

**TOWN OF HADDAM
 PLANNING AND ZONING COMMISSION
 PUBLIC MEETING
 TOWN HALL
 21 FIELD PARK DRIVE, HADDAM, CT
 THURSDAY, 6 OCTOBER 2016
 UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Steven Bull, Vice Chairman
A	Arthur Kohs
X	Michael Lagace
A	Jamin Laurenza, Chairman
X	Wayne LePard
X	Carmelo Rosa
X	Edward Wallor, Secretary
X	Robert Braren, Alternate - Seated
A	Raul de Brigard, Alternate
A	Frank (Chip) Frey, Alternate
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Bull, vice chairman, called the meeting to order at 7:00 p.m.

2. Attendance/Seating of the Alternates

Attendance was taken and all regular and alternate members were seated.

3. Additions/Corrections to the Agenda

None.

4. Public Comments

None.

5. CGS Section 8-24 Review for the Lease of a 75' x 75' Site, Being a Portion of 439 Saybrook Road Property (Assessor's Map 14, Lot 95) to Homeland Towers for the Purpose of Constructing and Operating a Cellular Telecommunications Tower and Related Facilities.

Mrs. Glidden reported the town was approached by a company that's interested in a cell tower plan that would build two towers now (Fire Department Station 1 and vacant lot on Jail Hill Road) and possibly a third one in Tylerville (private property). Mrs. Glidden also reported this company would then vend it out to the carriers. Mrs. Glidden explained the 8-24 review procedure.

Ray Vergati, Site Development Manager, Homeland Towers, Danbury, CT, reported Homeland Towers works extensively throughout Connecticut and New York as a developer building infrastructure for cell towers. Mr. Vergati stated the company is not a carrier, but simple building the infrastructure and then carriers sublease from Homeland Towers. Mr. Vergati also stated they work extensively with other municipalities and try to pattern with them. Mr. Vergati gave his credentials and stated they are proposing a

comprehensive plan to provide coverage from the Tylerville section all the way to the Haddam Volunteer Fire House, 439 Saybrook Road.

Prior to the review, Mr. Bull asked Mrs. Glidden if the Commission would be voting on the matter. Mrs. Glidden stated the Commission will be voting to send a report to the Board of Selectmen (BOS) that either supports or doesn't support the proposal. The Commission will not be voting on any plans or designs for this proposal.

Mr. Vergati explained the zoning process. Homeland Towers lease site from town who in turn will lease space to carriers. A technical report will be filed with the town which may or may not trigger a public hearing (can be waived) and matter goes straight to Siting Council. Homeland Towers and carrier as co-applicants will go before Siting Council and then come back to the town where a public hearing will be held and a balloon floated (at proposed tower height; this will be document where visible as well as were not visible) at which time the Siting Council will walk the site. The town will have say when it comes to the Connecticut Siting Council such as type of pole design, pole height, etc. Mr. Vergati stated the carrier will have to prove the height and the need before the Siting Council. Mr. Vergati also stated the process can take nine to twelve months.

Mr. Vergati noted he has met with and spoken to Haddam public safety people (fire, police, and ambulance) and Homeland Towers will offer free space to the town for public safety both on the tower and on the ground within the compound. Interest has been expressed to have equipment on the tower.

Mr. Vergati reviewed the site plan. Mr. Vergati stated the site is approximately 35 acres with good elevation, setback on the hill, and natural screening. Mr. Vergati reported two options have been provided and either option will work. **Option A** – Compound is proposed directly to the right of the training containers in the upper parking lot. A 140 foot access drive would flare off the existing driveway and go about 75 feet into the woods. It's an irregular shaped compound due to wetlands on the site and maintaining a 100 foot buffer. Compounds are typical sized to accommodate all the carriers and the proposed compound can house five equipment pads. Landscaping (white pine) was pointed out as well as stockade fencing (softens views) to the north and east side of the compound. Elevation: 200 feet. **Option B** – Proposal would move everything further into the woods with an access drive hugging the tree line (no tree removal) with a square compound. Elevation: 240 feet. Mr. Vergati stated if the proposal is approved, Homeland Towers will bring utilities up to the site (typically trench) and area was pointed out.

Mr. Vergati stated the proposal calls for a 150 foot mono-pole tower. The tower has to be above the tree line in order for it to work for the carriers and when a tower is above 199 feet a light is required by the FAA. Mr. Vergati also stated due to the slopes of the hill, they help to hide the tower.

Mr. Bull asked if the Gateway Commission has to weigh in on the matter. Mrs. Glidden stated no, as neither property is within the Gateway District. Mr. LePard stated Tylerville would be. Mrs. Glidden stated she is not aware of the Tylerville location; and therefore, it would depend as to whether or not the site is within the Gateway District.

Mr. LePard asked if the faint line on Option A is the tree line that's proposed to be cut back. Mr. Vergati stated yes, and both Option A and B would require some trees to be removed to open up the area. Need to maintain the area so trees and limbs do not come down on the equipment.

Mr. Bull asked how the town would request a mono-pole that resembles a pine tree. Mr. Vergati stated they have been successful in creating mono pines; and there best when the mono-pole is 125 feet and below as well as having a back drop of a hill with trees in the area. Mr. Vergati explained how the "tree" is designed; how to request one (Siting Council); and tree pole 30-40 percent more in cost (additional cost not transferred to town).

Mr. LePard asked if the three proposed towers will be equally distanced from each other. Mr. Vergati stated they will be 2.5 miles between the poles. Mr. Vergati also stated the proposal is not to create islands, but to have contiguous coverage.

Mr. LePard asked if a pad were lease within the compound that's close to the edge of an existing property would you meet local setbacks. Mr. Vergati stated the Siting Council will review the town's regulations, but they don't adhere to the setbacks; however, during the planning process, try to provide sufficient setbacks.

Discussion followed in regard to tower height and the timing of the balloon float (leaf off conditions; typically on a Saturday).

6. CGS Section 8-24 Review for the Lease of a 75' x 75' Site, Being a Portion of Jail Hill Road Property (Assessor's Map 31, Lot 51-1) to Homeland Towers for the Purpose of Constructing and Operating a Cellular Telecommunications Tower and Related Facilities.

Mr. Vergati reported the site is a 27.5 acre vacant wooded parcel with a 410 foot ridge line back drop located at the intersection of Quarry Hill Road and Jail Hill Road with an existing old quarry road that is lined on each side by stone walls. Mr. Vergati stated the proposal calls for the use of the existing access road (600 feet) from Quarry Hill Road and the compound has been reset approximately 180 feet from its original position. Elevation: 300 feet. The compound is rectangular to fit the natural opening and will measure 55 feet by 75 feet. No landscaping proposed due to natural landscaping. All setbacks are very good. Mr. Vergati stated the town's attorney has reviewed both parcels and there are no restrictions or covenants that would prevent a tower from going on either parcel.

Mr. Rosa asked why the multimeter and stepdown transformers are located on the outside of the compound. Mr. Vergati stated the utility company needs access and it's an easement through Frontier and Eversource.

Mark Lundgren stated the proposal sounds good.

Mr. LePard asked if the proposal will override the limit for building heights within the regulations. Mr. Vergati stated the height for a shelter is 10.5 feet. Mr. Rosa asked what the buildings are. Mr. Vergati stated the carriers use two types of shelters – a prefabricated shelter with flat roof line or outdoor equipment platform (steel platform on concrete piers) with cabinets that sit on the platform – pads come in various sizes. Mr. Rosa asked would it make sense to move the compound slightly north in the event the town should decide to do something else on the property. Mr. Wallor stated nothing else will be done on the property as it's solid rock. Mr. Vergati stated further up on the property there are steep slopes and down towards the bottom it appears as if stone was taken out. Discussion followed.

Mrs. Glidden read a letter from Lizz Milardo, First Selectman, who voiced support for the cell tower proposal.

Chuck Rigoletto, consultant for the town, asked a series of questions of Mr. Vergati and they are as follows: 1) Would the project continue forward with only one carrier or would you look at doing all three at once no matter the location – private or town? Mr. Vergati stated they would go through with just the one carrier no matter the location. 2. If only one carrier interested in the tower, would you move forward with the one carrier? Mr. Vergati stated yes. 3. Describe the difference in height of a mono-pine and a regular mono-pole? Mr. Vergati stated the height would be the same for both, but a seven to nine foot faux top would be added to the mono-pine. Mr. Vergati described various types of mono-pines. 4. Would the antennas of a mono-pine be painted to match? Mr. Vergati stated yes, a dark green color. 5. On a mono-pine would the town still be able to install their antennas for their services? Mr. Vergati stated yes. 6. Would you reserve the top of the tower for the town? Mr. Vergati stated yes. 7. Can you paint a tower? Mr. Vergati stated yes. 8. Do you use a common generator and do they do test runs? Mr. Vergati stated carriers have their own generators (either diesel or propane) and they do weekly test runs on a Saturday. 9. What's the noise level of the air conditioning units? Mr. Vergati stated he doesn't know the exact levels, but most carriers are using platforms. 10. On the fire station property what is the distance to the nearest residence – Option A and Option B? Mr. Vergati stated Option A is approximately 320 feet and Option B is approximately 560 feet. 11. What's the buffer being left on the fire station

property? Mr. Vergati stated for Option A trees will be left about 15 feet to the front and roughly the same for Option B. 12. FAA analysis? Mr. Vergati stated the nearest airport is by the Goodspeed Airport; however, if an aviation light is required, would do so.

Mr. Bull asked how lightning likes towers. Mr. Vergati stated the towers are grounded and have lightning rods on them and everything has a halo covering. In other words, no affect. Mr. Bull asked why the tower isn't being considered for the developed Jail Hill property (ball fields). Mr. Vergati stated he likes to keep away from ball fields and soccer fields due to the stigma associated with towers.

Mr. Rosa asked if coverage was approximately every two miles. Mr. Vergati stated approximately every 2.5 miles.

Mrs. Glidden read the report to the Commission. A brief discussion followed.

MOTION: Carmelo Rosa moved to approve a report to the Board of Selectmen that supports the lease of a 55 feet by 100 feet site being a portion of Jail Hill Road, Assessor's Map 31, Lot 51-1, to Homeland Towers for the purpose of constructing and operating a cellular telecommunications tower and related facilities. Ed Wallor second. Motion carried unanimously.

MOTION: Carmelo Rosa moved to approve a report to the Board of Selectmen that supports the lease of a 75 feet by 75 feet site being a portion of 439 Saybrook Road property, Assessor's Map 14, Lot 95, to Homeland Towers for the purpose of constructing and operating a cellular telecommunications tower and related facilities. Ed Wallor second. Motion carried unanimously.

7. New Business:

None.

8. Approval of Minutes

Correction to the 22 September 2016 minutes: page 5, seventh paragraph, third line - change "mist" to "midst".

MOTION: Ed Wallor moved to approve the 22 September 2016 minute as amended. Carmelo Rosa second. Motion carried with Mr. Lagace abstaining.

9. Chairman's Report

None.

10. Scheduling of Hearings:

5 Evergreen Road – Public Hearing, Thursday, 20 October 2016. Mrs. Glidden distributed copies of the plans and supporting documentation. Mr. Wallor asked if the proposed driveway from the house to the barn meets emergency services requirements. Mrs. Glidden will contact the appropriate emergency departments for review.

Text Amendment to Section 23.6.3 – Public Hearing, Thursday, 20 October 2016. Mrs. Glidden distributed copies of the proposed revisions.

Plan of Conservation and Development (POCD) – Baseline Report – Thursday, 3 November 2016.

11. Town Planner's Report

None.

12. Adjournment

MOTION: Ed Wallor moved to adjourn. Steve Bull second. Motion carried unanimously.

The meeting was adjourned at 8:38 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 20 October 2016.