



CITY OF DANBURY
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PLANNING & ZONING DEPARTMENT
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To: Robin L. Edwards, Assistant Corporation Counsel

From: Sharon B. Calitro, AICP, Deputy Planning Director

Date: April 7, 2015

Re: Notification by Cellco Partnership d/b/a Verizon Wireless
Intent to Construct Telecommunications Facility
15 Great Pasture Road, Danbury
Bethel West 2 Facility

The Department is in receipt of a notification by Robinson & Cole on behalf of Verizon Wireless of its intent to construct a new telecommunication facility at the property located at 15 Great Pasture Road. Pursuant to CGS Section 16-50l(g), submission of technical information serves as notification to the municipality and is required prior to submission to the CT Siting Council.

Upon review of the technical information submitted, the Department has the following comments:

1. The site is located in the IL-40 Zoning District and is developed with a multi-tenant building.
2. A free-standing accessory building also exists on the site.
3. A Site Plan, approved in 1989, identifies both the principal and accessory structures noted above and associated required parking.
4. The most recent Waiver to Site Plan Approval was issued by the Department in November 2014. This Waiver was submitted for approval to permit a new tenant to occupy existing space within the building. At the time of approval, an A-2 survey and site inspection by the ZEO indicated that although parking spaces were not located as per the approved 1989 site plan, a sufficient number of spaces existed within the approved parking area to meet the requirements of the uses at that time.
5. An administrative requirement of the Waiver approval noted that due to inconsistencies between the approved plan and developed site, no additional permits were to be issued by the City until such time as a revised site plan was submitted and approved.
6. Upon receipt of this notification of the imminent application for a telecommunications facility to the Siting Council, the ZEO again inspected the site. Upon such inspection, it

was again determined that there were changes to the site grading and expansion of parking areas beyond the scope of those identified on the approved site plan. And, while the site appeared in better condition than the previous inspection discovered, there remained areas that had been developed without permits.

7. A Notice of Violation (“NOV”) was issued to the property owner on March 5, 2015.
8. Subsequent to the issuance of the NOV, the property owner, through its counsel, was informed that an updated plan must be submitted to the City prior to any future actions on the site.
9. Based on review of Verizon’s plans contained within the required notification, the proposed telecommunications facility is to be constructed in an area that had not been approved for alterations in 1989 but appears to have been subsequently altered.
10. An updated A-2 survey should be prepared and a revised site plan submitted for approval. Work conducted without permits remains a zoning violation.
11. The site location plan contained within the notification identified an area adjacent to the existing building as “CTDEEP DIG RESTRICTED AREA.” Staff research on the restriction discovered that pages were missing in the recorded Environmental Land Use Restriction and Grant of Easement at the time of filing on the Danbury Land Records.
12. In consideration of #11 above, the City respectfully requests that the CT Siting Council request that its staff contact the property owner and the DEEP to require that the document(s) be re-recorded in its entirety. The referenced restriction can be found in Volume 2058 at Pages 956-962 on the Danbury Land Records.
13. The City respectfully recommends that the potential impact of construction associated with a telecommunication facility and the required utility connections and supporting buildings appurtenant thereto be evaluated by DEEP to ensure that dig restricted areas are not disturbed.
14. The City respectfully recommends that any telecommunications tower be a monopole design, painted brown.
15. The City respectfully recommends that the Siting Council review the entire record as submitted to ensure that wetlands and watercourses on the property, and any associated wildlife and respective habitats located therein, are not significantly impacted as a result of construction and operation of the telecommunications facility at this location.

If there are any questions on the above, please contact me.