

**COVENTRY PLANNING AND ZONING COMMISSION  
MINUTES  
REGULAR MEETING MONDAY, APRIL 10, 2017**

**CALL TO ORDER**

By: Giglio                      Time: 7:00 p.m.                      Place: Town Hall Annex

**ROLL CALL:**

		<b>PRESENT</b>	<b>ABSENT</b>
<b>REGULAR MEMBERS:</b>	Ray Giglio, Chairman	X	
	Bill Jobbagy, Vice Chairman	X	
	Christine Pattee, Secretary	X	
	Darby Pollansky	X <small>Arrived at 7:09</small>	
	Ed Marek	X	
<b>ALTERNATE MEMBERS:</b>	Bob Burrington	X	
	Steven Hall	X	
	Brent Genovese		X
<b>STAFF:</b>	Eric Trott, Town Planner	X	

Burrington was seated for Pollansky until her arrival.

Staff informed the Commission that Genovese has resigned from the PZC as he is moving out of state. He thanked Staff and the Commission for the opportunity to serve.

**AUDIENCE OF CITIZENS:**

None

**ADOPTION OF MINUTES:**

**Motion:** Move to approve the minutes of the February 27, 2017 meeting.

By: Pollansky

Seconded: Pattee

With the following correction:

- On page 4, fourth paragraph, last sentence – add “be” after the second occurrence of “will”.

Motion carried with the following vote:

For: Giglio, Marek, Pattee, Jobbagy, Pollansky

Against: None

Abstain: None

## **COMMUNICATIONS:**

### **1. Zoning referrals from CRCOG and the Towns of Columbia and Mansfield.**

Another referral from the Town of Windham was distributed at the meeting. Staff glanced at the agricultural regulations...these seemed more stringent than Coventry's, but there may be a reason for that.

Marek wondered if the zoning referral from Mansfield was related to the recent article in the Journal Inquirer regarding student housing and the issues faced by the Mansfield. Staff indicated that his office and the police department Coventry have experienced less impact from the student population and the housing needs from both UConn and ESCU.

## **STAFF REPORT:**

### **1. Land Use Office – staff/office activities**

None

### **2. Report from the plan of Conservation and Development Subcommittee on revisions to the Plan.**

The minutes from the subcommittee meeting were included in the packet.

### **3. April 24, 2017 meeting**

Staff indicated this meeting will be cancelled.

## **ENFORCEMENT:**

None

## **ACKNOWLEDGEMENTS:**

- 1. #17-02 – Application For Special Permit regarding Proposed Fueling Upgrades to 7-Eleven Facility; property located at 2711 Boston Turnpike (Assessor's Map 008, Block 0004, Lot 0006) C/A Zone.**

**PUBLIC HEARINGS:**

- #17-01 – Resubdivision application of T & S of CT, LLC for 3 lots; property located on South Street (Assessor’s Map 27, Block 42, Lot 25) GR 80 Zone.**

Andrew Bushnell, Civil Engineer and Land Surveyor, was present, as was Tom Crossen. This proposal is for a 3-lot resubdivision; there is currently no address for the property. This is an open field of 9.96 acres that is located across from Bunker Hill Road and bordered on the rear property line by the Robertson school. Each lot will have its own septic system sized for a 4-bedroom home. Each will have a well with utilities underground. This will be a traditional subdivision with no rear lots. Stone walls border much of the property. Approximately 15’ of stone wall will be removed from each driveway and the stones will be used for other purposes on the properties. The limits of clearing were shown on the plans. A conservation easement is proposed along the back and western edge of the parcel. The owner wants to grub out the invasives and plant pine trees (approximately 20 along the back-property line and 15 on the western edge) for privacy buffering. Each property deed will include a conservation easement document.

**Audience of Citizens:**

William Hughes, 323 Cross Street – his backyard abuts Lot 3. He has issues with storm water runoff and feels his property cannot handle additional water. Bushnell indicated the general flow of the groundwater is toward the rear property line. There is six to eight feet of slope from the front to the rear of the property for Lot 3. Some impervious surface will be added for the driveway. Mr. Crossen added that the buffer area will not be cleared of trees.

The hearing was closed.

**SITE PLAN REVIEWS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- Public informational hearing – proposed construction of a wireless telecommunication facility at the Skungamaug Golf Course BY Celco Partnership d/b/a Verizon Wireless – Folly Lane.**

Staff read a prepared letter outlining the procedural order for this hearing and that the PZC does not have jurisdiction on this issue. The Connecticut Siting Council has final approval. The Town Attorney reviewed and approved the language of the letter.

Ken Baldwin of Robinson and Cole was present representing Verizon Wireless. Other project participants are Luke Paradis, Doug Roberts, Dean Gustafson, and Mike Libertine.

Mr. Baldwin began the presentation by stating that Verizon Wireless must demonstrate to the CT Siting Council that the tower is required for coverage and the environmental impact is not great. The report that the consultants prepared was provided to Staff on February 22, 2017 and was included in the Commission members' packets. An initial environmental analysis was done and a more extensive one will be conducted. Gaps in service from existing towers shows the need for this new facility.

Doug Roberts, Sr. Project Manager at the Hudson Design Group, continued with the presentation. The tower is proposed to be 500' off Folly Lane near the existing maintenance shed for the Skungamaug Golf Course. The Club House is across the street. There is an existing gravel driveway. The 140' high tower will be placed directly behind the storage shed on a newly constructed 40' x 60' pad with the gravel driveway extended to the site. The tower will be of a monopole design with the cables running inside it to the top antenna platforms. A propane generator will be used for power back-up. Roberts estimates a ten to twelve-week construction period. Baldwin added that the galvanized steel of the monopole quickly dulls to gray and blends into the trees.

Mr. Libertine presented the existing frequency coverage maps, as well as how the new tower will fill in the areas without coverage. The height of the pole is also part of the equation in filling the coverage gaps.

Luke Paradis continued that the footprint of the pad is very similar to that of a single-family home and does not cause much environmental impact. The more significant issue is the visual impact.

Dean Gustafson, Sr. Wetlands Scientist, focused on researching the possible wetlands and species impact this project may cause. The determination is that there will be no adverse effect to the existing watercourse; no conflicts with rare species from the Natural Diversity database were found.

Baldwin explained that abutting property owners will be notified when the application is submitted to the CT Siting Council. The Council will host a public hearing in Coventry. A weather balloon at the height of the tower is required to be floated the day of that hearing. The Council has four to six weeks to make a decision on the matter.

Marek asked about the size of the weather balloon in comparison to the width of the tower. The balloon is 4' wide; the triangular platform at the top of the tower is 12.5' wide.

**Audience of Citizens:**

Dick and Dibbon Joy, 561 Goose Lane – asked if they will be notified of the weather balloon being floated again and if the tower will be lighted at the top. Mr. Baldwin explained that a public hearing notice will be posted on the property and the balloon is required to be floated that day from 8:00 a.m. to 6:00 p.m. He expects this to be near the end of June or the beginning of July. Baldwin suggested they follow the public hearing process or to call him for information. The tower will not be lighted.

Susan Formisano, 590 Goose Lane – received a flyer in her mailbox that indicated the tower will be lighted.

Conrad Kunz, 445 Goose Lane – has spoken to John of the golf course. This person indicated the tower will be lighted.

Anders Wisnewski, 445 Goose Lane – is an abutting property owner and has prepared a letter with a list of his concerns. He asked about an indication of navigational lights near the top of the tower on the plan. Baldwin and Libertine indicated that the tower is not tall enough to require navigational lights; most towers in Connecticut under 200' are not required to be lit unless they are sited near an airport. The part of the plan Wisnewski indicated are pipe mounts for a possible future antenna. The consultants indicated that Verizon is requesting the height of 140', but is required to provide for twenty additional feet should another carrier request this. Other carriers are informed of the proposed location and height. The Siting Council recommends that should another carrier believe they need additional height for coverage that they indicate this now. However, should a carrier ask for additional height in the future they must prove that need to the Council. The monopole is capable of carrying three additional platforms that would be below the 140'.

Mark English – does not live near Goose or Folly Lane, but is an interested party. He asked if a map has been developed that shows the visibility view shed of this tower. Such a map has been created and was presented. Based on the number of trees in the immediate area, the impact is minimal except right on the golf course.

Susan Formisano, 590 Goose Lane – asked where she can find the application online, if migratory birds are affected by the signals, and how far the impact zone would be if the 500-gallon propane tank exploded. The CT Siting Council will have the entire application online. Staff will be notified of the public hearing date and will try to have the link to the application posted on the Town's website. Birds are not affected by the signal. An explosion of the propane tank is not something they have experienced and has a very small chance of happening.

Unidentified woman – The Coventry Hills Housing Development, right next to the golf course, has been in existence since the 1970s; she asked about the impact the tower will have on property values. She is also concerned about the health risks from the radio frequencies. Pattee responded that she is Past President of the Waterfront Heights Association. The members of this association had the same concerns when the Public Works Garage was proposed in their backyards. Pattee reported that this project has worked out well for the neighborhood – the road is plowed early and often during snow events and they really do not see the tower. As a former public health official, she can tell the audience that they do not need to worry about propane tanks exploding nor are there any health effects from the frequencies that she is aware of. Mr. Baldwin added that property value impact is not considered by the CT Siting Council. He has observed the opposite perspective in the younger generation in that they require cell phone coverage, as well as internet access, when purchasing a home. The health issues are regulated by the FCC, which the carriers must comply with. These regulations have not changed since 1985 because there is no evidence that they need to be updated.

Annmarie Russell, 295 Broad Way – suggested that people Google health risks associated with living near cell towers.

Anders Wisnewski, 445 Goose Lane – read a prepared letter that detailed his concerns. A copy of the letter was given to Staff for the file.

Claudette May, 295 Goose Lane – indicated that she did not get a notice of this hearing. She has three lots that abut the golf course. She feels having the tower nearby is not a plus for this property and does not want to see the tower in her backyard.

Greg Klofack, 590 Goose Lane – asked about where Verizon Wireless will be running the dark fiber from and if there will be lighting are ground-level. Libertine indicated a meeting will be held with the local telco to determine how the utilities are supplied to the site. There will be ground level lighting under the canopy, but will not be lighted all night long. If service is required at the site during the night time hours, the technician will turn on the lights.

Greg Arabolas, 132 North Farms – asked if there are alternative sites identified if this site is not approved. Mr. Baldwin indicated no other locations have been identified. The Town has offered the Laidlaw Park property if this location is denied by the CT Siting Council.

Giglio called for a recess at 8:48 p.m.

The meeting resumed at 8:56 p.m.

### **DECISIONS:**

**Motion:** The Coventry Planning and Zoning Commission approves application #17-01 – resubdivision application of T & S of CT, LLC for the creation of 3 lots; property located on South Street (Assessor’s Map 27, Block 42, Lot 25) GR 80 Zone.

With the following conditions:

- Note 14 on page two shall be modified to be consistent with the recommendation of the Conservation Commission about adaptively reusing the stonewalls for the driveway construction.
- A note should be added regarding the proposed planting of trees in the conservation easement.

Reason for Decision:

The application complies with the applicable criteria.

By: Pattee

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Marek, Pattee, Jobbagy, Pollansky

Against: None

Abstain: None

**Motion:** The Commission also approves the waivers requested by the applicant dated February 15, 2017. Waiver request number three is not required. A waiver request to permit a traditional design pursuant to Chapter 13, Section 9 shall be included.

By: Pattee

Seconded: Pollansky

Motion carried with the following vote:

For: Giglio, Marek, Pattee, Jobbagy, Pollansky

Against: None

Abstain: None

**ADJOURNMENT:**

The meeting was adjourned by Giglio at 9:07 p.m.

Respectfully Submitted,

*Yvonne B. Filip*

Yvonne B. Filip, PZC Recording Secretary

PLEASE NOTE: These motions are not official until approved by the Planning and Zoning Commission at the next Commission meeting. Please see the next Commission meeting minutes for approval or changes to these motions.