

~AD HOC REPORT~
Cell Tower - Richter Park
Wednesday, May 18, 2016

Chairman Jack Knapp called the meeting to order at 6:05 p.m. on Wednesday, May 18, 2016, in the Caucus Room, 3rd Floor, Danbury City Hall, 155 Deer Hill Avenue. Present were Committee Members Phil Curran and Paul Rotello. Also present were Ex-Officio Member Joe Cavo, Les Pinter, Deputy Corporation Counsel; Al Mead, Richter Park Authority Vice Chairman; Don LoRusso, Richter Park Authority; Bryan Gehan, Richter Park Director of Golf and Operations; and a representative from Bay Communications.

Mr. Pinter reviewed the past discussions and Council actions regarding a cell tower at Richter Park and placement of cell tower with a limited waiver of deed restrictions by a 2/3 vote which occurred in December of 2014. A license agreement for placement between Richter Park Authority and the proposed cell tower company was discussed. It is a land lease. Council may take a final vote on the tower and the agreement if the Committee approves at a future Council meeting, refer to a Public Hearing, and return for a final Council vote. The agreement satisfies the City's needs. He responded to Mr. Knapp regarding the three potential locations.

Mr. Knapp noted Sharon Calitro, Director of Planning, was unable to attend this evening but reviewed the item and has nothing standing in the way of approval at this time.

Mr. Knapp asked why need a public hearing if it's a license agreement and not a lease agreement? Mr. Pinter responded that it's an agreement to lease land regardless of the title of the document. Mr. Rotello received answers to his questions as follows: height - 150 foot monopole for multiple carriers, not camouflaged, with lighting to be determined by a FAA study. A revenue share with the tower operator at 40/60 for the initial 60 months in order to let them recoup their costs, followed by 50/50. Monthly income was discussed. The funds will largely go toward capital improvements for Richter Park which were also discussed. The neighbors have been canvassed without objection. The Fire & Police Departments can locate equipment on the tower as well.

Mr. Cavo received answers to his questions regarding primary site preference. Richter Park prefers the site near the maintenance area away from the existing tank, delineated at Site 2 (or Site B).

A motion was made by Councilman Rotello, and seconded by Councilman Curran, to recommend approval of a site license agreement between the Richter Park Authority and Bay Communications for the siting of a cell tower on identified and designated property in the City of Danbury at Richter Park, subject to compliance with local zoning, building, and other land use requirements, Connecticut Siting and Council requirements at a Public Hearing. The motion passed unanimously.

Motion by Councilman Curran, and seconded by Councilman Rotello, that the Ad Hoc Committee be adjourned. The motion passed unanimously at 6:25 p.m.

Respectfully submitted,

Jack Knapp, Chairman

Phil Curran

Paul Rotello