations- deploying multiple temporary cells to handle capacity needs.
- Bell Atlantic Mobile President's Club award winner for Sales achievement in 1995
- Panel member of various industry meetings including WIA Infrastructure group
- Verizon Wireless 5G Design and Cost reduction National Group
- As one of the lead markets for 3G/4G/5G- generally set standards for site designs and equipment layouts

Up to date on all 3G/4G/5G Training

ACTIVITIES/INTERESTS

- Volunteer Coach- U.S. Naval Academy Offshore Sailing team
- Competitive Sailing –I have raced in over 12 World, North American and National competitions in the Moth, Melges 24 and J70 class sailboats. 3rd Place 2024 J70 Corinthian National Championship/3rd Place One-Pro 2024 J70 World Championship
- Youth Basketball and High School Sailing coaching-2008-2019
- Past Board member of local Home Owners Association
- Commodore- Admiral Heights Boat Club

PAUL DUGAN, P.E.
42 Old Barn Drive
West Chester, PA 19382

Cell: 610-220-3820
Email: paul.mepc@gmail.com
Web Page: www.millenniumeng.com

EDUCATION: Widener University, Chester, Pennsylvania
Master of Business Administration, July 1991
Master of Electrical Engineering, December 1988
Bachelor of Science, Electrical Engineering, May 1984

PROFESSIONAL ASSOCIATIONS: **Registered Professional Engineer** in the following jurisdictions:

Pennsylvania, License Number PE-045711-E
New Jersey, License Number GE41731
Maryland, License Number 24211
Delaware, License Number 11797
Virginia, License Number 36239
West Virginia, License Number 20258
Connecticut, License Number 22566
New York, License Number 079144
District of Columbia, License Number PE-900355
Colorado, License Number PE.0065295
Illinois, License Number 062.077508
Iowa, License Number P29790
Puerto Rico, License Number 18946

Full member of **The Association of Federal Communications Consulting Engineers**
(www.afcce.org) January 1999 to Present

Full member of **The National Society of Professional Engineers** (www.nspe.org) and the **Pennsylvania Society of Professional Engineers** (www.pspe.org) June 2003 to Present

Actively participate in **Chester County ARES/RACES Amateur Radio** (CCAR www.w3eoc.org) which prepares and provides emergency backup communications for Chester County Department of Emergency Services, March 2005 to Present

Full member of **The National Council of Examiners for Engineering**
(www.ncees.org) May 2001 to Present

Full Member of **The Radio Club of America**
(www.radio-club-of-america.org) December 2003 to Present

Pennsylvania Real Estate License Number RS347405 Keller Williams 2/2019 to Present

PROFESSIONAL EXPERIENCE: Millennium Engineering, P.C., West Chester, Pennsylvania
Position: **President**, August 1999 to Present (www.millenniumeng.com)

Verizon Wireless, Plymouth Meeting, Pennsylvania
Position: **Cellular RF System Design/Performance Engineer**, April 1990 to August 1999

Communications Test Design, Inc., West Chester, Pennsylvania
Position: **Electrical Engineer**, May 1984 to April 1990

PERSONAL: Date/place of birth: November 21, 1961, West Chester, Pennsylvania; United States Citizen



DEPARTMENT OF TECHNOLOGY & ENTERPRISE BUSINESS SOLUTIONS

Marc Elrich
County Executive

Gail M. Roper
Chief Information Officer/Director

June 4, 2025

MINUTES OF TFCG MEETING

To: Distribution

From: TFCG Staff (CTC Technology & Energy)

A meeting of the Transmission Facility Coordination Group (TFCG) was held on June 4, 2025. The following people were in attendance:

MEMBERS

Marjorie Williams	(via video)	TFCG Chair
Amy Zou	(via video)	DPS
Benjamin Berbert	(via video)	M-NCPPC
Carina J Gonzalez	(via video)	MCPS
Daryl Braithwaite	(via video)	City of Takoma Park
Gerry Adcock	(via video)	TEBS – Public Safety
Mike Moxley	(via video)	M-NCPPC
Seamus McNamara	(via video)	OMB
Thomas Williamson	(via video)	DGS
Wayne Anderson	(via video)	WSSC

STAFF

Heather Elliott	(via video)	DTS
Nirav Gori	(via video)	CTC
Shawn Thompson	(via video)	CTC

OTHER ATTENDEES

Maurice Stewart	(via video)	DPS
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Action Item: Meeting Minutes May 7, 2025

Motion: Gerry Adcock moved to approve the May meeting minutes. Amy Zou seconded the motion. Seamus McNamara abstained, and the motion was unanimously approved.

Consent Agenda

1. ***Application Number:*** 2024082309 ***Type:*** Minor Modification ***Received (date):*** 8/8/2024
Revised: 2/5/2025
Revised: 4/2/2025
Revised: 4/8/2025
Revised: 4/29/2025
Revised: 5/8/2025

Applicant: Smartlink Group on behalf of AT&T Wireless

Site Name/Location: World Building Tower/8121 Georgia Ave., Silver Spring

Zoning Standard: CR-3.0 C-3.0 R-3.0 H-130 ***Property Owner:*** World Building LLC

Description: AT&T proposes to remove three antennas and 15 remote radio heads (RRH), relocate six existing antennas, and install six new antennas and 12 new RRHs.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2024082309+Application.pdf)

[1.amazonaws.com/Applications/MC2024082309+Application.pdf](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2024082309+Application.pdf)

2. ***Application Number:*** 2024122391 ***Type:*** Minor Modification ***Received (date):*** 12/30/2024
Revised: 4/15/2025
Revised: 5/5/2025

Applicant: NB+C on behalf of T-Mobile

Site Name/Location: Petrucelli Property/14120 Darnestown Rd., Germantown

Zoning Standard: CRN-0.25 C-0.25 R-0.0 H-35 ***Property Owner:*** Vanic LLC

Description: T-Mobile proposes to remove one existing cabinet and install one standby generator on the existing concrete pad within the compound.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2024122391+Application.pdf)

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3. **Application Number:** 2025012409 **Type:** Minor Modification **Received (date):** 1/31/2025
Revised: 2/24/2025
Revised: 3/3/2025
Revised: 5/7/2025

Applicant: Smartlink Group on behalf of AT&T Wireless

Site Name/Location: Phillips Office Building/9420 Key West Ave., Rockville

Zoning Standard: LSC-1.0 H-110 T **Property Owner:** Key West III LP

Description: AT&T proposes to remove three existing antennas and 12 existing RRHs and install nine antennas and 12 RRHs.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025012409+Application.pdf)

[1.amazonaws.com/Applications/MC2025012409+Application.pdf](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025012409+Application.pdf)

4. **Application Number:** 2025022424 **Type:** Minor Modification **Received (date):** 2/19/2025
Revised: 3/19/2025
Revised: 4/7/2025
Revised: 4/18/2025
Revised: 4/22/2025
Revised: 5/2/2025

Applicant: Smartlink Group on behalf of AT&T Wireless

Site Name/Location: Shady Grove Medical Center/9850 Key West Ave., Darnestown

Zoning Standard: CR-1.0 C-0.5 R-1.0 H-150 **Property Owner:** HSRE-Cap Med Shady Grove Med Village LLC

Description: AT&T proposes to remove two antennas and 16 RRHs, relocate six existing antennas, and install six new antennas and 16 new RRHs.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025022424+Application.pdf)

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5. **Application Number:** 2025032459 **Type:** Minor Modification **Received (date):** 3/20/2025
Revised: 4/29/2025
Revised: 5/22/2025

Applicant: Smartlink Group on behalf of AT&T Wireless

Site Name/Location: Pepco 659-S/0 Tuckerman Ln., Potomac

Zoning Standard: R-90 **Property Owner:** Pepco

Description: AT&T proposes to remove three existing antennas and six tower-mounted amplifiers (TMA) and to install three new antennas and six new TMAs on the existing tower. AT&T proposes to remove 18 RRHs, six diplexers, and one equipment cabinet and to install 12 new RRHs, three new triplexers, three new diplexers, and one new equipment cabinet on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025032459+Application.pdf)

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6. **Application Number:** 2025042477 **Type:** Minor Modification **Received (date):** 4/7/2025
Revised: 4/22/2025
Revised: 5/12/2025
Revised: 5/13/2025

Applicant: Smartlink Group on behalf of AT&T Wireless

Site Name/Location: Pepco 59-N/0 Black Rock Rd., Germantown

Zoning Standard: AR **Property Owner:** Pepco

Description: AT&T proposes to remove six TMAs and six diplexers, and to install three new TMAs on the tower. AT&T also proposes to remove nine RRHs and six triplexers, and install six new RRHs and three new triplexers on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025042477+Application.pdf)

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7. **Application Number:** 2025032446 **Type:** Minor Modification **Received (date):** 4/8/2025
Revised: 5/21/2025

Applicant: Smartlink Group on behalf of Verizon Wireless

Site Name/Location: Weitzer Property/0 Sugarland Rd., Poolesville

Zoning Standard: AR **Property Owner:** BLUFFING GOAT FARM LLC

Description: Verizon Wireless proposes to remove six antennas and six RRHs from the monopole, and install nine antennas and six RRHs on the monopole.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025032446+Application.pdf)

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8. **Application Number:** 2025042481 **Type:** Minor Modification **Received (date):** 4/10/2025
Revised: 5/21/2025

Applicant: NB+C LLC on behalf of T-Mobile

Site Name/Location: Pepco 43-S/0 White Ground Rd., Boyds

Zoning Standard: AR **Property Owner:** Pepco

Description: T-Mobile proposes to remove nine existing antennas, six TMAs, and three RRHs from the tower. T-Mobile proposes to install six antennas and six RRHs on the tower. T-Mobile proposes to remove two existing equipment cabinets and add two new equipment cabinets on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025042481+Application.pdf)

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9. **Application Number:** 2025042484 **Type:** Minor Modification **Received (date):** 4/23/2025
Revised: 4/29/2025
Revised: 5/27/2025

Applicant: Amentum on behalf of AT&T Wireless

Site Name/Location: Gate of Heaven/13801 Georgia Ave., Silver Spring

Zoning Standard: RE-2 **Property Owner:** Roman Catholic Archdiocese of Washington

Description: AT&T proposes to swap mounts, remove six antennas, and install nine antennas on the monopole. AT&T proposes to remove 12 RRHs and add 12 RRHs on the monopole. AT&T proposes to remove one power plant and install one power plant on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025042484+Application.pdf>

10. **Application Number:** 2025042492 **Type:** Minor Modification **Received (date):** 4/30/2025
Revised: 4/29/2025
Revised: 5/22/2025
Revised: 5/23/2025

Applicant: Crown Castle USA on behalf of Verizon Wireless

Site Name/Location: Lloyd Property/21410 Beallsville Rd., Dickerson

Zoning Standard: AR **Property Owner:** Driskell Lisbeth I & Driskell Brian V

Description: Verizon Wireless proposes to remove six RRHs and install three new antennas, six new RRHs, one surge arrestor, one hybrid cable, and a mount modification on the tower. Verizon Wireless proposes to install five bypass modules, one controller, two raycaps, one OVP, five boost modules, one cardport, and one powershift on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025042492+Application.pdf>

11. **Application Number:** 2025052493 **Type:** Minor Modification **Received (date):** 5/1/2025
Revised: 5/5/2025

Applicant: Amentum on behalf of AT&T Wireless

Site Name/Location: Sarem Farm/15901 Columbia Pike, Burtonsville

Zoning Standard: RC **Property Owner:** Jennifer Sarem

Description: AT&T proposes to remove six antennas, six diplexers, and 12 RRHs, and to install nine antennas and 12 RRHs. AT&T proposes to remove five existing cabinets and one existing powerplant and install two new equipment cabinets and one new powerplant on the ground. AT&T proposes to remove six existing ground-mounted diplexers.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052493+Application.pdf>

12. *Application Number:* 2025052494 *Type:* Minor Modification *Received (date):* 5/1/2025
Revised: 5/9/2025

Applicant: General Dynamics on behalf of AT&T Wireless

Site Name/Location: Wheaton Park Maint. Yard/12012 Alpert Ln., Silver Spring

Zoning Standard: R-90 *Property Owner:* M-NCPPC

Description: AT&T proposes to install a back-up self-contained 30kW diesel generator, a 4'x10' concrete pad, and an automatic transfer switch on the ground.

Tower Coordinator Recommendation: Recommended on the condition the applicant provides written approval from M-NCPPC staff at the time of permitting. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052494+Application.pdf>

13. *Application Number:* 2025052497 *Type:* Minor Modification *Received (date):* 5/5/2025
Revised: 5/23/2025

Applicant: Sitelink Wireless, LLC on behalf of AT&T Wireless

Site Name/Location: Weitzer Property/0 Sugarland Rd., Poolesville

Zoning Standard: AR *Property Owner:* BLUFFING GOAT FARM LLC

Description: AT&T proposes to remove nine antennas, six diplexers, six TMAs, and six RRHs from the monopole. AT&T proposes to install nine new antennas and seven new RRHs on the monopole.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052497+Application.pdf>

14. *Application Number:* 2025052499 *Type:* Minor Modification *Received (date):* 5/6/2025
Revised: 5/13/2025

Applicant: General Dynamics on behalf of AT&T Wireless

Site Name/Location: Gate of Heaven/13801 Georgia Ave., Silver Spring

Zoning Standard: RE-2 *Property Owner:* Roman Catholic Archdiocese of Washington

Description: AT&T proposes to install a self-contained 50kW diesel generator, a 4'x10' concrete pad, and an automatic transfer switch on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052499+Application.pdf>

15. *Application Number:* 2025052500 *Type:* Minor Modification *Received (date):* 5/6/2025
Revised: 5/15/2025

Applicant: Amentum on behalf of AT&T Wireless

Site Name/Location: Pavilion Apts/5901 Montrose Rd., Rockville

Zoning Standard: CR-4.0 C-0.25 R-4.0 H-190 *Property Owner:* CP5 MONTEREY LLC

Description: AT&T proposes to remove three antennas, six TMAs, and 15 RRHs. AT&T proposes to install six antennas and 12 RRHs. AT&T proposes to remove three cabinets and install one cabinet. AT&T proposes to remove one power plant and install one new power plant.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052500+Application.pdf>

16. ***Application Number:*** 2025052510 ***Type:*** Minor Modification ***Received (date):*** 5/9/2025
Revised: 5/23/2025

Applicant: Crown Castle USA on behalf of T-Mobile

Site Name/Location: Tewksbury Manor/5600 Sundown Rd., Gaithersburg

Zoning Standard: AR ***Property Owner:*** Mikaehl and Sonia Bagherian

Description: T-Mobile proposes to replace three antennas at the 136' level with three new antennas and replace six TMAs at the 132' and 130' levels. T-Mobile proposes to remove six coaxial cabled and replace with 12 new cables. On the ground, T-Mobile proposes to remove one RBS6201 enclosure, one 8004 cabinet, and one CSR transport system and install six RRHs, one 6160 enclosure, one B160 enclosure, and one CSR IXRE V2 transport system.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052510+Application.pdf>

Seamus McNamara made a motion to recommend the consent agenda. Gerry Adcock seconded the motion, and the motion to recommend the consent agenda was unanimously approved.

Regular Agenda

17. ***Application Number:*** 2024112367 ***Type:*** New

Received (date): 12/17/2024

Revised: 1/28/2025

Revised: 1/29/2025

Applicant: Network Towers II, LLC on behalf of Verizon Wireless

Site Name/Location: Colesville Depot/14335 Cape May Rd., Silver Spring

Zoning Standard: RE-2C ***Property Owner:*** Montgomery County

Description: This application is for a new 179' three-sector monopole to be leased, zoned, permitted, and maintained by Network Towers II, LLC at 14335 Cape May Road at Montgomery County's Colesville Depot. Three carriers are reportedly interested in locating on this structure. Verizon is the lead carrier. Verizon proposes to install six JMA Wireless MX06FHGH865-HG antennas (two per sector) and three Samsung MT6413-77A antenna/RRH combo units (one per sector). The total proposed lease area is 1,815 SF (30'x48' for ground equipment and 15'x25' for potential propane tanks). Verizon's lease area for ground equipment will be a 12.5' x 21' concrete pad. The applicant proposes two equipment cabinets/cubs– a Charles PM63912TN1 for the radio equipment and a Charles LT-BB24/BB48 battery cabinet.

Tower Coordinator Recommendation: Recommended. Recommended on the condition that the conditional use approval is obtained from the hearing examiner. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg.s3.us-east-1.amazonaws.com/Applications/MC2024112367+application+and+Report.pdf>

Nirav Gori provided a summary of the application, including an overview of the proposed site location, its geographical context, and an explanation of how the project complies with the County's zoning requirements and the FCC's RF exposure standards.

Amy Zou made a motion to recommend application 2024112367. Benjamin Berbert seconded the motion, and the motion to recommend was unanimously approved.

The meeting was adjourned.

The next TFCG meeting is scheduled for July 2, 2025, at 2 p.m.