

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING**

January 7, 2014

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, January 7, 2014 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

1. CALL TO ORDER:

Chairman Roberts called the meeting to order at 7:00 p.m.

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):

Clerk Margiotta called the roll as follows:

Member Name	Present	Absent	Excused
Richard Roberts, Chairman			✓
Thomas Harley, Vice Chairman	✓		
Antonio Margiotta, Clerk	✓		
James Hughes	✓		
George Oickle	✓		
Joseph Hammer			✓
Anthony Homicki	✓		
Dave Edwards	✓		
Angelo Robert Fazzina	✓		
Thomas Dean (alternate)			✓
Alex Vasel (alternate)	✓		
Leigh Standish (alternate)	✓		

Also present: Denise Bradley, Assistant Planner

Vice Chairman Harley noted at the time of roll call there were seven (7) full members and two (2) alternate members in attendance. All members present to participate.

Members of the Public were present.

2. OLD BUSINESS:

Vice Chairman Harley mentioned the following Public Hearing Application (as referred to in Agenda Item 2.2) originally scheduled for a hearing this evening is postponed and will be heard at the Wethersfield Planning & Zoning Commission's Public Hearing & Meeting on Wednesday, January 22, 2014: **PUBLIC HEARING APPLICATION NO. 1811-13-Z: Roger Tabshey** Seeking a Special Permit in accordance with Sections 5.2, 3.6 and 5.4 of the Wethersfield Zoning Regulations to permit a 2 family residence in the Village Business Zone, a garage that is larger than permitted and a reduction in yard requirements at 245 Main Street.

2.1 APPLICATION NO. 1813-13-Z: Cellco Partnership d/b/a Verizon Wireless Seeking Site Plan and Design Review in accordance with Sections 9.1.E and 10.1.H of the Wethersfield Zoning Regulations for the installation of a wireless telecommunications facility at 226 Prospect Street.

Ken Baldwin, Esq. of Robinson & Cole, LLP, appeared before the Commission regarding this Application on behalf of Verizon Wireless (along with Cindy Carter, Regulatory Manager for Verizon Wireless and Carlo Centore, P.E., Centek Engineers) and Jeff Reiner, owner of *Mitchell On The Park, LLC*.

[Note: Attorney Baldwin noted during the October 1, 2013 8-24 referral submission hearing of the proposal that the Town has a ninety-nine (99) year lease agreement with *Mitchell On The Park, LLC*, as it pertains to the property located at 226 Prospect Street. The Town owns the land, and the building is owned outright by *Mitchell On The Park, LLC*. A positive referral was made by the Planning & Zoning Commission, and the Applicant is now returning to this Commission with this Application. The Wethersfield Town Council granted the consent to sublease in November 2013.]

Mitchell On The Park, 226 Prospect Street, is looking to sublease a rooftop portion of its building to Verizon Wireless for the placement of a fourteen to fifteen (14'-15') foot communications tower which will be encased (stealth screening materials) in a twelve by twenty-four (12' x 24') foot rooftop, pre-fabricated, equipment shelter that will blend in with the façade of the existing building (appearing as an extension of the stair tower) and which will also house a fifty (50KW) kilowatt Generac natural gas fueled, back-up generator. The communications tower will provide much needed improved wireless service to the area.

Commissioner Oickle inquired and Attorney Baldwin indicated Radio Frequency (RF) transparent material will enclose the antenna structure itself to buffer the antenna and blend in with the existing building. The material will have the appearance of a brick façade but will allow the radio waves to penetrate. Attorney Baldwin provided a sample of the material described herein, and the Commissioners were permitted to examine it.

Staff comments were received by the Applicant from the Town Planner and Town Engineer. Attorney Baldwin indicated the facility does comply with all the dimensional and area requirements for telecommunications facilities at the location proposed. He also noted a supplemental RF report has been submitted and that a successful demonstration of RF standards must occur from the Town, State, and FCC perspectives (from the closest occupied space). Attorney Baldwin referred to the excerpt from the Calculated Radio Frequency Emissions report dated December 16, 2013. "6. Conclusion: The above analysis verifies that emissions from the site will be below the maximum levels as outlined by the FCC in the OET Bulletin 65 Ed. 97-01. Using the conservative calculation methods described above, the maximum composite percent of MPE, at ground level, from the site is 14.56% of the FCC limit. This maximum percent of MPE value is calculated to occur 247' away from the site. Additional calculations were performed to determine power density levels inside the top floor of the building. The maximum composite percent of MPE, inside the top floor of the building, is 0.21% of the FCC limit."

Vice Chairman Harley inquired and Ms. Bradley indicated there were no additional comments made from the Town Engineer other than those mentioned in his Memorandum.

Carlo Centore, P.E., of Centek Engineering, Inc., responded to comments made in Michael Turner's [Wethersfield Town Engineer] December 13, 2013 Memorandum to Peter Gillespie, cc: Attorney Ken Baldwin. Mr. Centore indicated: 1) full-sized drawings that are appropriately stamped and sealed by professionals accordingly, have been submitted. 2) The report submitted addresses the noise levels with the generator exhaust louver, as well as the general intake louver, with and without sound attenuation. A duct lined system is proposed for installation, and the details on both are provided in the response package. The generator cut sheet has been provided, and the noise levels provided in that sheet take into account the generator as mounted outside. Additional attenuation will be achieved due to additional louvers be added to reduced noise levels. The report indicates additional louvers as protected are in compliance. Reference material has also been submitted from the acoustical consultant who is not a P.E. but is certified to conduct the studies requested. The consultant's resume has also been provided. 3. The noise level concerns have been addressed in the report submitted. 4. An analysis of the roof was prepared as part of the feasibility study for the building, and a letter in this regard is included in the response package. 6. The generator exhaust cannot be routed out to the south side of the building, as the generator is a pre-manufactured unit. The entire assembly could be rotated 180° which would make the access doors face north and within full view on Prospect Street. Commissioner Standish inquired and Mr. Centore indicated drawing Z3 depicts the structure (railing, stairs, door, louvers). Mr. Centore

mentioned the position of the assembly will affect the curbside view from Prospect Street of the structure. He also noted that moving the assembly twelve (12') feet may not create a noise reduction that is significant enough to justify having a view of the exhaust system from Prospect Street. Attorney Baldwin indicated that if the Applicant had a preference, it would be to keep the structure installed as proposed for aesthetic reasons (and not rotate it 180°). The Applicant, however, would be open to rotating it. 7. The dimension/clearance of the rooftop generator building proposed is within ten (10') feet of the edge and therefore, fall protection railings are not necessary at roof edge (as confirmed).

Commissioner Edwards inquired and Mr. Centore indicated there is no rooftop for the antenna structure proposed, and the snow and rain load will drain out the sides. The area below the antenna enclosure will be re-roofed with a heavier membrane and walking mats for protection of that area. There is approximately six (6") inches of clearance from the top of the existing roof and the bottom of the panel system to allow water to drain out.

Commissioner Oickle inquired and Ms. Bradley confirmed that the height of the proposed antenna does not exceed requirements.

Commissioner Oickle inquired and Attorney Baldwin indicated Verizon's cell coverage data map is accurate and that the placement of a provider's antenna on a cell tower could present differences in coverage. Attorney Baldwin noted that there is no language in Verizon's lease with the Applicant that would preclude additional carriers from making an application at the site.

Commissioner Standish suggested (with Commissioner Oickle and Vice Chairman Harley concurring) that leaving the rooftop antenna structure as proposed is optimal due to aesthetic appearance from Prospect Street.

Commissioner Homicki inquired and Attorney Baldwin indicated equipment costs are approximately \$650,000-\$1,000,000 and that no other facilities are being dismantled due to the installation proposed in this Application.

Commissioner Fazzina inquired and Mr. Centore indicated the dunnage will be spread across the entire span of the roof (18"-21" deep girder) and perhaps soften the ends by the edge of the roof and paint the galvanized steel to blend in with the existing building. The generator is powered by natural gas.

Clerk Margiotta inquired and Attorney Baldwin indicated the generator will be exercised once a week remotely. Mr. Centore indicated the proposed shelter will be wired into the building's fire alarm system, as there is no extra fire protection system for this proposed fire-rated shelter. Mr. Centore noted that this Application does not require a fire alarm system in the proposed shelter.

Commissioner Vassel inquired and Mr. Centore indicated the total weight of the structure is approximately 28,000 lbs. and that the beams proposed in the plans are transferring the load's weight. Commissioner Vassel suggested a piece of fascia be added to the beams for aesthetic purposes, as the proposed design appears unfinished. Mr. Centore indicated a rectangular tubular steel section may be of consideration.

Motion: Commissioner Margiotta made a motion to approve **APPLICATION NO. 1813-13-Z: Celco Partnership d/b/a Verizon Wireless** Seeking Site Plan and Design Review in accordance with Sections 9.1.E and 10.1.H of the Wethersfield Zoning Regulations for the installation of a wireless telecommunications facility at 226 Prospect Street, with the stipulation that a design treatment to enhance aesthetic appropriateness of the rooftop beams is submitted to and approved by Town Staff.

Second: Commissioner Hughes seconded the motion.

Aye: Harley, Margiotta, Hughes, Oickle, Homicki, Edwards, Fazzina, Vasel, Standish;

Nay: None;

Vote: 9 – 0;

Application Approved as stipulated.

2.2 PUBLIC HEARING APPLICATION NO. 1811-13-Z: Roger Tabshey Seeking a Special Permit in accordance with Sections 5.2, 3.6 and 5.4 of the Wethersfield Zoning Regulations to permit a 2 family residence in the Village Business Zone, a garage that is larger than permitted and a reduction in yard requirements at 245 Main Street. --- The Applicant requested this matter to be rescheduled to Wednesday, January 22, 2014.

3. NEW BUSINESS:

There was no New Business discussed at this meeting.

4. OTHER BUSINESS:

There was no other business discussed during this meeting.

5. MINUTES –November 19, 2013 Planning & Zoning Commission Meeting Minutes

Motion: Commissioner Oickle motioned to approve the minutes, as submitted.

Second: Commissioner Standish seconded the motion.

Aye: Harley, Margiotta, Oickle, Homicki, Standish;

Nay: None;

Vote: 5 – 0;

Commissioners Hughes, Edwards, Fazzina, and Vasel did not participate in the vote, as they were not present for the Planning & Zoning Commission Meeting of November 19, 2013.

November 19, 2013 Planning & Zoning Commission Meeting Minutes approved as submitted.

6. STAFF REPORTS:

Ms. Bradley informed the Commissioners of the Wethersfield Business Breakfast Meeting scheduled for Thursday, January 30, 2014, from 8:00 a.m. to 10:00 a.m. at the Keeney Memorial Cultural Center (Registration is required). Mayor Montinieri, the Wethersfield Economic Development & Improvement Commission (EDIC), the Chamber of Commerce and the CT Department of Economic & Community Development (DECD) invite Commercial Property Owners, Business Owners interested in expansion or

improvements, Commercial Realtor's, Lawyers, CPA's, Financial Advisors, etc. to learn about how the DECD and the Town are committed to providing financial assistance for our local business community.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING:

There were no public comments made at this meeting regarding general matters of planning and zoning.

8. CORRESPONDENCE:

There were no items of correspondence discussed during this meeting.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

At the time of this meeting, there were no pending Applications to be heard at future meetings.

10. ADJOURNMENT:

Motion: Commissioner Hughes motioned to adjourn the meeting at 7:35 p.m.

Second: Vice Chairman Harley seconded the motion.

Aye: Harley, Margiotta, Hughes, Oickle, Homicki, Edwards, Fazzina, Vasel, Standish;

Nay: None;

Vote: 9 – 0;

Meeting adjourned.

Respectfully submitted,
Ellen Goslicki, Recording Secretary