

COMMISSION ON THE CITY PLAN
Tuesday, March 21, 2023, 7:00 PM
Hybrid Meeting
23 Union Street – Lower Level Conference Room - NORWICH, CT

CALL TO ORDER: Chairman Frank Manfredi called the meeting to order at 7:00 PM.

ROLL CALL AND SEATING OF ALTERNATES:

Present: Chairman Frank Manfredi, Deane Nason, and Michael Lahan

Staff Present: City Planner Dan Daniska

APPROVAL OF MINUTES: February 21, 2023

On a motion by Michael Lahan, seconded by Frank Manfredi, the CCP approved the minutes.

NEW BUSINESS:

PUBLIC HEARING AND POTENTIAL ACTION ON THE FOLLOWING APPLICATION:

A. SP #23-1: 326 Washington Street.

Request to install six (6) ten-foot (10ft.) cellular antennas on the roof of Backus Hospital. Property of the William W. Backus Hospital, Inc., Application of Victoria Masse – NSS o/b/o Dish Wireless, LLC. Assessor's Map 76, Block 1, Lot 41. Zone R-20.

A motion by Deane Nason, seconded by Michael Lahan, was made to open the public hearing.

Victoria Massey, the applicant representing Dish Wireless, LLC. Denise Abel, Victoria's Manager, also attended via Zoom. Dish Wireless is looking to install a series of antennas on the rooftop located at 326 Washington Street (Backus Hospital). They would be installing six new antenna on the penthouse, with 12 radios. There is an existing platform that Dish wants to install on. The antenna would be installed at the 99 foot level of the rooftop on exterior wall mounts.

Denise then explained that this was a proposal for the six antenna located centrally and the rooftop on the penthouse. There is an old abandoned steel platform that the landlords are going to install the antenna on, and they will be using an abandoned HVAC cabinet for radio equipment. There are other antenna located on this Penthouse with the highest one reaching 101 feet. Denise explained that the height of the new antenna would be two feet below the existing units. Michael Lahan asked if these are going to be located in the same area as the existing ones. Denise confirmed that there are four to five Omni whip antennas that are located on the Penthouse. So they'll be to either side of the building on the penthouse on the front and back. Dish Wireless, as part of the T-Mobile & Sprint settlement with the DOJ, was granted a certain amount of spectrum. So they're on a five-year build-out plan to keep it a competitive market.

A motion by Michael Lahan, seconded by Frank Manfredi, was made to close the public hearing. It was unanimously approved.

A motion by Michael Lahan, seconded by Deane Nason, was made to waive the bond estimate, the deed, and the drainage calculations. It was unanimously approved.

A motion by Michael Lahan, seconded by Deane Nason, was made to waive the reading of all the exhibits and exhibit list. It was unanimously approved.

MOTION

To APPROVE SP #23-01 with the following modifications:

- That the site plan for the special permit will expire in 5 years unless an extension has been granted by the Commission.
- That the City's required signature block be placed on the Sheets T-1, T-2 (new) and A1-A5 and a letter of approval be placed on the a new Sheet entitled T-2, and that all plan sheets include the stamped seal and signature of the licensed professional.
- That 4 signed and embossed sealed paper copies and 2 mylars of only Sheets T-1, T2, and A1-A5 be submitted to the Planning Department for endorsement by an officer of the Commission. The mylars must include the red indelible ink certification which includes the name of producer and process used.
- That the endorsed mylar set shall be filed on the Land Records by the applicant.
- That the certification of approval for the Special Permit use be filed with the City Clerk's office before becoming effective. This certification will be provided to the applicant by the City Planning Department post approval after the appeal period has ended.
- That after the filing of the mylars, a zoning permit shall be issued prior to any activities commencing on the site.
- That any modifications to the approved proposal shall be reviewed by the Zoning Enforcement Officer prior to occurring and may require additional review and approval by the Commission.
- That all proposed improvements associated with this application are to be completed according to the approved plan prior to the issuance of the required Certificate of Zoning Compliance or a performance bond will be required in accordance with Sections 7.5.7.3 and 8.9 of the Zoning Regulations.

Reason: The proposal conforms to Chapter 6.9 and 7.7 of the Zoning Regulations.

Made by: Michael Lahan Seconded by: Deane Nason

In Favor: Frank Manfredi, Deane Nason, Michael Lahan

Opposed: None

COMMUNICATIONS: None presented.

OLD BUSINESS: None presented.

STAFF REPORT: None

ADJOURNMENT: On a motion by Michael Lahan, seconded by Deane Nason, the CCP unanimously adjourned at 7:17 p.m.

Respectfully submitted,

Ivery R. Stakley