



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
UPDATE MEMO: Text amendment of Section 4.20.7.F
for consideration October 12, 2021

UPDATE MEMORANDUM

TO: Planning & Zoning Commission
PREPARED BY: Paul Ashworth, Senior Planner
paul.ashworth@hartford.gov

PROJECT: Small Cell Text Amendment
City wide

TYPE: Text amendment of Section 4.20.7.F of the Hartford Zoning
Regulations per Section 1.3.5

APPLICANT: New Cingular Wireless PCS, LLC (AT&T)

OWNER: City of Hartford

BACKGROUND INFORMATION

The applicant is requesting an amendment to the text of Section 4.20.7.F of the Hartford Zoning Regulations (the Regulations) regarding the installation of small cell antennas/nodes on public utility poles. The request will increase the permitted size of small cell installations as well as increase the number of permitted small cell installations per pole from one (1) to two (2). More specifically the maximum “total combined antenna” height of any antenna visible from the public right-of-way will be increased from 3’ to 6’.

The public hearing for this request was opened on October 12, 2021. At the October 12 meeting, the Commission granted the applicant’s request to continue the hearing to October 26, 2021 to allow for additional information to be submitted and for coordination with other wireless network providers.

KEY APPLICATION TIMELINES

- Application Submission Date: September 7, 2021
- Date Application Accepted as Complete: September 7, 2021
- Application Date of Receipt: September 14, 2021 (sooner of either: date of next regularly scheduled meeting, or 35 days after acceptance of complete application)
- Public Hearing is scheduled to open on Tuesday, October 12, 2021; Open Hearing Deadline: November 18, 2021.
- Close Hearing Deadline (if opens October 12, 2021): (35 days after opening) Tuesday, November 16, 2021

- CT General Statutes Sec.8-7D allow that the applicant may consent to one or more extensions of time, provided the total extension of all time periods shall not be for longer than 65 days*.

LEGAL STANDARD

Standard for Application Type:

The Commission reviews requests for zoning amendments in accordance with Zoning Regulations section 1.3.5. The Commission must consider the plan of conservation and development and state on the record its findings on the consistency of the proposed amendment with such plan.

STANDARD SPECIFIC TO THE USE

Section 1.3.5 Zoning Amendments

- C. An application for a proposed text amendment must contain the text of the portion of the regulations proposed to be amended (if applicable) and the text of the proposed amendment.

Section 4.20.7.F Small Cell Node – See Attachment 2 for full text.

Plan of Conservation & Development

Grow400

- Avenues
 - o Build high-speed communications infrastructure: Ensuring businesses on our avenues have the latest technology will equalize access to economic opportunity and connect our entrepreneurs to the world.

COMMENTS RECEIVED (DEPARTMENTS, AGENCIES, NRZs, PUBLIC)

During the time period since the hearing was opened on October 12, 2021 and this writing, no comments have been received by staff.

ANALYSIS

At the October 12 meeting the Commission requested that the applicant coordinate with other wireless service providers to ensure the proposed change in regulations would be acceptable to all future users. In a phone conversation on October 21, 2021 between staff and the applicant, the applicant confirmed that they were in coordination with T-Mobile and Verizon. The applicant further expressed that T-Mobile and Verizon intended to provide letters of support for the subject request and that these letters would be supplied to staff and the Commission prior to the October 26, 2021 meeting. As of this writing no confirmation from T-Mobile or Verizon was received by staff.

Plan of Conservation & Development

The original staff report provided to the Commission for the October 12, 2021 meeting asserted that the Plan of Conservation & Development (the Plan) was generally in support of changes to the Zoning Regulations (the Regulations) that would encourage the development and evolution of

communications infrastructure. This assertion was accompanied with a caution that the Plan also encourages improvements to streets and sidewalks that increase enjoyment of residents. Staff's analysis of the Plan is unchanged.

Aesthetic Impact

The original staff report provided to the Commission for the October 12, 2021 meeting highlighted several points regarding the Zoning Regulations, the proposed changes and design standards. Many of the issues raised by Staff were clarified or resolved at the hearing on October 12. The applicant contended that a “total combined antenna” height of 6’ for nodes visible from the public right-of-way is justified when you consider the combination of two antennas and their configuration on the public utility pole (see Figure 1 below). The proposed change would allow for two antennas to be stacked, each approximately 3’ tall for a total combined height of 6’. The addition of a second antenna is to allow for a 4G antenna in conjunction with a 5G to provide service to more types of devices. It could also provide for more than one carrier to utilize a single pole. Staff find that the proposed change to a combined antenna height of 6’ under this context is aligned with the POCD. The installation will otherwise be required to comply with the existing stealth oriented design requirements. The applicant provided a side-by-side comparison of the proposed antenna size and the example given by the Hartford Zoning Regulations as what is considered acceptable at the October 12 hearing. That side-by-side is attached to this report as Attachment 2. The comparison shows the proposed design as substantially similar to that which is already considered acceptable.

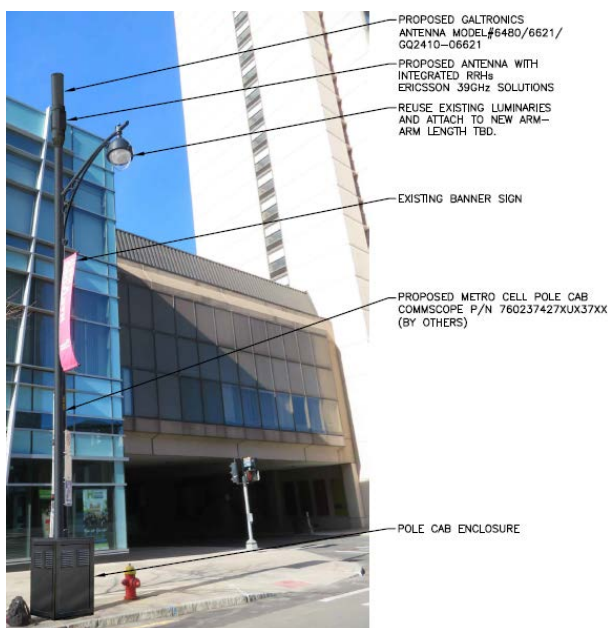


Figure 1. Diagram Showing 4G and 5G Antenna's Stacked for Total Combined Height of 6 Feet – Applicant 2021

In the October 12 staff report, staff also pointed out that the increase in “total combined antenna” height as proposed by the applicant would not be specific to small cell nodes attached to city-owned poles. It is clear that the proposed change to 6’ is not specifically to accommodate a change in technology, but to accommodate multiple antennae. Staff acknowledge that the ability to provide services to a diversity of devices at varying frequencies is important for equity and the distribution of the network. However, staff finds that if a singular antenna is installed in a manner where it is visible

from the right-of way, it should be limited to the 3' height as currently required. As such, staff recommend that the Commission amend the proposed language to append a clause which would require a 3' height limit for singular antennas visible from the public right-of-way as follows:

Proposed Text Amendment

Section 4.20.7.F Small Cell Node.

- (1) Size. A Small Cell Node Should be sized as follows:
 - (a) The smallest practical size shall be used for each component of any Small Cell Node.
 - (b) The size of ~~the~~ any antenna associated with a Small Cell Node shall not exceed a maximum of 5 feet in height, except for Small Cell Nodes visible from the public right of way, which shall not exceed a maximum of 3 feet in height, except when antennas are collocated on a single pole, in which case a total combined antenna height of 6 feet is permitted.

STAFF RECOMMENDATION

Staff recommends the Commission approve the request to increase maximum height of a small cell node visible from the public right-of-way from 3' to a "total combined height" of 6' as amended by staff.

A draft resolution follows.

ATTACHMENTS

1. Photo Simulation

REVIEWED AND EDITED BY,

Aimee Chambers, Director



CITY OF HARTFORD
PLANNING & ZONING COMMISSION RESOLUTION
TEXT AMENDMENT TO SECTION 4.20.7.F: SMALL CELL NODES

- Whereas,** The City of Hartford Planning & Zoning Commission reviewed the application and attached documents regarding the request for a text amendment of Section 4.20.7.F of the Hartford Zoning Regulations per Section 1.3.5; and
- Whereas,** The subject request will increase the total number of small cell nodes permitted to be installed on a publicly owned utility pole from one (1) to two (2); and
- Whereas,** The subject request will establish a maximum total combined antenna height of six (6) feet when two (2) antennas are located on a public utility pole; and
- Whereas,** The change in maximum antenna height will allow for modern antenna installation and expand the ability of each installation to serve additional devices and users; and
- Whereas,** The Hartford Plan of Conservation & Development within the Grow400 Focus Area, specifically identifies the construction of high-speed communications infrastructure as a goal; and
- Whereas,** Wireless communication has become integral to modern life and public systems; and
- Whereas,** The proposed change in terminology represents a clarification and will simplify enforcement of the section; and
- Whereas,** The increase in total number of small cell nodes permitted per pole represents a change in intensity and design; and

Now therefore Be It

- Resolved,** The City of Hartford Planning & Zoning Commission finds that the proposed is consistent with the Plan of Conservation & Development and hereby **denies/approves** the text amendment of Section 4.20.7.F of the Hartford Zoning Regulations per Section 1.3.5 as shown in Exhibit A of this resolution; and

Be It Further,

Resolved, This 12th day of October, 2021.

EXHIBIT A

Proposed Text Amendment

Section 4.20.7.F Small Cell Node.

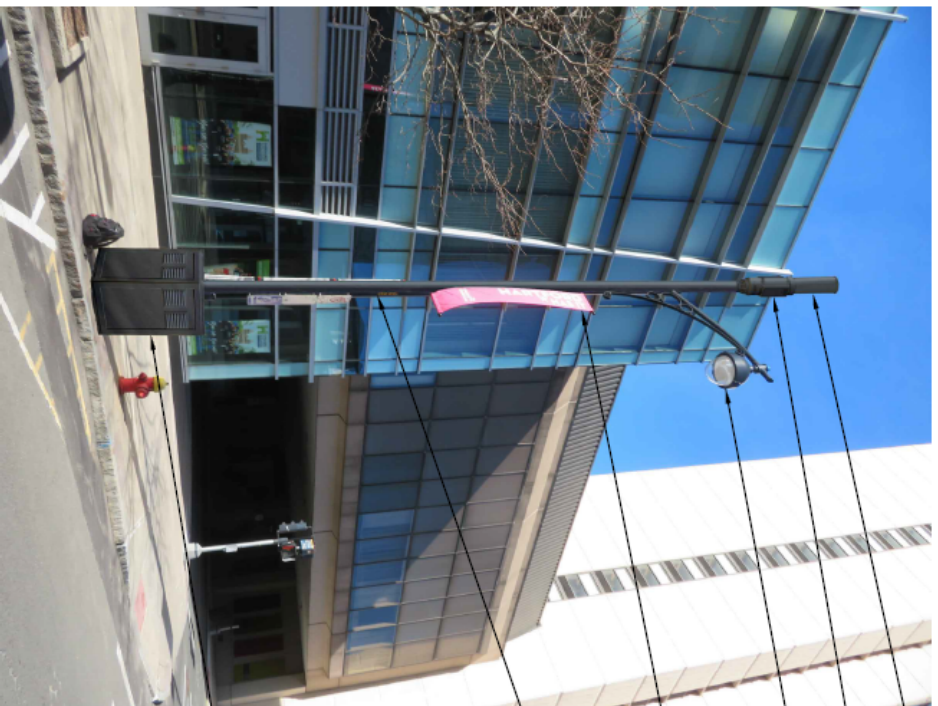
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EXISTING CONDITIONS		LOCATION # 1		DATE OF PHOTO: 01/25/2021	
					
VIEW NORTHWEST FROM TRUMBULL ST					
SITE NO: HARTFORD 9		at&t 550 COCHITUATE ROAD FRAINGHAM, MA 01101		PREPARED FOR: CENTERLINE 750 WEST CENTER STREET SUITE #201 WEST BROOKFIELD, MA 02791	
SITE NAME: HARTFORD 9		H2G HUDSON Design Group LLC 60 BARNWOOD DRIVE BARNSTABLE, MA 01930 TEL: 508.533.6333 FAX: 508.533.6333		SITE TYPE: LIGHT POLE	
ADDRESS: 225 TRUMBULL ST HARTFORD, CT 06103		DATE: 08/24/2021 DRAWN BY: AM		REV: 0	
		SCALE: N.T.S.		THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED LIGHT POLE WOULD BE BASED UPON THE BEST INFORMATION FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE.	
				PAGE 3 OF 6	

PROPOSED CONDITIONS

LOCATION # 1

DATE OF PHOTO: 01/25/2021



PROPOSED GALTIONICS
ANTENNA MODEL #6480/6621/
GQ2410-06621
PROPOSED ANTENNA WITH
INTEGRATED IRIS
ERICSSON 39GHz SOLUTIONS
REUSE EXISTING LUMINAIRES
AND ATTACH TO NEW ARM-
ARM LENGTH TBD.

EXISTING BANNER SIGN

PROPOSED METRO CELL POLE CAB
COMMSCOPE P/N 760237427XUX37XX
(BY OTHERS)

POLE CAB ENCLOSURE

VIEW NORTHWEST FROM TRUMBULL ST

SITE NO:	HARTFORD 9				SITE TYPE: LIGHT POLE	DATE: 08/24/2021	REV: 0	THIS STUDY DOES NOT CLAIM IN ANY WAY TO SHOW THE ONLY AREAS OF VISIBILITY. IT IS MEANT TO SHOW A BROAD REPRESENTATION OF AREAS WHERE THE PROPOSED INSTALLATION MAY BE VISIBLE FROM THE SURROUNDING AREA. FOR TOPOGRAPHY AND VEGETATION LOCATIONS AVAILABLE TO DATE. PAGE 4 OF 6
SITE NAME:	HARTFORD 9	550 COCCATTA ROAD FRAMINGHAM, MA 01701	750 WEST CENTER STREET SUITE 2501 WEST BROOKFIELD, MA 02739	146 WASHINGTON STREET SUITE 200 HARTFORD, CT 06103	DRAWN BY: AM			
ADDRESS:	225 TRUMBULL ST HARTFORD, CT 06103				SCALE: N.T.S.			

City's Approved Small Cell Design Guideline & Proposed Amended Designs for 5G

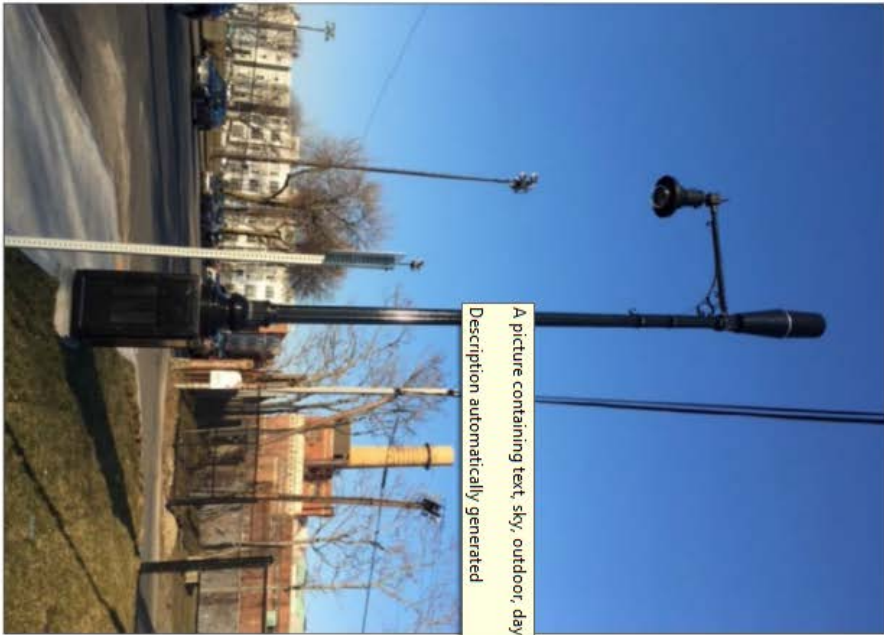


Figure 4.20-G Small Cell Node Allowed Configuration

