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Sent: Thursday, July 2, 2020 2:38 PM

To: CSC-DL Siting Council <Siting.Council@ct.gov>

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Subject: Docket No. 487 -- Homeland Towers and New Cingular Wireless -- 183 Soundview Lane, New Canaan

Dear Council Members:

I am writing regarding the above application for a proposed new cell tower in the Northeast section of New Canaan – one that is critically important to improving our telecommunications service for over 1000 families for public safety reasons.

I would like to plan to speak to the Council at the July 9th public hearing on the application for 10 -15 minutes to address the Town’s need for improved cell service and to discuss the Town’s location and tower configuration preferences.

I would also like to provide for the Council’s information a chart prepared by our Town Attorney, at my request, that compares the requirements of the Town’s new zoning regulations on telecommunications towers and antennas (Sec. 7.8) with the applicant’s original presentation at a Town information session held last December and the applicant’s current application to the Council.

Finally, I would like to say that while I understand fully the Council’s decision to forgo the standard “balloon float” and in-person site visit on the day of the scheduled July 9th hearing due to the Covid-19 pandemic, I think it is very important that Council members visit the site subsequent to the July 9th hearing and before a final decision on the application is made if members have any questions or doubts about the view shed of the site or the configuration of the proposed tower after viewing photos that the Council has required in lieu of a balloon float and site visit on the hearing date.

I look forward to speaking to the Council on July 9th via Zoom meeting.

Sincerely,

Kevin

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Zoning Regulations Sect. 7.8	Initial Presentation	CT Siting Council Application
<i>Location Sect. 7.8.G.1-3</i>		
1) Protect Town's visual quality and minimize any adverse visual impacts of wireless communication facilities through proper design, siting and screening.	Not compliant. <ul style="list-style-type: none"> Year round visibility, particularly neighboring residences. Cladding and camouflage (robust branches) requested by P&Z. 	Not compliant. No change.
2) Avoid Special Flood Areas Avoid Regulated Wetlands	Compliant.	Compliant. No change.
3) Avoid recognized historic places Avoid designated historic districts Avoid scenic resources designated in the POCD Avoid areas shown on the DEEP Natural Diversity Database and/or Federal Listed Species or Community Maps	Compliant.	Compliant. No change.
<i>Antenna Type Sect. 7.8.G.4-5</i>		
4) New Canaan expresses its preference that the number of towers be minimized, especially visually prominent ground mounted towers. 5) Preference Hierarchy: Preferred <ul style="list-style-type: none"> a) Utilize existing utility poles b) Structure Mounted c) Internal Mount on Tower Not Preferred <ul style="list-style-type: none"> a) Up sized utility poles b) External Mount on Tower 	Not preferred. <ul style="list-style-type: none"> Monopine-external mount on tower. 	Not preferred. No change.
<i>Design Sect. 7.8.G.6-12-</i>		
6) New installations: all wireless communication facilities and associated equipment shall be visually shielded, camouflaged and/or minimized to be as unobtrusive as	Not compliant (see above).	Not compliant. No change.

<p>possible when viewed from nearby properties and roadways.</p> <ul style="list-style-type: none"> a) Use neutral colors on equipment, buildings and related structures. b) Building Mounted antenna shall not extend more than 10 ft above tallest point of structure unless approved by P&Z Commission c) Building Mounted completely screened and architecturally compatible with subject structure 		
<p>7) New towers located away from property lines and habitable buildings at least as far as the height of the tower. Demonstrate that a “yield point” has been designed into the tower to avoid a tower falling on adjacent properties or habitable buildings.</p>	<p>Not Compliant.</p> <ul style="list-style-type: none"> • At its closest point the 90 foot tower, as proposed, is 38 feet from the property line with St. Luke’s. • Clarification on “yield point” requested by P&Z. 	<p>Not Compliant.</p> <ul style="list-style-type: none"> • No change to the tower setback. • The yield point is designed so that if the tower were to fail it would be contained on the subject parcel.
<p>8) On utility poles: replacement poles shall retain same general height and visual characteristics. All equipment in one enclosure mounted on least visually obtrusive location.</p>	<p>N/A—monopole proposed</p>	<p>N/A—monopole proposed</p>
<p>9) Lighting shall not exceed what is necessary for public safety</p>	<p>Compliant.</p> <ul style="list-style-type: none"> • No lighting proposed. 	<p>Compliant. No change.</p>
<p>10) Signage shall not exceed what is necessary for public safety.</p>	<p>Compliant.</p> <ul style="list-style-type: none"> • Only safety and warning signs proposed. 	<p>Compliant. No change.</p>
<p>11) Site development shall minimize impervious surfaces, avoid soil erosion and runoff, maintain natural buffers and provide for security and safe access.</p>	<p>Compliant</p>	<p>Compliant. No change</p>
<p>12) Tower shall be protected to prevent unauthorized climbing</p>	<p>Compliant.</p> <ul style="list-style-type: none"> • Fencing proposed. 	<p>Compliant. No change.</p>
<p><i>Equipment Shelters Sect. 7.8.G.13-17</i></p>		

<p>13) Presence of equipment and shelters concealed within buildings that resemble sheds or other building types found in New Canaan.</p> <ul style="list-style-type: none"> • Not exceed one story in height • Set back from property line in accordance with setback requirements for principal buildings in the zoning district. • Appropriately scaled. • Underground vaults or ground mounted equipment shielded by extensive landscaping where the above are determined unfeasible by the Commission. 	<p>Not compliant.</p> <ul style="list-style-type: none"> • Equipment cabinet not enclosed in shelter which should resemble accessory structures in a single family residential zone. • Setback from property line 50 ft. One side yard is 20 ft. 	<p>Not compliant. No change.</p>
<p>14) For building mounted antennae, equipment vaults shall be concealed or use screening appropriate to the building to shield equipment from view.</p>	<p>N/A—monopole proposed. Not building mounted.</p>	<p>N/A—monopole proposed. Not building mounted.</p>
<p>15) Equipment shelters and other appurtenances designed to blend with the landscape or obscured from adjacent properties and streets</p>	<p>Not compliant</p> <ul style="list-style-type: none"> • Equipment is not in a shelter, but concealed from view by 8 ft. fence 	<p>Not compliant. No change.</p>
<p>16) Security fencing no more than 6 feet in height may be required by Commission</p>	<p>Compliant.</p> <ul style="list-style-type: none"> • 8 ft. Chain link fencing proposed, P&Z requested aesthetic improvement. 	<p>Compliant.</p> <ul style="list-style-type: none"> • 8 ft. shadow-box fencing proposed.
<p>17) Landscaping including buffering may be required by the Commission</p>	<p>Compliant.</p> <ul style="list-style-type: none"> • Landscaping proposed, P&Z requested more robust plan. 	<p>Compliant.</p> <ul style="list-style-type: none"> • Landscaping proposed, expanded. 24 trees to be removed, 7 to be replanted.
<p><i>Operation/ Maintenance Sect. 7.8.G.18-19</i></p>		
<p>18) All antenna/equipment operated in a manner consistent with FCC guidelines</p>	<p>Compliant.</p>	<p>Compliant.</p>
<p>19) All antenna/equipment consistent with Town Noise Ordinance (Chapter 6B).</p>	<p>Compliant.</p>	<p>Compliant.</p>

Summary of Zoning Compliance

- Overall adherence to Sect. 7.8 of New Canaan Zoning Regulations
- Sect. 7.8.g.1 Minimize Visual Impacts. Due to the topography of the site and the variety of elevations in the area, the intended site will be visible from approximately 35 acres, 10 of those on a seasonal basis.
- Sect. 7.8.G.5 Proposed external mount on a tower is not a preferred option.
- Sect. 7.8.G.7 New towers should be located away from property lines and habitable buildings at least as far as the height of the tower (90 feet), including antenna. It is approximately 38 feet from the nearest property line.
- Landscaping. While the Commission is appreciative that there is a landscaping plan for the proposed installation, a more robust plan that includes native plants would further improve the plans.
- Sect. 7.8.G.13 Equipment shelters shall be concealed within a building and set back from property lines. The proposed site is in a Four Acre Zone so the setback is 50 feet. One side yard setback is 20 feet where 50 is required.
- Should the installation go forward consider cladding the telecom pole in a bark like texture to help it blend into the landscaping in the neighborhood. Robust branching.