

**TOWN OF FARMINGTON, CT.
OFFICE OF THE TOWN MANAGER
TOWN COUNCIL MEETING**

**EXHIBIT NO.
EDELSON 1**

DATE: April 10, 2001
(Council Members are asked to call the Acting Town Manager's office if they are unable to attend the meeting.)

TIME: 6:30 P.M. NOTE TIME CHANGE.

PLACE: Council Chambers

AGENDA

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Presentations and Recognitions. None
- D. Public Hearing.
 - 1. Proposal to Acquire the Following Parcel of Land as Open Space/
Agricultural Use:
Town Farm Road 108 acres for \$2,500,000
 - 2. To Establish the Highway Bounds for Judson Lane from its Present
Terminus to Meadow Road.
- E. New Items.
- F. Public Comments - Anyone from the Audience who wishes to address the
Town Council may do so at this time.
- G. Reading of Minutes.
 - 1. March 23, 2001 Special Town Council Meeting
 - 2. March 27, 2001 Town Council Meeting
 - 3. March 30, 2001 Special Town Council Meeting
- H. Reading of Communications and Written Appeals.
 - 1. None
- I. Report of Committees.
 - 1. UCONN Committees
 - 2. Police and Community Center Building Committee
 - 3. 5-6 Upper Elementary School
 - 4. Fire Stations Building Committee
- J. Report of the Council Chair and Liaisons

- K. Report of Acting Town Manager – Westfarms Mall, Blighted Buildings
- L. Appointments.
 - 1. Greater Hartford Transit District (Wontorek)
- M. Old Business
 - 1. None.
- N. New Business.
 - 1. To Approve the Call of the Annual Town Meeting of April 23, 2001 and the Special Town Meeting of April 26, 2001.
 - 2. To Authorize the Acting Town Manager to execute a Grant Agreement under the Open Space and Watershed Land Acquisition Program with the State of Connecticut.
 - 3. To Award Bid #580 Mower/Five Gang in the Amount of \$29,876 to Sawtelle Brothers.
 - 4. To Approve Property Tax Refunds.
 - 5. To Approve the Highway Bounds for Judson Lane From its Existing Terminus to its Intersection with Meadow Road.
 - 6. That the Town Council recommend the purchase of 184, 189 Town Farm Road to the TPZ for a report under Section 8-24 of the Connecticut State Statutes.
- O. Executive Session - Land Acquisition, Personnel
- P. Adjournment.

**LEGAL NOTICE
TOWN OF FARMINGTON
PUBLIC HEARING**

A Public Hearing will be held at 6:30 p.m. on Tuesday, April 10, 2001 on the Town Council's proposal to acquire the following parcels of land as open space/ agricultural use:

184, 199 Town Farm Road, 108.03 acres for \$2,500,000

The Public Hearing will be held in the Council Chambers of the Town Hall, 1 Monteith Drive, Farmington.

Dated at Farmington, Connecticut this 5th day of April, 2001.

Kathleen A. Eagen
Acting Town Manager

MOTION:

Agenda Item N-6

That the Town Council recommend the purchase of 184, 189 Town Farm Road 108.03 acres for open space/agricultural use to the Town Plan and Zoning Commission for a report under Section 8-24 of the Connecticut State Statutes.

**MINUTES OF THE REGULAR MEETING OF THE
FARMINGTON TOWN COUNCIL HELD
APRIL 10, 2001**

**EXHIBIT NO.
EDELSON 2**

Present:

Arline B. Whitaker, Chair
Bruce A. Chudwick (arrived 7:05 PM)
Robert DiPietro
Bernard B. Erickson
Michael M. Meade
Nicholas S. Scata (arrived 6:35 PM)
William A. Wadsworth

Kathleen Eagen, Acting Town Manager
Paula B. Ray, Clerk

A. Call to Order

The Chair called the meeting to order 6:30 PM.

B. Pledge of Allegiance

The Pledge of Allegiance was recited.

C. Presentations and Recognitions

NONE

D. Public Hearing

1. Proposal to Acquire the Following Parcel of Land as Open Space/
Agricultural Use:
Town Farm Road 108 acres for \$2,500,000

The Chair called the hearing to order at 6:35 PM under the Legal Notice recorded with these minutes marked Agenda Item D-1. Mr. Wadsworth reviewed the proposal to buy 108 acres on Town Farm Rd for open space. He explained the intent of the Town of Farmington is to allow the dairy farm to continue operations by reserving 29 acres for its use and setting aside 79 acres of the purchase for open space. Peter Van Beckum, President of the Farmington Land Trust read into the record the letter recorded with these minutes marked Agenda Item D-1a in support of the proposal. John Hickey, Chair of the Conservation Commission read into the record the letter recorded with these minutes marked Agenda Item D-1b in support of the proposal. Mr. Wadsworth read into the record the letter recorded with these minutes marked Agenda Item D-1c from the Farmington Historical Society in favor of the proposal. Helen Caia of 29 Bonnie Drive spoke in favor of the proposal. Peter Van Beckum of 116 West Avon Rd. spoke in favor of the project and distributed an article in favor of Open Space purchases by Lauren Brown. The Chair declared the hearing closed at 7:02 PM.

5. To Approve the Highway Bounds for Judson Lane From its Existing Terminus to its Intersection with Meadow Road.

Motion was made and seconded (Scata/Wadsworth) to accept the motion recorded with these minutes marked Agenda Item N-5.

Adopted unanimously.

6. That the Town Council recommend the purchase of 184, 189 Town Farm Road to the TPZ for a report under Section 8-24 of the Connecticut State Statutes.

Motion was made and seconded (Wadsworth/DiPietro) to refer to the Town Plan and Zoning Commission for review pursuant to Section 8-24 of the Connecticut General Statutes, a proposal to purchase 108.03 acres of property known as 184 and 199 Town Farm Road for open space and agricultural use.

Adopted unanimously.

7. To Approve a Recommended Budget for Fiscal Year 2001-2002.

Motion was made and seconded (Chudwick/DiPietro) to approve a recommended 2001-2002 budget of \$62,547,884.00.

Adopted unanimously.

8. To Request Assistance for Legislation Regarding the Possible Purchase of the Unionville Water Company

The Chair stepped down and Mr. Chudwick assumed the Chair.

Motion was made and seconded (Scata/DiPietro) to accept the motion recorded with these minutes marked Agenda Item N-8.

Motion failed.

Voting yes were Chudwick and Scata.

Voting no were DiPietro, Erickson and Meade.

Mr. Wadsworth and Mrs. Whitaker abstained.

Mr. Chudwick stepped down and Mrs. Whitaker assumed the Chair.

**TOWN OF FARMINGTON, CT.
OFFICE OF THE TOWN MANAGER
TOWN COUNCIL MEETING**

**EXHIBIT NO.
EDELSON 3**

DATE: April 24, 2001
(Council Members are asked to call the Town Manager's office if they
are unable to attend the meeting.)
TIME: 7:00 P.M.
PLACE: COUNCIL CHAMBERS.

AGENDA

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Presentations and Recognitions.
- D. New Items.
- F. Public Comments - Anyone from the Audience who wishes to address the
Town Council may do so at this time.
- G. Reading of Minutes.
 - 1. March 14, 2001 Special Town Council Meeting (Revised)
 - 2. March 15, 2001 Special Town Council Meeting (Revised)
 - 3. March 19, 2001 Special Town Council Meeting (Revised)
 - 4. March 20, 2001 Special Town Council Meeting
 - 5. April 9, 2001 Special Town Council Meeting
 - 6. April 10, 2001 Special Town Council Meeting
 - 7. April 10, 2001 Regular Town Council Meeting
 - 8. April 17, 2001 Special Town Council Meeting
- H. Reading of Communications and Written Appeals.
 - 1. None
- I. Report of Committees.
 - 1. UCONN Committees
 - 2. Police and Community Center Building Committee
 - 3. 5-6 Upper Elementary School
 - 4. Fire Stations Building Committee
- J. Report of the Council Chair and Liaisons
- K. Report of Town Manager –Blighted Building Report, WPCP Compost
Correspondence, Fire Stations Buildings, Scenic Roads, Political Signs,
Quarterly Reports, Goal Reports, Follow-up/Assignments

- L. Appointments.
 - 1. Greater Hartford Transit District (Wontorek)
- M. Old Business
 - 1. None
- N. New Business.
 - 1. To Schedule a Public Hearing for 7:00 p.m. on May 8, 2001 to Consider Reducing the Length of Corporate Avenue from 1430 feet to 875 feet, from Executive Drive to its new Terminus.
 - 2. To Consider that the Town Council Accept the Donation of a Landscape Trailer for the Town of Farmington Fire Service.
 - 3. To Consider that the Town Council Accept Land to be Conveyed to the Town of Farmington from the State of Connecticut.
 - 4. To Authorize the Town Manager to Sign an Agreement between the Town of Farmington and Tomasso Brothers, Inc, for the Conveyance of Land.
 - 5. To Approve the Purchase of a Portion of 184 and 199 Town Farm Road for Open Space at a Purchase Price of \$1,900,000
 - 6. To Approve the Purchase of a Portion of 184 and 199 Town Farm Road for Agricultural Use at a Purchase Price of \$600,000.
 - 7. A Motion to Authorize the Town Manager to Sign a Multi-year Agreement with Sprint Spectrum for the Construction of the Communications Tower.
 - 8. To Consider and Take Action on a Resolution to Recognize the Community Service of Beatrice C. Stockwell, the Recipient of the Book of Golden Deeds Award by the Farmington Exchange Club .
 - 9. To Schedule a Public Hearing for 7:10 p.m. on May 8, 2001 To Consider the Preliminary Assessments for a Watermain Extension on Main Street From the Town of Plainville Town Line Northerly to Pequabuck Lane, approximately 1150 Linear Feet.
 - 10. To Approve Property Tax Refunds
 - 11. To Consider and Take Action to Name the New 5th and 6th Grade Upper Elementary School.
 - 12. To Authorize the Town Manager to Fill the Position of Assistant to Town Manager.
- O. Executive Session - None.
- P. Adjournment.

MOTION:

Agenda Item N-5

To Approve The Purchase Of a Portion of 184 And 199 Town Farm Road For Open Space (79 Acres) For A Purchase Price Of \$1,900,000 Subject To Receipt of an Acceptable Phase I Environmental Site Assessment Report For Both Properties; And Subject to Due Diligence, Including but Not Limited To Survey And Title Search; And To Authorize The Town Manager To Sign A Purchase Agreement For This Acquisition, and

To Authorize the Town Manager to Submit A Grant Application Under The State Open Space And Watershed Land Acquisition Grant Program For The Open Space Portion Of The Property (79 Acres) Prior To Completing The Purchase Of Each Parcel.

NOTE: Elizabeth Dolphin, Assistant Town Planner will be at the meeting to answer any questions.

MOTION:

Agenda Item N-6

To Approve The Purchase Of a Portion of 184 And 199 Town Farm Road For Agricultural Use (29 Acres) For A Purchase Price Of \$600,000 Subject To Receipt of an Acceptable Phase I Environmental Site Assessment Report For Both Properties; And Subject to Due Diligence, Including but Not Limited To Survey And Title Search; And To Authorize The Town Manager To Sign A Purchase Agreement For This Acquisition.



JOEY LEE MIRANDA

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January 29, 2008

Via Certified Mail Return Receipt Requested

Susan R. Edelson
11 Belgravia Terrace
Farmington, CT 06032

Re: **Cellco Partnership d/b/a Verizon Wireless
Proposed Telecommunications Facility
Farmington, Connecticut**

Dear Ms. Edelson:

Cellco Partnership d/b/a Verizon Wireless ("Cellco") will be submitting an application to the Connecticut Siting Council ("Council") on or about February 1, 2008, for approval of the construction of a telecommunications facility in the Town of Farmington, Connecticut.

The facility would consist of a new 117-foot self-supporting monopole tower, disguised as a pine tree, and a 12' x 30' equipment shelter located on a 9.9 acre parcel at 199 Town Farm Road. The parcel is owned by the Town of Farmington. An on-site backup generator would also be installed inside Cellco's shelter. A 1000 gallon propane tank will be installed within the fenced compound. The tower would be designed to accommodate multiple carriers. Access to this site will extend from Town Farm Road.

The location and other features of the proposed facility are subject to change under the provisions of Connecticut General Statutes § 16-50g et seq.

State law provides that owners of record of property which abuts a parcel on which the proposed facility may be located must receive notice of the submission of this application. This notice is directed to you either because you may be an abutting land owner or as a courtesy notice.



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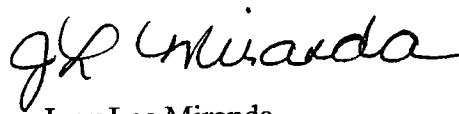
ROBINSON & COLE^{LLP}

January 29, 2008

Page 2

If you have any questions concerning the application, please direct them to either the Connecticut Siting Council or me. My address and telephone number are listed above. The Siting Council may be reached at its New Britain, Connecticut office at (860) 827-2935.

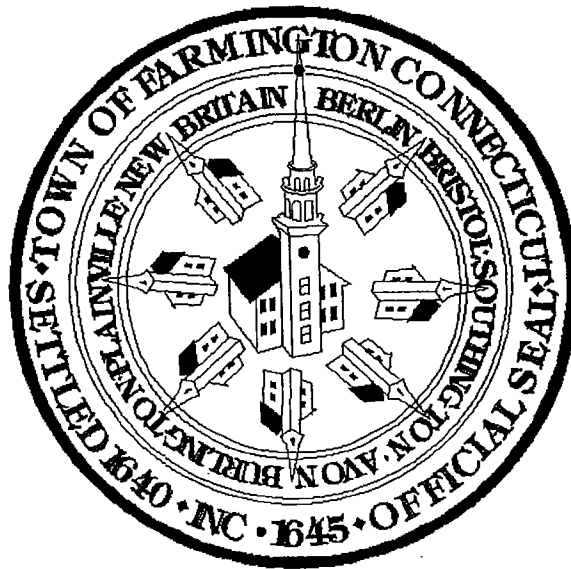
Very truly yours,



Joey Lee Miranda



TOWN OF FARMINGTON REGULATIONS FOR ZONING



FARMINGTON TOWN HALL

One Monteith Drive
Farmington, Connecticut 06032-1053

FARMINGTON, CONNECTICUT

ZONING REGULATIONS
(Amended to October 31, 2004)

To guide development which minimizes impacts to wetlands, watercourses, flood prone areas, hillsides, surface water and groundwater resources and other sensitive and significant features of the natural landscape; and

To encourage the preservation of historic structures.

Section 2. BASIC REQUIREMENTS

No land, building, structure or portion thereof shall hereafter be used, and no building, structure or portion thereof shall be constructed, reconstructed, located, extended, enlarged or substantially altered, except in conformity with these regulations.

These regulations are intended to state the uses of land and/or buildings and structures which are permitted within the Town. Uses not stated are not permitted.

Section 3. APPLICATION OF REGULATIONS

No conveyance of land shall be made that reduces the remaining land of the grantor below the applicable minimum area, frontage, bulk and yard requirements. No building permit, zoning permit, certificate of occupancy or certificate of zoning compliance shall be issued for the erection or occupancy of a building or structure on land conveyed in violation of this section.

Section 4. INTERPRETATION

In interpreting and applying these regulations, the regulations shall be considered as the minimum requirements for the promotion of the public health, safety and general welfare.

When these regulations impose a greater restriction on the use of buildings or require larger yards, courts or other open spaces, or require a greater percentage of lots to remain unbuilt, or impose other standards higher than those imposed by any law, ordinance, regulation or private agreement, these regulations shall control. When restrictions are imposed by any law, ordinance, regulation or private agreement which are greater than those required by these regulations, such greater restrictions shall not be affected by these regulations.

When one section of these regulations imposes standards greater than those of another section, the standards of the more restrictive section shall control, however, it should be recognized that a use of property as set forth under Article II Sections 19 – 26 and Article IV shall be permitted in the respective underlying zone as established by right or by special permit.

The Zoning Enforcement Officer may require the installation and maintenance of any erosion and sediment control measures contained in the "Connecticut Guidelines for Soil Erosion and Sediment Control" January, 1985 as amended.

Section 12. SPECIAL PERMITS, SITE PLANS, INTENT AND APPLICATION REQUIREMENTS

A. INTENT

These Zoning Regulations are based upon the division of the Town into districts, within each of which the use of land and structures and the size and location of structures in relation to the land are substantially uniform. However, it is recognized that there are certain other uses and features that would be appropriate in such districts if controlled as to number, area, location or relation to the neighborhood so as to promote the public health, safety and welfare. Change of zone and special permit uses shall be subject to the satisfaction of the requirements and standards set forth herein. Zone changes and special permit uses are declared to possess such particular characteristics that each shall be considered as an individual case.

B. Standards for Granting of a Change of Zone or Special Permit

In considering applications the Commission shall require compliance with the following:

1. That the existing and future character of the neighborhood in which the zone and/or use is to be located will be protected;
2. That adequate safeguards have been taken to protect adjacent property and the neighborhood in general from detriment;
3. That traffic circulation within the site and the amount, location and access to parking is adequate, and adequate sight distance is provided for all proposed and existing driveways;
4. That the road network, to include intersections, impacted by the proposed development will be capable of satisfactorily handling the increase traffic generated by such use;
5. That the i) basic design of the proposed use(s) or buildings; ii) relationship between the buildings and the land; and iii) overall physical appearance of the proposed use(s) or buildings will be in general harmony with the character of the surrounding neighborhood and will not serve to blight or detract from abutting residences or other property;
6. That in the case where an application proposes increased building density over that permitted under the existing zone, the topography and other natural features of the property are capable of accommodating such increased development without detrimental impact; and that adequate safeguards have been taken to protect the natural

environment; and

7. That all required public services will be reasonably available to serve the proposed development.

The Commission may attach conditions to an approval of a special permit or site plan in conjunction with a special permit or zone change to ensure compliance with the above standards.

C. Procedures

1. Every application for change of zone and special permit shall require a public hearing.
2. Notice of the public hearing by certified mail shall be mailed by the applicant no later than ten (10) days before such hearing to all owners of property, as recorded in the office of the Town Assessor on the date the application is filed, located within 200 feet of the property which is the subject of the application. In the case where any property within 200 feet of the property which is the subject of the application has been submitted to common interest ownership, such as a condominium, the required notice need only be sent to the homeowners' association and to those owners of buildings or dwelling units located within such 200 feet. Evidence of such mailing shall be presented to the Planning Department at or before the public hearing. In addition, the applicant shall post a notification sign provided by the Planning Department on the property at least seven (7) days prior to the date of the public hearing.
3. All applications for a zone change or special permit shall be accompanied by an application for site plan approval unless otherwise waived by the Commission. In addition, an application for site plan approval shall be submitted to the Commission for the development of any varied use and for any site or building modifications to any existing special permit use. Applications for site plan approval shall be accompanied by 8 sets of plans, 24" x 36" in size, at a scale of no less than 1" = 100', and contain all information as listed on the Application Checklist which is included as part of these regulations as Appendix B. The Commission may waive any and all of the information required on a site plan provided enough information is submitted to the Commission to sufficiently determine compliance with these regulations.
4. From time to time requests are received for revisions of or additions to approved site plans and/or special permits, zone changes or stated uses. Such revisions or additions may have minor or major consequences. Such requests will be first screened by the Zoning Enforcement Officer and if he determines such a request to be of minor consequence, he will conditionally approve the request and advise the Commission of his action. Unless the Commission acts to modify his conditional approval, the conditional approval shall become final approval. If the Zoning Enforcement Officer determines such request to have a significant consequence, the request shall be submitted to the Commission for its consideration and action. Following a finding by the Commission that the request has a significant consequence the Commission shall conduct a public hearing prior to its action.

11. No accessory apartment may be established until a Zoning Permit and Certificate of Zoning Compliance is issued by the Zoning Enforcement Officer. Such Certificate of Zoning Compliance must be renewed every two years from the date of issuance. The property owner shall submit information to indicate compliance with the provisions of this regulation on forms provided by the Zoning Enforcement Officer.

Section 22. AFFORDABLE HOUSING

An application for affordable housing submitted to the Commission pursuant to the provisions of Section 8-30g. of the Connecticut General Statutes, and not submitted under Article II. Section 25. of these regulations, shall conform with subsections F.1. through F.4. and F.8. of Article II. Section 25. of these regulations with the following exceptions:

- A. An affordable housing unit shall be defined as in Section 8-39a. of the Connecticut General Statutes for persons and families whose income is less than or equal to eighty percent of the area median income.
- B. Restrictions or covenants requiring that dwelling units be sold or rented at or below prices which will preserve the units as affordable housing shall only apply for a period of twenty years from the initial occupation of such dwelling units.

In addition the approval of such an application for affordable housing as defined above shall not legally take effect until the housing developer has entered into a contract with the Town of Farmington as specified in Article II. Section 25.D. of these regulations.

Section 23. COMMERCIAL WIRELESS TELECOMMUNICATION SITES

- A. DEFINITIONS. For the purpose of applying the provisions of this section the terms below shall be defined as follows:

ANTENNA means a device used to receive or transmit electromagnetic waves. Examples include, but are not limited to whip antennas, panel antennas and dish antennas.

CAMOUFLAGED means a commercial wireless telecommunication site that may be disguised, hidden, part of an existing or proposed structure or placed within an existing or proposed structure.

CARRIER means a company that provides wireless telecommunication services.

CO-LOCATION means locating wireless communication facilities from more than one provider on a single structure or tower. Co-location can also refer to the provision of more than one service on a single structure or tower by one or more carriers.

COMMERCIAL WIRELESS TELECOMMUNICATION SERVICES means licensed commercial wireless telecommunication services including cellular, personal

communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging and similar services that are marketed to the general public.

COMMERCIAL WIRELESS TELECOMMUNICATION SITE means a facility operated by a licensed commercial wireless telecommunication service provider which consists of the equipment and structures involved in receiving or transmitting electromagnetic waves associated with wireless telecommunication services.

HEIGHT OF TOWER means a distance from the ground elevation of such tower to the topmost point of the tower including any antenna or other appurtenances. The total elevation of the tower is the height of the tower plus the ground elevation expressed as above mean sea level.

RADIOFREQUENCY (RF) ENGINEER means an engineer specializing in electrical or microwave engineering, especially the study of radio frequencies.

TOWER means a structure that is intended to support equipment used to receive and/or transmit electromagnetic waves. Design examples of towers include a) self supporting lattice, b) guyed and c) monopole.

B. Location Preferences. The locations for siting commercial wireless telecommunication sites are listed in lines 1 through 10 below, in order of preference.

1. Camouflaged within an existing building, flagpole, tower or similar structure.
2. Mounted and camouflaged on an existing building or structure.
3. Mounted on existing buildings and structures in commercial and industrial zones.
4. Mounted on an existing or previously approved tower without increasing the height of the tower.
5. Mounted on existing buildings and structures in residential zones.
6. Mounted on an existing or previously approved tower resulting in an increase in tower height.
7. Mounted on new towers at or less than 75 feet in height located in commercial or industrial zones.
8. Mounted on new towers more than 75 feet in height located in commercial or industrial zones.
9. Mounted on new towers at or less than 75 feet in height located in residential zones.
10. Mounted on new towers more than 75 feet in height located in residential zones.

C. Permitted Uses. The following uses which generally pose minimum adverse visual effects subject to the standards in Subsection G.

1. Commercial wireless telecommunication sites which are camouflaged and located inside nonresidential buildings or structures. No changes shall be made to the exterior of such structure.
2. Commercial wireless telecommunications sites where the antenna is mounted to existing towers, utility poles, water towers, light standards, bridges or other similar structures which are not classified as buildings provided the following standards are met:
 - a. No changes are made to the height of the structure. However the antenna may extend up to 15 feet above the original height of the structure.
 - b. No panel antenna shall exceed 60 inches in height and 24 inches in width.
 - c. No dish antenna shall exceed 3 feet in diameter.
 - d. All related equipment buildings and boxes shall be screened and fenced as required by the Zoning Enforcement Officer.
 - e. Such towers, poles, light standards, bridges or similar structures shall be located within non-residential zones.

D. Uses Allowed Only by Special Permit. In addition to specific requirements listed in Subsections G. and H., the Commission must find that the application complies with the standards found in Article IV. Section 12. See Article IV. Section 12. also for application procedures, hearing and notice requirements. A licensed carrier shall be either the applicant or co-applicant.

1. In all zoning districts, commercial wireless telecommunication sites not otherwise permitted in Subsection C.

E. Site Plan Requirements. All proposals to develop a commercial wireless communication site as a permitted use or special permit use shall be subject to the site plan requirements listed in Article IV. Section 12. of these regulations. In addition the following information shall be submitted in accordance with each particular application where applicable.

1. Permitted Use:

- a. A plan showing where and how the proposed antenna will be affixed to a particular building or structure.
- b. Details of all proposed antenna and mounting equipment including size and color.
- c. Elevations of all proposed shielding and details of materials including color.

- d. An elevation of all proposed equipment buildings or boxes. Details of all proposed fencing including color.
- e. A report from a licensed RF engineer indicating that the proposed wireless telecommunication site will comply with the emission standards found in Subsection G. of this regulation. The report shall include ambient RFR measurements and the maximum estimate of RFR from the proposed wireless telecommunication site(s) plus the existing RFR environment. Such report shall also certify that the installation of such site will not interfere with public safety.

2. Special Permit Use:

- a. A map depicting the extent of the carrier's current and planned coverage within the Town of Farmington and the service area of the proposed wireless telecommunication site. A map indicating the search radius for the proposed wireless telecommunication site.
- b. A design drawing including cross section and elevation of all proposed towers. A description of the tower's capacity including the number and type of antennas it can accommodate as well as the proposed location of all mounting positions for co-located antennas and the minimum separation distances between antennas.
- c. Upon request of the Commission, the applicant shall provide complete and accurate propagation plots in relation to scaled elevation drawings addressing all facilities to be installed on the tower.
- d. Upon request of the Commission, the applicant shall arrange for a balloon or crane test at the proposed site to illustrate the height of a ground mounted tower. This demonstration shall remain in place for a minimum of 36 hours.
- e. Upon request of the Commission, the applicant shall provide a sight line study indicating how the facility would appear from various directions and distances prescribed by the Commission. This could include photographs depicting sight lines before and after installation.
- f. All of the plans and information required for Permitted Uses in the previous section.

F. Height and Area Requirements.

- 1. Lot Size. Commercial wireless telecommunication sites containing a freestanding tower shall not be located on any lot less than 20,000 square feet in area. Where it is proposed that such a wireless telecommunication site occupy a lot as a principal use, the minimum lot size shall be equal to that required for the underlying zone or 20,000 square feet, whichever is greater.
- 2. Height. The maximum height of a tower proposed under this regulation shall be 200 feet including the antenna and all other appurtenances. The height of a tower mounted on a building shall be measured from the average level of the ground along all walls of

G. General Requirements.

1. No commercial wireless telecommunication site shall be located within 500 feet of a parcel containing a playground or school which is primarily attended by persons under 18 years of age. The Commission may, in its discretion and by a vote of 5 of 6 of its members, waive this requirement for an area designated as the playground, when the limits of the playground area within the parcel are located more than 500 feet from the commercial wireless telecommunications site. When considering such waiver requests, the Commission may consider future playground development proposals for any portion of the parcel if a formal development plan is on file with or pending before, or was previously approved by the Commission or the Director of Parks and Recreation.
2. No commercial wireless telecommunication site shall be located within 200 feet of a residential dwelling.
3. No tower shall be located within 1,000 feet of the boundary of a local historic district.
4. No lights shall be mounted on proposed towers unless otherwise required by the FAA. All strobe lighting shall be avoided if possible.
5. Towers not requiring special FAA painting or markings shall be painted a non-contrasting blue, gray or other neutral color as determined by the Commission.
6. No tower shall be located on municipally owned land designated as open space or for recreation use unless approved by the Farmington Conservation Commission.
7. All towers shall be either a monopole or lattice design at the discretion of the Commission. A monopole tower shall be designed to collapse upon itself.
8. The Commission may require that monopoles be of such design and treated with an architectural material so that it is made to resemble a man-made or natural object such as but not limited to a flagpole or tree.
9. The Commission may require that any proposed tower be designed in all respects to accommodate both the applicant's antennas and comparable antennas for at least two additional users if the tower is 100 feet or greater in height or for at least one additional comparable antenna if the tower is between 50 and 99.9 feet in height. The Commission may require the tower to be of such height and structural design as to allow for future rearrangement of antennas upon the tower and to accommodate antennas mounted at varying heights.
10. Each tower site must be served by a driveway with parking for at least one vehicle. All provisions of these regulations concerning the design and location of driveways shall apply.
11. Antennas or unshielded equipment buildings/boxes mounted to or on buildings or structures shall to the greatest degree possible blend with the color and design of such building. The Commission may require that building mounted facilities be camouflaged or shielded.

12. All dish antennas shall be of mesh construction unless otherwise approved by the Commission.
13. Dish antennas shall not exceed 6 feet in diameter. Panel antennas shall not exceed 5 feet in height.
14. No proposed commercial wireless telecommunication site shall be designed, located or operated as to interfere with existing or proposed public safety communications.
15. All applications for commercial wireless telecommunication sites within the Flood Protection Zone shall comply with the standards found in Article II Section 16 of these regulations.
16. The design of all commercial wireless telecommunication sites shall comply with the standards promulgated by the FCC for non-ionizing electromagnetic emissions. When there is more than one existing or proposed source of electromagnetic emissions at a site or adjacent thereto the design shall consider the cumulative emissions from all sources.
17. All utilities proposed to serve a commercial wireless telecommunication site shall be installed underground unless otherwise approved by the Commission.
18. All generators installed in conjunction with any commercial wireless telecommunication site shall comply with all state and local noise ordinances. In addition the Commission may require that generators be screened including the use of panels lined with sound deadening material.
19. All applications for commercial wireless telecommunication towers 50 feet or greater in height shall be accompanied by a letter of intent committing the tower owner and its successors to allow the shared use of the tower if an additional user agrees to meet reasonable terms and conditions for shared use.
20. The Commission under Chapter 98 of the Town of Farmington Code may engage outside consultation to assist in the review of engineering plans and specifications relating to commercial wireless telecommunication sites.

H. Factors Upon Which Special Permit Decisions of the Commission Shall be Based.
 In passing upon applications for commercial wireless telecommunication sites, the Commission, in addition to the standards found in Article IV. Section 12., shall also find:

1. In the case where a commercial wireless telecommunication site is proposed to be located on a property designated on the State or National Historic Register or within an approved historic district, that such proposal will preserve the historic and/or architectural character of the landscape or any structure.
2. In the case where an application for the proposed location of a commercial wireless telecommunication site is not a preference 1 through 6 location, the applicant has adequately described the efforts and measures taken to pursue those preferences and why a higher preference location was not feasible. In the case where the higher

ARTICLE V. ADMINISTRATION AND ENFORCEMENT

Section 1. INTERPRETATION

In their interpretation and application these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, convenience and general welfare. Where these regulations impose a greater restriction on the use of land, buildings or require larger yards, or other open spaces or impose other higher standards than are imposed by the provisions of any law, ordinance, regulations or private agreement, these regulations shall control. When greater restrictions are imposed by any law, ordinance, regulation or private agreement than are required by these regulations, such greater restrictions shall not be affected by these regulations.

Section 2. ZONING PERMITS AND CERTIFICATES OF ZONING COMPLIANCE

- A. No land shall be used or activity conducted thereupon and no building or structure shall be used, erected, moved, enlarged or structurally altered and no Building Permit shall be issued until the Zoning Enforcement Officer either issues a Zoning Permit for such use or work or certifies in writing that such use or work is in conformity with the Zoning Regulations. A Zoning Permit is a document issued and certified by the Zoning Enforcement Officer that the proposed use and constructions is in conformance with the Zoning Regulations. A Zoning Permit is not required for repairs or alterations to existing buildings or structures, provided that such work does not alter the facade of such building, change the floor area or height of such building or structure and does not change the use thereof. A Zoning Permit shall also be required for signs (See Article IV. Section 7.).

An application for a permit shall be filed with the Zoning Enforcement Officer on a form to be provided by the Planning Department. For new buildings or structures or changes increasing the floor area of an existing building or structure, an applicant shall present a site plan which is adequate to demonstrate compliance with the Zoning Regulations.

- B. From time to time requests are received for revisions of or additions to approved site plans and/or special permits, zone changes or stated uses. Such revisions or additions may have minor or major consequences. Such requests will be first screened by the Zoning Enforcement Officer and if he determines such a request to be of minor consequence, he will conditionally approve the request and advise the Commission of his action. Unless the Commission acts to modify his conditional approval, the conditional approval shall become final approval. If the Zoning Enforcement Officer determines such request to have a significant consequence, the request shall be submitted to the Commission for its consideration and action. Following a finding by the Commission that the request has a significant consequence the Commission shall conduct a public hearing prior to its action.

Small additions to nonresidential structures or buildings not previously approved by the Commission and changes in use shall be brought to the attention of the Zoning Enforcement Officer. When determined by the Zoning Enforcement Officer that such proposal does not require a special permit or site plan approval, a Zoning Permit may be issued.

STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

EXHIBIT NO.
EDELSON 6


IN RE: :
: :
APPLICATION OF CELLCO PARTNERSHIP : Docket No. 356
D/B/A VERIZON WIRELESS FOR A :
CERTIFICATE OF ENVIRONMENTAL :
COMPATIBILITY AND PUBLIC NEED FOR :
THE CONSTRUCTION, MAINTENANCE :
AND OPERATION OF A WIRELESS :
TELECOMMUNICATIONS FACILITY AT :
199 TOWN FARM ROAD, FARMINGTON, :
CONNECTICUT : APRIL , 2008

AFFIDAVIT

STATE OF CONNECTICUT)
) ss. West Hartford
COUNTY OF HARTFORD)

The undersigned, Susan Edelson, being duly sworn, hereby deposes and says:

1. I am over eighteen (18) years of age and believe in the obligation of an oath.
2. I received no notice of a Town of Farmington Planning and Zoning Commission hearing scheduled for July 23, 2007.

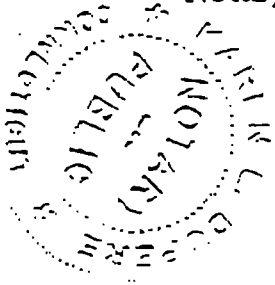


Susan Edelson

Subscribed and sworn to before me on this
the 8th day of April, 2008.

Karen Clapere

Notary Public/Commissioner of the Superior Court



NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 09/30/2008

9-30-2008

