

PARKS AND RECREATION COMMISSION
MARCH 9, 2015

The regular monthly meeting of the Commission was convened at Town Hall at 7:00 p.m. with the following in attendance:

Robert Ferrigno (Presiding)
Richard Moore
Marie Petitti
Michael Travisano

Kevin Bellows
Matthew Carron
Nancy Walsh

Also,
Dmitri Paris, Parks Superintendent
Mary Markham, Recreation Director (for Guest portion of meeting)
Edward Lavernoch, Economic & Community Dev. Director

Guests:

Dave Bjorklund, Spath, Bjorklund Assoc., representing the Dwight Hanson Family
Kevin Drake, 192 Edison Road, Trumbull Lions Club and Historical Society.
Jeff Cook, 149 Stonehouse Road, Trumbull Lions Club
Elizabeth Parenzan, 26 Meadowview Drive, Trumbull BMX TRACK
Linda and Patrick Quinn, 12 Eldor Lane
Angelo and Donna Rici, 26 Eldor Lane
Nellie Tyburski, 11 Eldor Lane

Dave Bjorklund, Spath, Bjorklund Assoc. Engineers representing the Dwight Hanson Family:

Distributed maps of property...Estate of Dwight Hanson, married into the Moore Family, Richard Moore Sr. was the person who instituted the creation of Mischee Park, and they are proposing the donation of a 1.697 acres parcel with frontage on Huntington Tpke. and is contiguous to the Park and contains Mischee brook as it comes off Huntington Tpke. It is land that cannot be utilized for any type of development. The family is proposing a two-lot subdivision and the parcel to be donated is excess land; and, the Hanson Family thought to follow Richard Moore Sr.'s past donation of Mischee Brook Park property that it would be appropriate to give this excess land to the Town. He explained that the property is contiguous to the park on the West side and on the North side. The foremost resource is the water course itself and wetland network. This is a piece that doesn't have a lot of utilization, there isn't a lot of up-land on it, but its value is the protection of the brook corridor that goes along the park.

Chairman stated it appears we have the opportunity of assuming this land if it is passed to the Town and then dedicated as parkland and feels that this is something this Commission should seriously consider. It is being offered to us at no charge, going to protect the open space and the wildlife in that area, as well as the water source...this stream leads into the Pinewood Lake and ultimately the Pequonnock River and into Twin Brooks Park.

Commissioner Richard Moore stated he spoke to Richard Hansen at Wayne Moore's funeral; and, he is glad that the parkland is going to get this additional property as long as the Town absorbs any associated transfer costs.

Chairman was not certain about legal ramifications but the Town's legal department would handle it. Mr. Bjorklund stated that there will be some things needed, a legal description (Bjorklund and Assoc are going to do that pro-bono), map recording, etc. Didn't think it would bring a lot of expense for the family. Ultimately for the Town to accept this parcel, it will go to the Town Council for approval, then dedicated as parkland. The process will start here.

Kevin Drake, Trumbull Lions Club and Trumbull Historical Society, Civil War Day at Abraham Nichols Park:
Proposing to have a Civil War Day here in Trumbull on June 13 and 14th at Abraham Nichols Park upper area, lavatory and small building as well as the Historical Society Building which would encompass demonstrations, re-enactors, vendors and make it an over-all Town Day. They plan to have schools involved with a drawing for a weekend vacation at Gettysburg. They are looking to make this a yearly event hosted by the Lions and the Historical Society. Civil War this year, next year World War II. (put something out at this event leading to next year's event), good for young children learning about history and the town they live in. They request an over-night camp-out June 13th from 5:00 p.m. until 6:00 a.m. June 14th with some of the town fathers and children with the re-enactors. The Event Day would be from 11:00 a.m. June 14th to 5:00 p.m. Need the facility 8:00 a.m. to 6:00 p.m. to allow for clean-up. They have put in a request for the Town tent to be installed to accommodate their speakers and demonstrations. Rain Date, following weekend June 20th and 21st.

Jeff Cook, Lions Club:

- Would also put on talks throughout the day.
- Civil War bands.
- Tent for displays and speakers throughout the day.
- Fife and Drum Corp.
- Flag presentation.
- Re-enactors to mingle with the crowd.
- Will try to get some of the schools involved...soldier history from Trumbull...participate...research through the Historical Society.
- Parking: St. Joseph's H.S. and shuttle to grounds, Nothnagle, NIA, Methodist Church parking.
- Police for traffic and Rangers for park.
- Expected attendance between 500 /1000 throughout the day.
- Food vendor to be Mr. Mac's Canteen, (Ray MacPadden, Merritt Canteen) has required licenses. Will coordinate with the Health Director.

Superintendent: Proposal in concept for approval...details must be presented for final approval.

Need porta-johns. Coordinate with Superintendent and Police Dept. Police officers on Shelton Road and Huntington Tpke. Rangers on property.

Elizabeth Parenzan, Trumbull BMC TRACK

Presented Schedule for the 2015 Season.

Chairman stated there is other paper work required by the Facilities Use Policy, ie. insurance certificate, tax and financial paperwork, Profit and Loss statement, Rosters, background checks. All needed for approval.

Edward Lavernoich, Town Economic & Community Dev. Director:

Distributed maps concerning his presentation for a proposed Verizon Cell Tower in Town parkland near Jeffrey Place.

He explained that some areas of town have had cell coverage problems for a long period of time. There have been a number of carriers who have looked throughout the town to try and solve some of the Trumbull Center Area; and, Verizon has been persistent in looking for a site. Early in 2014 they identified a bluff on property that was combined with Beach Memorial Park property, excess property exchanged during Route 25 Connector construction off Jeffrey Place. Town gave them access to run some tests for that location and both the physical attributes of the location and potential for cell coverage in that location are thought to be a location feasible for dramatically improving the coverage for the areas unable to get cell coverage.

They were told there would probably be a few concerns from the Parks Commission and others in town...might center on how much natural habitat they would be disturbing in order to put the cell tower in there, whether they would do anything to disrupt the current activities of the park. Verizon put together plans which would pretty much address these concerns. The lack of cell coverage is a quality of life issue for a lot of people in this immediate area of town, certainly hampers commerce in that area, and Police Commission and Trumbull Center Fire District will also tell you that it's a real public safety issue. So, knowing this, and having what they think is a reasonable site plan proposal, he was asked to seek the approvals for this site knowing that the parks are entirely under the Parks and Recreation Commission control. This presentation is the first step to getting approvals.

Focused on physical site first: It's a 120 foot tower (originally talked about an 85 foot tower which would put them right at the top of the trees in this immediate area and would have been barely visible) which would poke about 30 feet above the trees in this immediate area but it would have a coverage area that's dramatically greater than what the 85 foot coverage would be. With 120 feet, they would be able to accommodate about five cell providers. And when they ultimately go for State approval of the Siting Council they will have to not only accommodate other cell providers to the extent they have room but they will have to accommodate any public safety apparatus that our Fire Department or Police Department would want to put on the top. The Plan that they propose off the end of Jeffrey Place would involve a gravel access road with drainage system that would be adequate. Approval of the project could be conditioned upon getting a satisfactory result of the design of the road and drainage by our Town engineers.

Chairman questioned if we wanted a two or three step process...agree in principal to this happening, then next phase would be more details coming back to the Commission (engineering issues, drainage issues, secondary approval) we would want to be involved in the process as we progress, and the public may want to participate as well.

Response: Yes. If the Commission gives conceptual approval tonight, pending future specifics along the line, his next step would be to get the informal endorsement of the Police Commission. Subsequent to that, any transaction that the Town is involved with either with granting, selling or leasing land or acquiring property in any way has to go to the Planning and Zoning Commission before it goes to the Town Council for what is called an 8-24 Review...reference to State Statue. They have to find that what's occurring in this proposal is consistent with their Plan of Conservation and Development. He thought here are two things they would rely on; first, they would want to know that the Parks and Recreation Commission thought it was consistent with the use that you're trying to encourage in the park; and secondly, that it's consistent with the provisions that they have in the Plan of Conservation and Development...updated in 2013/2014 adopted specific policy language

about improving cell coverage in town. He felt the Planning and Zoning Commission would have a favorable report. They would rely on the Parks and Recreation Commission call related to whether this is an acceptable use in the park.

Chairman questioned the impact to the area...what will happen to this area...trees taken down, path they're using is it bituminous, is it gravel (it's a gravel path), how long is it (from end of Jeffrey Place paved area to compound they are trying to create terrain very up-hill...Ec. Dev. Director believes it's about 55 or 60 yards. The last lot on that road is owned by the Town of Trumbull.)

Chairman: What would be the end result as far as land to be used for development?

Response: The gravel road is predicted about 12 feet wide. But there will be drainage berms on either side that would be created...rip rap (large stone). At the top of the hill, they envision 100 x 100 sq., within that would be a permeable surface within the square there would be a fenced off area that would be protection for the tower, their electrical generator, and the diesel generator they would have as a back-up power supply...it would all be within the 50 x 50 sq.

Where would be the closest home be?

There are two, Mr. Ricci's home at the very end of Eldor Lane, and there's a home owned by Geraldine Dunn.

How close is it to the military memorial at the top of Hedgehog?

Aerial photo referred to, probably 350 yards up the hill.

Mr. Moore: In Beach Park but not part of the dedication?

Yes...came to us after Beach Park. State allocated land. Two other parcels after Beach dedication...all added to the name Beach Park.

Dr. Travisano, I'm sure more than one site tested, and this spot was chosen, can we see the reports so that we could see the other sites?

No we don't have a report. The other site that was contemplated was the Public Works Garage. Another at Unity Park. Density of that residential neighborhood or right in the middle of the park there wasn't enough space. Public Works site has a number of buildings that are 60 years old, good chance the entire public works site is going to be re-designed and right now going through an exercise with the site to get the Army Corp of Engineers to recognize a new path for the stream that goes through the site which has to get done before they even start to plan the Public Works project. So, Public Works site cannot be an option at this point.

They traipsed around in the woods here, but when you move away from the site that we're contemplating, further up the hill you actually are cut-off to a certain degree by the bluff where this is to be located. The lower influence of the coverage would be blocked off by the bluff. You need it near the edge of the bluff to get the coverage that is depicted on the map.

Police Station tower is going forward but can't cover Trumbull Center.

Chairman: Is there any benefit to the Town as far as revenue?

Yes. They proposed a revenue stream \$30,000 for the Town itself, and they would share at a 50% split all the revenue from additional providers. (A little different from the one at Indian Ledge. The last documents he saw they had six providers at 60% split. We estimate the revenue would be \$75,000 and taxes, as much as \$125,000. Access road would be private, would be fenced off and they would maintain it.

Residents in attendance given opportunity to address the Director of Economic and Community Development concerning the cell tower.

Linda and Patrick Quinn, 12 Eldor Lane:

Right around the corner from Jeffrey Place so obviously we don't want to be looking out our window at a tower. Concerned about the wild life, how long it would take to build, all the construction vehicles during construction, our real estate value is a major concern, the providers will tell you that there's really no medical issues with using a cell phone imagine how much more damage a cell tower would be. They have only been out for 20 years and no one knows what the damage will be with power that close to your home, another concern this will become a gathering place for high school students...to hang-out there...a hidden area, there's a church there that's rarely used and kids have gone back there in the past and have access to the woods, would there be a gate in front of the road (it's envisioned that there would be a gate to the access road so vehicles couldn't go up there; there would be pedestrian access to the park; provisions immediately around the tower to keep people away from the tower.) The wildlife that we see in there...deer, coyotes...what would happen to all these? This is parks land that they all live in. This is very disruptive.

Chairman: How close are you to the potential site? Fifty feet, 100 feet?

Estimated we were a little over 100/115 yards from Mr. Ricci's house. From road about 55 yards to the pad. (Less than 600 feet...less than two football fields.) Mr. Quinn about 175 yards. Mr. Ricci the most impacted. House on Jeffrey Place the closest house (resident not here). The Gerald and Jeanne Dunn house the closest house on Jeffrey Place and the Church (probably about 80 feet).

Mrs. Quinn: Questioning why as close as we are to this proposed site that we weren't notified. I know all the other sites, those homeowners were notified. Curious, we found out saw surveyors.

Richard Moore, we fought the power plant in Nichols and I was one of the houses that was right across the street; but, two houses down didn't get notified. It's a certain amount of feet from the actual property line.

Chairman: This is just a proposal. The Commission is just hearing tonight the same as the residents. We put it on our agenda.

Mr. Quinn: How high is the steeple on the church? (Don't know, but the church is ground level.)

Angelo and Donna Ricci, 26 Eldor Lane:

Been there 18 years. Beautiful property, pristine, outside nothing to see except some trees. I pride myself on taking care of those woods, picking up trash and garbage, feeding the animals and the birds, very natural consistently comfortable place to live, and to have something like this put in...honestly I'm going to hire an attorney. My property value will definitely go down 15/20 percent, how could it not. So, here's my dream home I always wanted. Come to my house, you could see towers all the way to Bridgeport (I don't mind that) but this is right in my back yard, I have grandchildren, they're going to be romping around and playing in these

woods. And whether or not there's any harmful effects with radiation 700 megahertz of transmission, who knows five or six towers on there be transmitting even more, there may or may not be health risks but I'm sure it's not healthy. I went to buy beautiful homes that had high tension wires and were all discounted 20/30 percent. Nobody wants to live next to a tower. You want to live next to a tower? Neither does anybody else. I know there's a need for the community. There's a need for better cell towers. Nobody wants it in their back yard. I sure don't want it. The other problem is litter. It only takes once to break that gate. You'll be taking out that trash for a week. That's my major concern. There probably be more meetings and at this point I'll do a little more homework.

Nellie Tyburski, 11 Eldor Lane:

Lives exactly across from the Quinn's. Main concern is number one that we weren't notified and I want to know why. Number two is they are considering putting it up on the park property. My husband was always under the impression that once you let something into a park, it will not stop there. And where they are planning this, I think that's all rock...ledge...that means you will have to blast.

(Response: They can't say for certain...a lot different than it used to be and can understand they will have to have a separate public hearing if in fact they have to blast.)

We've walked up there so I know there's a lot of rock up there and the drainage...a tremendous amount of water comes down to a ditch on my property...and out to Eldor Lane...and I don't want any more water.

Chairman, I assume that would be addressed in the development process.

(Response: They proposed a drainage plan for the access road as they envision it being developed but would suggest to the Park Commission that if you give conceptual approval for this it would be final approval would be upon having a drainage plan that the Town Engineer convinced us was satisfactory and wouldn't cause any damage.)

Actually, I hope that they don't construct it due to the fact that it is park land. I don't think it's really necessary to put it on park land.

Chairman questioned if this areas is 100 x 100, chain link fence around it, I assume. Well, chain link fence around the tower 50 x 50...what would be around that fence...some kind of landscaping would be done...or just a plain site. How would that work.

(Response: Pretty much whatever you (the Commission) would think you want there. I think we could get them to comply. I would suggest that if that's important to you, you have some conditions in a final approval.)

Chairman questioned of the residents if that would address their concerns? A landscape plan for that particular area...50 x 50 area...how would that settle with you folks? Do we want to explore that option with you?

Mrs. Quinn stated that the drainage issue is important...right in front of their house...ever since the SternVillage expansion it has increased. They get all that water...like a river right down Eldor and it clogs the drains.. turns to ice in the winter.

(Ec. Dev. Dir: The example of Stern Village... a great deal of permanent structure at that location... this plan all permeable... some of the gravel road will be addressed by the drainage plan down the road and need to be suitable for the town engineer to approve. I think a dramatically different type of development that's being proposed. As to the Notice Provision, we have to go through several steps through the Town; but, when this goes to the State Siting Council they're going to have their own process that they're going to be required to go through and that in fact is an extensive public hearing process that they require at the municipal level to occur before they give their approval. Associate notice, they are familiar with. This wasn't any attempt to by-pass any of the legal notice provisions.)

Dr. Travisano: From conception, how long to complete?

(Response: In this case because it's public land we're going through steps we wouldn't have to do on a private property. So, in front of Parks and Recreation Commission, Planning & Zoning Commission once our approval, and then the Town Council. That is one/two month process. The Siting Council process is typically a six to nine month process. Requires extensive design for the Town to occur and exhaustive Public Hearing Process at the State Level. After that, in season, it's probably a six to twelve month build-up on tower itself.)

Chairman, talking about a year or two.

Mr. Quinn: You said it would take six to twelve months to build the whole site...

(Response: It's hard to say, if they encounter things they didn't anticipate... ledge... how much and to what extent it will hamper the road construction and anchoring the tower).

Mrs. Walsh: Where are other cell towers in town and are there a number of them?

(Response: Not many on this side of town.)

As many as close to residents as this is proposal?

Mr. Moore stated on White Plains Road, Lutheran Church is just going for approvals with the church members to put on the steeple.

(Response: Won't help much of Trumbull Center. All has to do with 'line of sight', difficult because of the nature of Trumbull's terrain. Tower in a straight line can serve two and a half miles. That's very difficult given our hills and valleys here.)

Mrs. Quinn asked what type of tower... like a fake tree?

(They are capable of doing simulated photos and present a group of options... come back to us. We could look at the simulated options they offer and make a selection. The tree is an option but honestly it can look worse in the way it might fold into the hillside... terrain is such that the hill goes up much higher even behind this... better off not creating the tree tower... one very, very big lonely tree. Just having the tower it would fade into the background.)

Chairman: This the first presentation to us and the details we don't know. Is it possible to get an idea where it would be and lay it out... can you paint an area where the road would be and where the site itself would be?

Superintendent said he could just take Commission there...layout where the road is going to be, where the pad is going to be...where specifically it's going.

Ed Lavernoich stated that he thought the plans presented here this evening gave that information.

Chairman asked if stakes or something could be installed to designate where the construction as well as where the pad is going to be so we can physically look at it so that rather than looking at a map we can look at it in person and better address the impact on the neighborhood and on whatever else is happening. So we can get a clear picture of what's happening to that particular piece of park property, is that possible, I'm asking the question.

(Response: It's definitely possible to look at it ...no one is going to walk up that hill without snow shoes right now.)

Chairman noted there is no hurry...have engineers sign off on site, so we know their intention. He said this was a great presentation; however, it's hard to visualize on these maps what's going to happen in the real world. There are questions that Commissioners may have. It's not like looking at maps and arbitrarily saying yes or no.

One resident stated that cell providers actually put a balloon up to show the height of where and how the tower is going to look and that way you can actually visualize seeing this and seeing it from areas of the town, see the impact of where the height's going to be.

Mr. Moore noted they could come back in two years and say we want another 30 feet like the Police Headquarters.

Mr. Ricci: Or... a change in technology and we wouldn't even need the towers anymore.

Chairman mention to the residents that this Commission has approved a cell tower in the past...we took a piece of park land at Indian Ledge and worked with the developers, with the Engineering Dept, with Planning and Zoning and it worked out very successfully. We've monitored it for a long time...22 years. This Commission has overseen, developed and monitored a cell tower site and had good results with that.

Resident commented, but with no residents around.

Chairman said there was still impact. Park being utilized for a commercial endeavor. This is something we are familiar with. Might not be two, three or four house involved but impact on the environment was significant. Indian Ledge tower 180 feet...a lot higher than what we are dealing with now. Can see it from Route 25, neighbors across the highway.

Chairman questioned if encompassing the area with landscaping is considered? Maintenance of the site, drainage, road, landscaping? No impact to the taxpayers of the town written in the contract. Any noise?

(Response: Absolutely, they expect when they get with the property owner, there would be conditions.)
Didn't ask about noise, will ask. Diesel generator for backup.)

Superintendent: Starting with global view of this proposal it has to take it step by step through the process. This is the very, very first step.

Residents questioned when would be the next discussion.

Chairman said probably within the next few Parks Meetings. Snow won't be off for a month.

Commissioners:

- Would like to hike the right of way off Jeffrey.
- Let the snow dissipate, have engineering mark the property, Commission to visit property.

Chairman thanked the residents for attending noting the Commission will take their concerns under serious consideration.

Chairman thanked the Economic and Community Development Director for his presentation.

Recreation Director exited at 8:00 p.m.

Chairman announced to the Commission that we had just heard that past long-time Parks Commissioner Gene Cellini's father passed away this evening.

MOTION by Mr. Moore, second by Dr. Travisano, unanimously passed closing guest portion of the meeting.

MOTION by Mr. Carron, second Mrs. Petitti, unanimously passed approving the minutes of the February 17, 2015 meeting.

Old Business:

Chairman has been in contact with the Town Attorney with regard to the Town's new policy concerning League Contractors doing work on Town property being required to process all work through the Town's Purchasing Department and the expressed concern of league on any current contracts default issues. The Town Attorney cannot make an opinion on the contracts until reviewing specifics of any current contracts. Depending upon the language of the contracts, they may be valid. The Town Attorney will issue a directive to be sent to all leagues requesting copies of any current contracts they may have entered into for review by the Town Attorneys. If a contract can be voided without a default issue then we can proceed under the new policy.

Superintendent, Recreation Director and Athletic Director have met on an initial structure for scheduling based on the requests received last month. Some scholastic scheduling at Indian Ledge. The addition of the new field space at the high school campus and Indian Ledge I being on line at the beginning of the season, it looks like we will have space for Trumbull Youth Lacrosse more time on the artificial surfaces. One request of them will be to shift their start times by one-half hour to allow even more games to be played. Start at 8:00 instead of 8:30 at night would allow for Trumbull United to get a game in after that. That's beneficial, keeps them off the natural turf.

Initial grid put together and will be submitted to the Chief of Staff for review. Once finalized, he will get copies to the Commission as well to be able to address specifics. If we have the document showing what is available for each group it helps our position better. Nothing to be put into effect until the administration has had a chance to review it. Once released, he will get copies out. Breakdown of each field and its usage.

Abraham Nichols Park Request:

Superintendent: Portalets should be a part of the approval.

Approval in concept, now put together their official proposal for parking, food vendors, etc.

MOTION by Mrs. Walsh, second by Mrs. Petitti, unanimously giving conceptual approval of request by Trumbull Lions Club and Historical Society to hold a Civil War Event at Abraham Nichols Park upper level and Historical Society Building on Saturday, June 13, 2015 from 5:00 p.m. through 9:00 a.m. on Sunday, June 14, 2015, with a rain dates of June 20th and June 21st, for an overnight camping event for parents with their children; and, on Sunday, June 14, 2015 a Civil War encampment on the upper grounds with large tent for demonstrations by professional re-enactors, exhibits, with campsites including a food vendor . Final plans including parking plans, police on the streets, rangers on the grounds and health department requirements to be presented at the April meeting of the Parks and Recreation Commission for final approval.

MOTION by Dr. Travisano, second by Mr. Moore, unanimously passed to **table** approval of Trumbull BMX TRACK spring scheduling until further required information is received.

MOTION by Mr. Moore , second by Dr. Bellows, unanimously giving conceptual approval, of a proposal by Spath Bjorklund Assoc on behalf of the Dwight Hansen family, to donate a 1.697 acres parcel with frontage on Huntington Tpke. and contiguous to Mischee Brook Park subject to a physical audit of the property by relevant town departments as well as the Town absorbing any costs related to the transfer of the property.

MOTION by Mr. Moore, seconds by Mrs. Petitti and Dr. Travisano, unanimously passed to **table** a request by Economic & Community Development Director to consider conceptual installation of a cell tower on property in Beach Memorial Park near Jeffrey Place until such time as winter weather conditions permit a physical site inspection by members of the Parks and Recreation Commission.

Superintendent's Report:

- This month...snow, snow, snow removal.
- Concentrated on Beach Pool Filter House work.
- Doing work at Mary Bill property prepared for Ranger Station move.
- Ranger Station on White Plains Road being renovated for other town uses and Recreation Department being considered for this location.

MOTION to adjourn at 9:00 p.m. by Dr. Bellows, second by Mr. Moore, unanimously passed.

Respectfully submitted:

Joan E. Plouffe,
Clerical Administrative Assistant

PARKS AND RECREATION COMMISSION
MARCH 9, 2015
MOTIONS

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MOTION to adjourn at 9:00 p.m. by Dr. Bellows, second by Mr. Moore, unanimously passed.