

NEW HAVEN CITY PLAN COMMISSION SPECIAL PERMIT

RE: 780 STATE STREET. Special Permit to replace existing antennas with newer model antennas. (Owner: Frew & Frew, LLC; Applicant: Anthony Befera of Verizon Wireless; Agent: Kenneth Baldwin of Robinson & Cole, LLP)

REPORT: 1505-06

ACTION: Approval with Conditions

Submission: Special Permit Application Packet including DATA form. NARRATIVE attached. Application fee: \$150. Received April 16, 2015.

- Authorization letter from property owner. Dated April 9, 2015. Received April 16, 2015.
- Application drawings. 8 sheets received March April 16, 2015.
 - DE-1: Roof Plan – Proposed. Drawing date December 9, 2014.
 - DE-2: Southwest Elevation – Proposed. Drawing date December 9, 2014.
 - DE-3: Antenna Mounting Configuration – Existing (Alpha Sector) and Antenna Mounting Configuration – Proposed (Alpha Sector). Drawing date December 9, 2014.
 - DE-4: Antenna Mounting Configuration – Existing (Beta Sector) and Antenna Mounting Configuration – Proposed (Beta Sector). Drawing date December 9, 2014.
 - DE-5: Antenna Mounting Configuration – Existing (Gamma Sector) and Antenna Mounting Configuration – Proposed (Gamma Sector). Drawing date December 9, 2014.
 - DE-6: Antenna Frame Plan, Connection Plate Details, Frame Modification Detail, and Antenna Mounting Detail. Drawing date December 9, 2014.
 - DE-7: Typ. RRH + Sector Distro. Box Mounting Detail and Main Distro. Box Mounting Detail. Drawing date December 9, 2014.
 - DE-8: Structural Specifications. Drawing date December 9, 2014.

Previous CPC approvals for 780 State Street: Special Permit for rooftop facility (Cellco Partnership, CPC 1304-01, 05/16/01); Special Permit for rooftop facility (Nextel Corp., CPC 1376-01, 09/21/06); Special Permit for modifications to existing rooftop telecommunications facility in a BA Zone (Verizon Wireless, CPC 1478-02, 05/15/13).

BACKGROUND

Cellco Partnership d/b/a Verizon Wireless seeks a Special Permit to modify its existing rooftop telecommunications facility at 780 State Street, a building owned by Frew & Frew LLC that is located on the west side of State Street at the corner of Eld Street. The existing facility consists of twelve panel-type antennas mounted to the roof of the building. All antennas are located behind radio frequency transparent screening panels. Equipment associated with the antennas is located inside the building.

Cellco intends to modify the existing facility by replacing nine of its existing antennas with nine newer model antennas (three per sector) and adding three new remote radio heads. The replacement antennas will be installed in the same locations, behind the RF transparent screening panels, on the roof of the existing building. These upgrades are to provide downtown New Haven customers with enhanced wireless voice and data services.

Due to the building's location within the State Street National Register Historic District and the fact that it is a contributing building within the District, rooftop telecommunications installations are permitted by Special Permit in accord with Section 49(d)(3). Cellco also has a telecommunications installation on the rooftop of 129 Church Street.

PUBLIC HEARING, MAY 20, 2015.

The Hearing will be recorded by POST reporting.

PLANNING CONSIDERATIONS

Due to the existing screening, none of the improvements will be visible from the street or otherwise.

ACTION

The Commission notes the additional equipment is not mounted on the building façade but on the rooftop behind screening and does not interfere with the historic nature of the building façades. Therefore no harm will be done to character of this contributing structure or the State Street Historic District. For these reasons the Commission approves the proposal with conditions:

1. An original signed copy of this decision/report shall be recorded on the City's Land Records. Proof of such recording (volume and page number) shall be provided to the City Plan Department, prior to issuance of permit for installation.
2. Cellco shall submit to the Zoning Administrator annually during the month of January an affidavit that the facility is in active use as a wireless site and shall certify that such use will continue for the coming calendar year.
3. If this wireless site becomes inactive for six consecutive months in any calendar year or part of any calendar year, the service facility owner shall remove it. This removal shall occur within ninety days of the end of such six-month period. Upon removal the site shall be restored to its previous appearance.

ADOPTED: May 20, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director