

**TOWN OF NORFOLK – PLANNING & ZONING COMMISSION
BOTELLE ELEMENTARY SCHOOL – HALL OF FLAGS
128 GREENWOODS ROAD EAST
SPECIAL MEETING MINUTES
WEDNESDAY, MARCH 26, 2025 - 7:00PM**



PRESENT: Steve Landes, Jonathan Sanoff, and Wiley Wood; ZEO Stacey Sefcik
EXCUSED: Chairman Chris Schaut, Vice-Chairman Ned Barron, and Jordan Stern.
ABSENT: Marion Felton; Alternate Sandra Anasoulis.

1. CALL TO ORDER & ROLL CALL.

The information session began at 7:05PM. Wiley Wood arrived at 7:20PM. With only three members present, quorum of the Planning & Zoning Commission was not achieved. The public information session did continue as it was also a meeting of the Inland Wetlands Commission. No motions were made and no action was taken.

2. PUBLIC INFORMATION SESSION PRESENTED BY KENNETH BALDWIN, ESQ. OF ROBINSON+COLE ON BEHALF OF TARPON TOWERS III, LLC & CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS REGARDING PROPOSAL TO CONSTRUCT CELL TOWER AT 78 GOSHEN EAST STREET WITH ACCESSWAY OFF ESTEY ROAD.

Attorney Baldwin of Robinson+Cole introduced the professionals who were working on this project as well as the president of Tarpon Towers III, LLC. He provided information regarding the process of review before the Connecticut Siting Council and then reviewed the location proposed, the process to select the site, the current level of cell coverage in the area, the cell coverage level that would exist after the tower is operational, as well as information regarding the potential for visibility of the tower from other properties within a specified radius of the proposed site. The proposed tower is a 186-foot lattice tower on a 75' x 75' pad built by Tarpon Towers III, LLC in partnership with Verizon Wireless. Additional providers may ultimately opt to co-locate on the tower at a later point.

The wetlands and soil scientist for the project also gave information regarding the location of the tower and pad in relation to wetlands in the area. He also described the work he had done to delineate the area around the proposed accessway to the site. No work was proposed in the regulated area, either for the tower itself or for the accessway. He discussed their findings regarding species of concern located in the general area, although not necessarily within the proposed work area. This included limitations on the times of year for tree removal and other activities.

The civil engineering professional who designed the accessway and other site features also addressed those present providing information regarding drainage features along the driveway, site protections and access to the site during construction.

Residents from the surrounding area asked several questions regarding the visibility of the proposed tower and whether a second balloon float could be arranged so that they might be able to determine for themselves the level of visibility from their properties.

Both Attorney Baldwin and the president of Tarpon Towers indicated that a second float would likely be possible.

Nearby residents also asked several questions about the possibility of relocating the tower site further to the east to reduce proximity to neighboring properties. Attorney Baldwin and his team indicated that this was not likely to be as helpful as one might expect, because the slopes at that point were extremely steep, making construction and the associated site disturbance that much more significant and difficult. Additionally, it would likely mean the tower would have to be higher, which would then potentially require the tower to have FAA-compliant lighting, which would cause a whole new set of possible neighborhood disturbances. Lastly, Attorney Baldwin indicated that, in his professional experience, the location they proposed was the site most likely to be preferred by the Connecticut Siting Council.

Residents also questioned whether other particular sites were researched, such as Great Mountain Forest property, Dennis Hill State Park, and other sites. Attorney Baldwin explained that by State statute, they were not permitted to locate on State Park property. He stated that they could certainly investigate Great Mountain Forest property, but he was not optimistic.

Questions were also raised regarding the length of time anticipated for construction, where construction materials would be stored while accessing the site, and impact of the heavy construction equipment on newly reconstructed Estey Road. Attorney Baldwin and the project engineer reiterated that they would be responsible for repairing the road should any damage occur during construction.

3. ADJOURNMENT.

Members Steven Landes and Jonathan Sanoff left the presentation at 8:20PM. The meeting continued until 8:40PM.

Respectfully submitted,

Stacey M. Sefcik
Land Use Administrator