

MINUTES OF A REGULAR MEETING OF THE
COUNCIL OF WAITE HILL, OHIO

April 13, 2015

Pursuant to notice given, the Council of the Village of Waite Hill, Ohio, met at the Waite Hill Village Hall at 8:11 a.m. on Monday, April 13, 2015, with Mayor Robert A. Ranallo presiding. The following members of Council were present:

Ryan Cox	Karl Scheucher
Robert Gale	Richard Steudel
Marcia Merritt	Courtenay Taplin

Also in attendance were Clerk-Treasurer Janet Mulh, Law Director Stephen Byron, Police Chief Keith DeWitt, Service Director Mike McClain, Mrs. Brian Sherwin, Janet A. Mann, Jennifer Moeller, Forrest (Bud) Stanley, Nora Nemec, Michael Tabor, Mary Lynch, Mario Skandul, Andrew C. LeGros and Christina M. LeGros.

The minutes of a Regular Meeting of Council held March 9, 2015, had previously been distributed to Council. Ms. Merritt moved to approve the minutes as presented, which motion was seconded by Mr. Gale.

Roll Call:	Yeas:	Cox, Gale, Merritt, Scheucher, Steudel, Taplin
	Nays:	None
		Motion carried
		Minutes approved

The minutes of a Special Meeting of Council held March 17, 2015, had previously been distributed to Council. Mr. Steudel moved to approve the minutes as presented, which motion was seconded by Mr. Cox.

Roll Call:	Yeas:	Cox, Gale, Scheucher, Steudel, Taplin
	Nays:	None
	Abstain:	Merritt
		Motion carried
		Minutes approved

Resolution No. 2015-6 - "A Resolution authorizing and directing the payment of certain sums" was read. After discussion, Mr. Scheucher moved that said Resolution be adopted as read, which motion was seconded by Mr. Taplin.

Roll Call:	Yeas:	Cox, Gale, Merritt, Scheucher, Steudel, Taplin
	Nays:	None
		Motion carried
		Resolution No. 2015-6 adopted

Pursuant to notice duly given, Mayor Ranallo called to order a public hearing for Ordinance No. 2015-4, “An Ordinance amending Subsection 1141.15(b) of the Codified Ordinances of the Village of Waite Hill, Ohio, to modify the permitted side yard setback for detached accessory buildings in the R-3 Single Family Residence District.” The hearing was called to order at 8:14 a.m. Proponents for the ordinance were invited to speak. No one spoke. Opponents to the ordinance were invited to speak. No one spoke. Mayor Ranallo closed the public hearing at 8:15 a.m.

Ordinance No. 2015-4 – “An Ordinance amending Subsection 1141.15(b) of the Codified Ordinances of the Village of Waite Hill, Ohio, to modify the permitted side yard setback for detached accessory buildings in the R-3 Single Family Residence District” was read for the third time. After discussion, Mr. Gale moved to adopt Ordinance No. 2015-4, which motion was seconded by Ms. Merritt.

Roll Call: Yeas: Cox, Gale, Merritt, Scheucher, Steudel, Taplin
 Nays: None

Motion carried
Ordinance No. 2015-4 adopted

As chair of the Communications and Community Outreach Committee Ms. Merritt noted that the materials for the newsletter should be submitted by April 17th if the newsletter is intended to go out by the end of the month. There will be no summer picnic this year, but the Memorial Day ceremony has been scheduled for 9:00 a.m. at the cemetery.

Mr. Scheucher reported that the Finance Committee had met and discussed the Treasurer’s Report. He also noted that Jim Raimondo had discussed the investment activities of the Village and had noted that treasury arbitrage may be re-emerging as an option.

In the absence of Mr. Dery there was no report from the Planning and Zoning Commission.

Mr. Taplin deferred the Safety Committee report to Chief DeWitt who reported that false alarms were being monitored, and the visiting family of one of the residents was having difficulty with the codes.

On behalf of the Service Committee and the Service Department, Mr. Gale and Mr. McClain reported that roads were being evaluated. The Village is also looking at alternatives to the current recycling program, because of service issues. About 80%-85% of the Village recycles. No decision has been made.

Mr. Gale moved to adjourn to executive session to discuss pending or imminent litigation and to discuss the appointment and compensation of Village employees. Mr. Cox seconded the motion.

Roll Call: Yeas: Cox, Gale, Merritt, Scheucher, Steudel, Taplin
 Nays: None

Motion carried
Meeting adjourned to
Executive Session at 8:34 a.m.

Mayor Ranallo reconvened the meeting at 8:51 a.m.

Given the large audience, the Mayor announced that he would solicit the audience's input on the issue of a proposed wireless tower that has been proposed to be located on the Village's property, west of the salt shed, but he first wanted to give some background. The Village has, over the years, heard complaints that there is poor cell service in the Village. It was noted that with the ubiquity of mobile phones today, gaps in coverage can present real health and safety risks. Consequently, the Village has explored information, and most recently Verizon has proposed that a tower be located about one hundred feet (100') west of the salt barn. There have been discussions and drafts of the lease agreement have been exchanged, but there is no executed letter of intent and no executed lease agreement. At this point, the Village has been exploring its options, and the bias on Council is that the Village should provide the opportunity for better mobile coverage for its residents, but details have yet to be decided. The discussion has been about a one hundred eighty foot (180') tower with no lights – but if good coverage could be provided on a twenty-five foot (25') tower that would be okay, if the coverage were effective. The Mayor had directed that the neighbors be notified, and this meeting is at the front end of the process (i.e. before any specific proposal has been considered).

Mr. Scheucher noted that he and Ms. Merritt were both adjacent neighbors to the proposed tower (across Eagle Road from the Village's property) and would be as affected by the proposed tower (for good or for bad) as anyone else in the room. He concurred that there was a bias on Council toward having a tower on Village property, but the details were still being explored. The purpose of this meeting, and any future town-hall meetings, would be to solicit the input of residents on this issue. Mayor Ranallo added that if anyone had questions they wanted to solicit in writing; the Village would answer those questions.

Ms. Jennifer Moeller asked if Verizon had approached the Village. The answer from Mayor Ranallo was yes. She asked if the Village had a technology consultant. The Village does not have an outside consultant specifically for this project. Ms. Moeller said the Village does not have sufficient population density to warrant a tower.

Mr. Gale noted that the proposal would bring funds to the Village and that Council has the duty to explore that revenue opportunity, to generate income for the Village.

Ms. Chris LeGros stated that twenty thousand dollars (\$20,000) was not worth the blight that would be caused by a tower. Waite Hill is not Mentor or Willoughby, and the core value of the Village is the rural character of the Village; the tower is not consistent with that value. Ms. LeGros offered assistance to the Village to consult on recycling and trash collection.

Mr. Bud Stanley stated that he was a recent resident and moved to the area because of the beauty. The fact that the Village was considering a cell tower caused him concern; he had obtained a land line because he knew cell coverage was poor in the Village. He got poor cell coverage, but he

expected poor coverage. He is concerned that a tower would hurt the Village's reputation and he is, therefore, not in favor of it.

The Mayor noted that he and Council respected and welcomed everyone's opinion.

Ms. Sherwin raised the question of the public good versus private benefit, and into which category a communications tower would fall. Mr. Cox stated that emergency services were a public good, and Ms. Sherwin stated that cellular service is less important. Mr. Scheucher said that a tower is important.

Mr. Andrew LeGros was concerned that property values would be adversely affected by the construction of a tower on the Village's property, and asked whether this is a Village problem or a problem for a few residents.

Ms. Mary Lynch stated that she would like to have better cell reception for her property, and that there were good reasons to have a cell tower given the number of people who are now on mobile phones exclusively.

Ms. Janet Mann presented her written statement, which is appended hereto in its entirety.

On behalf of Council, the Mayor thanked everyone for coming and providing their input on the matter.

There being no further business to come before the Council, Mr. Taplin moved to adjourn the meeting, which motion was seconded by Ms. Merritt.

Roll Call: Yeas: Cox, Gale, Merritt, Scheucher, Steudel, Taplin
Nays: None

Motion carried
Meeting adjourned at 9:30 a.m.

Robert A. Ranallo, Mayor

APPROVED: _____, 2015

ATTEST: _____
Janet Mulh, Clerk-Treasurer

DATE: April 13, 2015

TO: Village of Waite Hill Mayor Ranallo, Council President Cox, Council Member Dery, Council Member Gale, Council Member Merritt, Council Member Scheucher, Council Member Steudel, Council Member Taplin, Clerk-Treasurer Mulh, Law Director Byron, Prosecutor Prez, and Chief of Police DeWitt

FROM:  Janet A. Mann, 9740 Hobart Road, Waite Hill, Ohio 44094

RE: Village of Waite Hill: Proposed Cell Tower Installation

My name is Janet Mann and I live at 9740 Hobart Road in Waite Hill, Ohio and have lived in my home since 1998.

I am here today as a resident, a neighbor, a community member, a Member of the Waite Hill Zoning Appeals Board, and an advocate to preserve the Waite Hill environment by voicing my extreme displeasure at the possibility of a cell tower in the Village, forever blighting the beauty and legacy of our Village, that so many stewards before me have built, maintained and protected since 1928.

First, let me categorically state that I am against the erection of a cell tower anywhere in the Village of Waite Hill.

Our Village prides itself in its land, fields, streams, rivers, ponds, wetlands, conservancies and in fact its historic determination to reduce and eliminate most types of economic activity to preserve an environment of casual elegance for all. I, for one, do not believe that any homeowner in the Village or any prospective homeowner moves to Waite Hill with the idea that they will have a 150 to 180 foot cell tower in their proverbial backyard.

I will also state, in this case, that the proposed tower if built, will not be in my proverbial backyard, but **WILL** be in my backyard. My home, land, gardens and pond, while modest in comparison to some homes in the Village, has been significantly improved well in excess of \$1 million with additional and deliberate home improvements, trees, gardens, and plantings that not only enhanced the value of my property, but contributed to the Village's overall natural beauty, and the environmental and wildlife stewardship commitment that the Village has historically been dedicated to with high standards long evidenced in the Western Reserve tradition of the Village.

While I have no immediate plans to sell my home, I have no doubt that the existence of such a tower is going to severely decrease the value of my property. I have currently retained a number of experts in an attempt to determine how much my home and land will be reduced in value by the existence of a tower. I believe that if the Village proceeds with the erection of the tower, you will have taken value from me.

The National Institute for Science, Law and Public Policy's 2014 Electromagnetic Field (EMF) Real Estate survey "Neighborhood Cell Towers & Antennas-Do They Impact a Property's Desirability" sought to determine if nearby cell towers and antennas would impact a home buyer's interest in real estate property. 94 % of survey respondents reported that cell towers and antennas in a neighborhood would impact interest in a property and the price they would be willing to pay for it. 79 % of respondents said under no circumstances would they ever purchase a property within a few blocks of a cell tower or antenna. 57 % of respondents reported they had experienced cognitive effects of radiation emitted by a cell phone, wireless router, portable phone, utility smart meter, or neighborhood cell tower or antenna.

As background, I was telephoned on March 30, 2015 by Waite Hill Village Chief of Police DeWitt to inform me that the Village was in final negotiations with Verizon to erect a cell tower on Village property behind the salt barn, and wanted to know how I felt about that. I responded that, similar to a discussion for a cell tower in 1998, I was strongly opposed to ANY cell tower in the Village of Waite Hill. When I asked Chief DeWitt what was the primary reason the Village was now in negotiations for a cell tower installation, he told me the number one reason was to increase revenue for the Village and the number two reason was to improve cell service in the Village.

Since that initial call, on April 7, 2015, myself, Chris and Andy LeGros, and Mike Tabor met with Mayor Ranallo, Council President Cox, Clerk-Treasurer Mulh and Chief DeWitt to understand the Village's intent and actions to date, and the process whereby this proposed cell tower installation was initiated, being reviewed, considered, and ultimately approved for installation. As a result of that meeting, I asked for certain information from the Village, most of which has been provided. My summary review and understanding of that meeting, and related documents provided to me to date is:

- 1) Sometime in 2014, the Council unanimously approved to explore the possibility of erecting a cell tower in the Village of Waite Hill.
- 2) Currently the nearest cell tower to my address on 9740 Hobart Road is a distance of 1.3 miles; there are five (5) towers less than a distance of 2 miles of my property.
- 3) The fact is there are a total of forty-six (46) cell towers within a distance of 1.6 to 3.9 miles of my Hobart Road property, five (5) of which are higher than 200 feet, twenty-two (22) of which are between 150-200 feet, and nineteen (19) of which are 100 to 150 feet. Although requested, the Village has not evidenced any radio frequency studies, data, complaint logs or documentation as to "spotty" cell service in the Village for which this action has been deemed appropriate in response to a "need" to improve Village cell service. I have been told that some residents of the Village have expressed concerns about their personal cell service. I simply do not believe that personal complaints of poor cell service are a good enough reason to build a cell tower in Waite Hill. A policy action that addresses individual, personal exceptions while penalizing the entire Village community forever is simply inappropriate. There are unexplored alternative remedies (e.g. land lines, Wi-Fi, repeaters, small cell towers, distributed antenna systems and other emerging technologies) to address alleged poor cell service that do not visually affect Waite Hill and adversely distress owners' property values.
- 4) The Verizon Wireless Site Survey (Sheet No. Rev: SURV-1) and Overall Site ((Sheet No. SURV- have the following notations:
 - a. SITE NAME: Willoughby Waite Hill
 - b. SITE NUMBER: CLEV-478These notations suggest the proposed cell tower service area is well beyond the 4.25 square mile area of Waite Hill.
- 5) Mayor Ranallo has stated that the actions of the Village are exploratory in nature and this is not a "done deal". Actions by various Village officials and bodies suggest otherwise.
 - a. Mayor Ranallo stated that he had signed a non-binding letter of intent with Verizon. When I asked for a copy of this signed letter, I was told by Clerk-Treasurer Mulh that the Mayor had misspoken, and the letter was not signed. Mayor Ranallo did, however, on March 16, 2015, sign a Verizon Wireless Site Survey and Overall Site Plan, with the notation "Temporary Approval, Subject to Final Approval by Planning & Zoning Commission" which details the site plan/location of the cell tower.
 - b. Draft minutes of the Combined Planning and Zoning Commission and Architectural Board of Review March 23, 2015 meeting attended by Chairman Ken Dery and members Sam Knezevic, Bob Ranallo, Gary Schuster, Abby Hiltzley, architectural advisors Glen Ramage, Allan Clough and Joseph Giglio, and other attendees Kurt Schoeppler, David Payne, Service Director Mike McClain, Chief Keith DeWitt and

Clerk-Treasurer Janet Mulh, indicate that a review and vote on the Verizon Wireless Site Plan for Cell Tower Location in Waite Hill occurred. Draft minutes state "A site plan was presented for a cell tower and a 50 by 50-foot utility building. The cell tower is 180 feet tall with no lights and no guide wires. It is a monopole tower with co-locations possible. The tower is being installed by Verizon. Verizon will be making improvements to the drive to access the area. It is suggested to advise the contingent property owners of the plan. It was also noted that fencing will also be proposed. Mr. Dery moved to approve the site plan with fencing to be proposed. Mr. Schuster seconded the motion. The site plan was approved."

- c. A draft of a Land Lease Agreement between the Village of Waite Hill and New Par, a Delaware partnership d/b/a Verizon Wireless was initiated, revised by Waite Hill's Law Director Byron, and returned to Verizon for review. At this date, the Village has not had a response to their proposed revisions. By any definition, this action would appear to be beyond exploratory and an active negotiation of terms and conditions to lease Village property to Verizon for a cell tower.
 - d. The physical size of the tower, its peripheral and supporting structures, access, ingress, egress, ongoing maintenance and operating parameters are not clear. I was told by the Chief in his verbal notification that the tower was 150 feet tall. Chief DeWitt's document titled "Why a Cell Tower in Waite Hill" indicates the tower is 180 feet tall. The Land Lease Agreement indicates the tower is 150 feet tall but provides Verizon with the "Right to replace, repair, add, or otherwise modify its utilities, equipment, antennas, conduits, or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits, or frequencies are specified or not in the Land Lease Agreement". Given the broad latitude of this language, does the Village really know with certainty the short and long term implications of what it is agreeing to?
 - e. The rental term of the Land Lease Agreement appears to be \$2,000.00 per month which seems to be a relatively nominal amount. While I am not in favor of any tower, period, is the Village of Waite Hill really willing to build a tower, that forever changes its environment, for only a guarantee of \$24,000 for five (5) years with a minimal annual escalation.
 - f. The Village or Verizon have not defined how many additional providers can be added to the proposed tower, what additional equipment would be added that visually expand the tower's presence, and what revenue could be generated for Verizon.
 - g. Given the pace of technological change, is the Village willing to participate in a five year agreement, automatically extended for five (5) additional five (5) year terms for a total of thirty years, unless Verizon Wireless provides notice to terminate at least six (6) months prior to the end of the initial term? This one-sided lease language, which only favors options for Verizon, does also not appear to make any provisions for the costs and process to dismantle or remove the tower once installed. Given the likelihood of technological obsolescence (given the rapid emergence of new and alternative technologies in the next thirty (30) years) this tower may represent a permanent, needless structure and liability to the Village.
- 6) I find it appalling that the Village of Waite Hill, albeit in 1998, entered in to an Ordinance that exempted the Village from following the rules that a private citizen would need to follow if a Carrier approached an individual about building a tower on that individual's land. Ordinance 1315.05 has some fairly specific requirements that must be followed if a tower were to be erected. I would maintain that this Ordinance expressed the intent of the citizens with regard to the erection of these types of towers. The Village seems to be relying on 1315.07, Exemption for Village Owned Property, which seems to exempt the Village from "following the rules" that they have imposed on everyone else. I am astounded that the Village should be exempted from the

rules placed on its citizens when the Village only exists because of its citizens and purportedly for the benefit of its citizens.

- 7) As a long standing member of Waite Hill's Board of Zoning Appeals, I am asked, on an ongoing, ad hoc meeting basis, to consider and decide zoning appeals, and grant variances to citizens, that are not contrary to the public interest, so that the spirit of the Zoning Code shall be observed and substantial justice done. Given this is the largest height structure installation in the Village's history, it is astounding there has been to date no widely communicated public review and debate as to what public interest is being served by this installation.
- 8) I am shocked and amazed at what appears to be little evidence of due diligence on the short and long term impact of building a cell tower in Waite Hill. Areas of real concern are:
 - a. Health, harm and life safety considerations to me, my family and all residents of the Village from RF ionizing radiation from the Tower.
 - b. Environmental impact to wildlife, migratory waterfowl species, wetlands and the watering/feeding pond refuge that exists on my property today. This includes the migratory waterfowl flyway that crosses my property and leads to the designated Important Bird Area (IBA) located at the Holden Arboretum.
 - c. Short and long-term economic property devaluation to all property owners in Waite Hill.
 - d. Impact on historic Village of Waite Hill designations.
 - e. Apparent lack of studies and objective review/validation (e.g. Environmental Impact Studies – Phase I and II, Radio Frequency Studies, RF Field Strength Study, View Shed Study, Ohio Preservation SHPO Review, Fall Shed Study, and Economic Impact Studies) that should be demanded to make an informed decision about the need for a cell tower, and its location, in Waite Hill.

In summary, I am against the building a cell tower anywhere or anyplace within our Village. I further believe if you proceed you will have taken something from me, i.e. value that I am not sure you can do in the manner in which you have tried to do to date.

I would ask that all of you immediately reconsider the cell tower proposal as this is not in the best interests of the Village of Waite Hill and its residents.

I would ask that the Village's Mayor and Council leadership take immediate steps to initiate and support a public process for appropriate review, study, evaluation, and public discourse on the proposed cell tower installation action which has significant impact on the Village, its residents and its future.

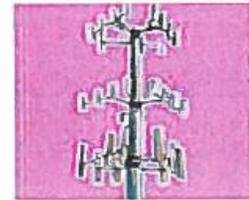
Delivery by Janet A. Mann to Memo Addressees at Village of Waite Hill April 13, 2015 Council Meeting

EMF Real Estate Survey Results: “Neighborhood Cell Towers & Antennas—Do They Impact a Property’s Desirability?”



The National Institute for Science, Law and Public Policy’s survey “Neighborhood Cell Towers & Antennas—Do They Impact a Property’s Desirability?” initiated June 2, 2014, has now been completed by 1,000 respondents as of June 28, 2014. The survey, which circulated online through email and social networking sites, in both the U.S. and abroad, sought to determine if nearby cell towers and antennas, or wireless antennas placed on top of or on the side of a building, would impact a home buyer’s or renter’s interest in a real estate property.

The overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it. And 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antenna.



- 94% said a nearby cell tower or group of antennas would negatively impact interest in a property or the price they would be willing to pay for it.
- 94% said a cell tower or group of antennas on top of, or attached to, an apartment building would negatively impact interest in the apartment building or the price they would be willing to pay for it.
- 95% said they would opt to buy or rent a property that had zero antennas on the building over a comparable property that had several antennas on the building.
- 79% said under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas.
- 88% said that under no circumstances would they ever purchase or rent a property with a cell tower or group of antennas on top of, or attached to, the apartment building.
- 89% said they were generally concerned about the increasing number of cell towers and antennas in their residential neighborhood.

The National Institute for Science, Law and Public Policy (NISLAPP) was curious if respondents had previous experience with physical or cognitive effects of wireless radiation, or if their concern about neighborhood antennas was unrelated to personal experience with the radiation. **Of the 1,000 respondents, 57% had previously experienced cognitive effects from radiation emitted by a cell phone, wireless router, portable phone, utility smart meter, or neighborhood antenna or cell tower, and 43% had not experienced cognitive effects. 63% of respondents had previously experienced physical effects from these devices or neighborhood towers and antennas and 37% had not experienced physical effects.**

The majority of respondents provided contact information indicating they would like to receive the results of this survey or news related to the possible connection between neighborhood cell towers

and antennas and real estate decisions.

Comments from real estate brokers who completed the NISLAPP survey:

"I am a real estate broker in NYC. I sold a townhouse that had a cell tower attached. Many potential buyers chose to avoid purchasing the property because of it. There was a long lease."

"I own several properties in Santa Fe, NM and believe me, I have taken care not to buy near cell towers. Most of these are rental properties and I think I would have a harder time renting those units... were a cell tower or antenna nearby. Though I have not noticed any negative health effects myself, I know many people are affected. And in addition, these antennas and towers are often extremely ugly—despite the attempt in our town of hiding them as chimneys or fake trees."

"We are home owners and real estate investors in Marin County and have been for the last 25 years. We own homes and apartment building here in Marin. We would not think of investing in real estate that would harm our tenants. All our properties are free of smart meters. Thank you for all of your work."

"I'm a realtor. I've never had a single complaint about cell phone antennae. Electric poles, on the other hand, are a huge problem for buyers."

Concern was expressed in the comments section by respondents about potential property valuation declines near antennas and cell towers. While the NISLAPP survey did not evaluate property price declines, a study on this subject by Sandy Bond, PhD of the New Zealand Property Institute, and Past President of the Pacific Rim Real Estate Society (PRRES), [The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods](http://snurl.com/2922m58) (<http://snurl.com/2922m58>), was published in *The Appraisal Journal* of the Appraisal Institute in 2006. The Appraisal Institute is the largest global professional organization for appraisers with 91 chapters. The study indicated that **homebuyers would pay from 10%–19% less to over 20% less for a property if it were in close proximity to a cell phone base station.** The 'opinion' survey results were then confirmed by a market sales analysis. **The results of the sales analysis showed prices of properties were reduced by around 21% after a cell phone base station was built in the neighborhood."**

The Appraisal Journal study added,

"Even buyers who believe that there are no adverse health effects from cell phone base stations, knowing that other potential buyers might think the reverse, will probably seek a price discount for a property located near a cell phone base station."

James S. Turner, Esq., Chairman of the National Institute for Science, Law & Public Policy and Partner, Swankin & Turner in Washington, D.C., says,

"The recent NISLAPP survey suggests there is now a high level of awareness about potential risks from cell towers and antennas. In addition, the survey indicates respondents believe they have personally experienced cognitive (57%) or physical (63%) effects from radiofrequency radiation from towers, antennas or other radiating devices, such as cell phones, routers, smart meters and other consumer electronics. Almost 90% are concerned about the increasing number of cell towers and antennas generally. A study of real estate sales prices would be beneficial at this time in the United States to determine what discounts homebuyers are currently placing on properties near cell towers and antennas. Americans deserve to know."

Betsy Lehrfeld, Esq., an attorney and Executive Director of NISLAPP, says,

“The proliferation of this irradiating infrastructure throughout our country would never have occurred in the first place had Section 704 of the Telecommunications Act of 1996 not prohibited state and local governments from regulating the placement of wireless facilities on health or environmental grounds. The federal preemption leaves us in a situation today where Americans are clearly concerned about risks from antennas and towers, some face cognitive and physical health consequences, yet they and their families increasingly have no choice but to endure these exposures, while watching their real property valuations decline.”

The National Institute for Science, Law, and Public Policy (NISLAPP) in Washington, D.C. was founded in 1978 to bridge the gap between scientific uncertainties and the need for laws protecting public health and safety. Its overriding objective is to bring practitioners of science and law together to develop intelligent policy that best serves all interested parties in a given controversy. Its focus is on the points at which these two disciplines converge.

NISLAPP contact:
James S. Turner, Esq.
(202) 462-8800 / jim@swankin-turner.com
Emily Roberson
er79000@yahoo.com

If you can support NISLAPP's work, please donate here:
<http://snurl.com/2922mso>



See Commentary by ElectromagneticHealth.org on NISLAPP EMF Real Estate Survey Results and Recommendations for Real Estate Agents and Homebuyers here:
<http://electromagnetichealth.org/electromagnetic-health-blog/survey-commentary/>