



PLANNING & ZONING COMMISSION

Bethel Municipal Center
1 School Street, Bethel, Connecticut 06801 *(203) 794-8519

April 16, 1999

Esther McNany
SBA, Inc./Nextel Communications/Sprint PCS
125 Shaw Street
New London, CT 06320

RE: SBA, Inc./Nextel Communications/Sprint PCS

Dear Ms. McNany:


At the April 13, 1999 meeting of the Planning & Zoning Commission it was voted to **APPROVE** your application for a special permit and site plan, 11 Francis J. Clarke Industrial Park, on maps dated C-1 dated 2/17/98 last revised 1/22/99, C-2 dated 2/17/98 last revised 1/22/99, C-3 dated 6/20/98 last revised 4/16/99, and C-4 dated 6/20/98 with the following stipulations:

1. Applicant will submit the approved site plan to the Economic Development Commission for their review prior to applying for a building permit.
2. Any changes to the plan or in the field will require a resubmission the Commission before making any changes.
3. Reason for approval is that it meets the Planning & Zoning regulations.

Work is to commence within (1) one year and completed in (5) five years.

If you have any questions please call. I have also attached a copy of the legal notice for your review.

Sincerely,


Denis J. Riordan
Chairman

DJR: cpc



PLANNING & ZONING COMMISSION

Bethel Municipal Center
1 School Street, Bethel, Connecticut 06801 *(203) 794-8519

November 15, 2000

Esther McNany
SBA, Inc./ Nextel Communications/Sprint PCS
125 Shaw Street
New London, CT 06320

RE: SBA, Inc. - 11 Francis J. Clarke Circle

Dear Ms. McNany,

At the November 14, 2000 meeting of the Planning & Zoning Commission it was voted to approve your revised site plan application for 11 Francis Clarke Circle on maps dated 2/17/98 last revised 11/5/00 with the following stipulations:

- 1) The resolution granting the original approval, dated 4/16/99, including all stipulations must be adhered to.
- 2) Any further changes in the site plan must be submitted to this Commission.

I have attached a copy of the legal notice for your review. Please be advised that work is not to commence until bonds are submitted and maps are signed and filed

Sincerely,

Denis J. Riordan
Denis J. Riordan
Chairman

SITE # 4276
FILE TYPE Construction
SECTION Permits



PLANNING & ZONING COMMISSION

Bethel Municipal Center
1 School Street, Bethel, Connecticut 06801 *(203) 794-8519

April 15, 2002

RTP
FINAL

Attorney Susan A. Hays
One State St
P.O. Box 231277
Hartford Ct 06123-1277

RE: SBA Telecommunications Tower
11 Francis J. Clarke Circle

Dear Ms. Hays,

At the April 9, 2002 meeting of the Planning & Zoning Commission it was voted to **APPROVE** your request for reinstatement of the terms and conditions of the original the Site Plan for the proposed SBA, Inc. telecommunications facility and antennas for Sprint and Nextel at 11 Francis J. Clarke Circle with the following stipulations:

1. Except as modified by this approval, improvements shall be constructed as shown on drawings prepared by Gesick & Associates, P.C., Robert J. Grabarek, P.E. (CT Lic # 13441), as follows:
 - a) "SBA, Inc., #4276 Bethel (Costa Property II), 11 Francis J. Clarke Circle, Bethel, Connecticut," Sheet T-1, last revised 1/22/99;
 - b) "Comprehensive Site Plan," Sheet C-1, last revised 1/22/99 (Note: the northerly setback is shown correctly at 212.5 feet, but the arrow is shown only to the 25-foot rear setback line and should be extended to the property line.);
 - c) "Site Plan and Elevations," Sheet C-2, last revised 1/22/99 (added Sprint);
 - d) "Site Details," Sheet C-3, last revised 4/6/99;
 - e) "General Notes and Erosion Control Narrative," Sheet C-4, dated 6/20/98.
2. Applicant shall furnish the Economic Development Commission of the Town of Bethel with a copy of the plans, and shall furnish proof of transmittal to the Planning and Zoning Commission prior to the issuance of any zoning and building permits for the project.
3. Any changes in the approved plan shall require the approval of the Planning and Zoning Commission.
4. It is the applicant's responsibility to secure any and all permits and approvals required by the Connecticut Siting Council.

5. Pursuant to Sec. 118-22 of the Zoning Regulations, "The approval of any site plan shall be void and shall be of no effect unless construction of the proposed buildings or structures is commenced within one (1) year of the effective date of said approval and is substantially completed within (5) years of the effective date of said approval."

Reasons: The reinstated plan is in substantial compliance with Sec. 118-47.3, "Telecommunications towers and antennas," of the Zoning Regulations of the Town of Bethel and was previously approved by the Commission on 11/14/00, and further by Settlement Agreement dated 8/24/00-9/22/00. In granting the reinstatement of the Site Plan for this application, the Commission makes no decision regarding the property owner's right to apply for additional buildings or structures on the site, in accordance with Bethel zoning regulations in effect at the time of the application.

Sincerely,



Michael J. Mannion
Chairman

MJM: cpc