

DDS- Planning & Zoning: Plan Review Application



Submission date: 11 November 2021, 10:01AM
Receipt number: 485
Related form version: 2

Application Type

Check all that apply: Zoning Text Amendment

Property Information

Property Address: N/A No coordinates found
Zoning District: N/A
Parcel ID: N/A
Property Owner: N/A
Address of Property Owner: N/A
Email: kbaldwin@rc.com

Applicant

Name of Applicant: Verizon Wireless attn: Kenneth C. Baldwin, Esq.
Robinson + Cole LLP
File Date: 11/11/2021
Address: 280 Trumbull Street No coordinates found
Phone: 860.275.8345

Email:

kbaldwin@rc.com

Primary Point of Contact

Name:	Kenneth C. Baldwin, Esq. Agent for Verizon Wireless
Phone:	860.275.8345
Email	kbaldwin@rc.com

Project Narrative

Please describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

Proposed Text Amendment - Commercial Wireless Service Facilities

Zoning Map Change Application

Proposed Zone:

Describe the existing use of land and buildings in the zone change area:

Reason for this request:

Zoning Appeal Application

Are you an aggrieved party?

Permit or Violation Number:

State your reason for appealing the decision of the administrator or enforcement officer:

Variance Application

Please state the particular hardship* or unnecessary difficulty that prompts this application and the site the section of the zoning regulations that you are seeking relief from:

Subdivision Application

Number of lots to be created:

Area of each lot in square feet:

Street frontage of each of the new lots in feet:

Lot Combination Application

Addresses of lots to be combined

Map/Block/Lot for each property to be combined:

Liquor Permit Application

Please upload a copy of your State of CT Liquor Permit below.

Sign Permit Application

1. Is this sign proposed outside of the building line?

Maximum extension from building line:

2. Is this sign proposed outside of the street line?

Maximum extension from the Street line

3. Is the sign luminated?

4. Engineer Name (if any):

Phone:

Address:

5. Minimum distance from lowest point to the sidewalk:

6. Maximum height of sign from lowest point of established grade:

7. Distance from the nearest outdoor sign:

8. Square feet of surface for one face of the sign:

9. Wording of the sign (include all words):

Description of work (upload additional files if necessary)

Upload any supporting materials below.

[Proposed Text Amendment Commercial Wireless Service Facilities.pdf](#)

Signatures

Signature of Applicant



[Uploaded signature image: kenneth c baldwin signature.png](#)

Printed Name of Applicant:

Verizon Wireless attn: Kenneth C. Baldwin, Esq.
Robinson + Cole LLP

Date:

11/11/2021

If you are not the property owner, you must attach a Letter of Authorization from the property owner to apply.

Letter of Authorization from Property Owner

Date:

11/11/2021

HARTFORD Zoning Regulations – Proposed Text Amendment

Section 4.20.7 ACCESSORY UTILITY STRUCTURES

- I. Commercial Wireless Service Facility.** A commercial wireless service facility (CWSF) including antennas and associated equipment located on or attached to a building for sending and receiving radio signals for the provision of commercial wireless services, excluding small cell nodes as described in Section 4.20.7F.
- (1) **Antenna Size.** The antenna installed as a part of the CWSF shall be sized as follows:
- (a) The smallest practical size antenna shall be used for any CWSF.
 - (b) Panel antennas shall not be larger than eight (8) feet in height and two (2) feet in width in width.
 - (c) Antennas larger than those referenced in 4.20.7 I(1)(b) may be approved by Special Permit (refer to 1.3.4).
- (2) **Location.** A CWSF shall be located as follows:
- (a) A CWSF shall be permitted by right, subject to Site Plan Review as described in Section 1.3.3 in those zone districts identified in Section 4.0 Accessory Structures Table.
 - (b) CWSF antennas may be located on the roof or attached to the façade of a building.
 - (c) Roof mounted CWSF antennas and associated equipment shall be set back from the roof edge 10 feet, or 10 percent of roof depth (measured from the building edge facing a public street to opposite edge of roof), whichever is greater.
 - (d) Roof mounted CWSF antennas shall not extend more than 15 feet above roof or parapet wall of the building. Additional antenna height or a reduction in the antenna setback requirement may be approved through the Special Permit process (Section 1.3.4) upon the demonstration that such relief is necessary to allow the CWSF to function properly.
 - (e) Roof-mounted antennas and associated equipment shall not occupy more than 25% of the roof area.

(f) Equipment associated with a CWSF located on the ground shall meet the minimum setback requirements for the zone in which the CWSF is located and shall not occupy an area greater than 360 square feet.

(g) Façade-mounted CWSF antennas shall not extend above the cornice line of the building.

(h) Antennas and equipment associated with a CWSF located on a building listed on the National Register of Historic Places or located within a National Register Historic District may be permitted following the approval of a Special Permit by the Commission pursuant to Section 1.3.4 and following the review by the Historic Preservation/Properties Commission.

- (3) **Modification or Replacement.** Modification or replacement of CWSF antennas and associated equipment shall be permitted if: (a) New equipment is dimensionally similar and in the same location as the replaced equipment; and (b) the CWSF antennas and equipment being replaced were permitted by the City at the time of installation. Modification or replacement of CWSF antennas and associated equipment described above shall be approved by the zoning administrator through the zoning permit process.

(4) **Design.**

(a) Components of a CWSF shall be designed to minimize visibility from public rights of way (PROW) immediately adjacent to the building.

(b) Roof-top CWSF antennas and associated equipment visible from the immediately adjacent PROW shall be appropriately screened. Appropriate screening may include screening walls or other visual barrier including painting that matches the color of the building.

(c) Façade-mounted antennas, mounting devices and antenna cables shall be painted to match the color of the building to which they are attached.

(d) Ground-mounted equipment shall be screened by vegetation or fencing.

(5) **Application Process.**

(a) Any CWSF that meets the requirements of this Section 4.20.7 I. shall require Site Plan approval in accordance with Section 1.3.3 and the issuance of a zoning permit by the zoning administrator. A CWSF Site Plan application shall be accompanied by the following:

1. Project Plans (including a site plan showing a location plan, all property lines and all buildings and structures existing and proposed.

2. Elevation drawing showing all proposed equipment and any proposed screening (including colors and materials).

3. CWSF antenna and equipment specifications.

4. A Radio Frequency Report demonstrating that the CWSF will comply with FCC's radio frequency emissions standards and a statement that the proposed CWSF will not interfere with public safety communications.

(b) Any CWSF that does not meet the requirements of this Section 4.20.7 I. shall require the approval of a special permit pursuant to Section 1.3.4 and shall be accompanied by the items listed in subsection (5)(a) above.

(6) **Abandonment.**

Any CWSF not in use for twelve (12) months shall be removed by the CWSF owner at its expense.