

consultants, lawyers, real estate or insurance agents, teachers, or similar professions; (13) studios for instruction in music or the performing arts; and (14) photographic and art studios. One dwelling unit may be provided as an accessory use within existing buildings on the lot for use as a residence for the owner or caretaker of the property, provided such dwelling unit does not exceed 500 sq.ft. in floor area. All adapted uses must comply with the following regulations, unless such use(s) is otherwise allowed within the zoning district as a permitted or special exception use.

a. The rehabilitation of historic structures, all exterior alterations and additions to historic structures, and all new structures on the historic property or on the same lot as an historic structure, shall comply with the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as amended."

b. All on-site parking shall be buffered from adjacent property, as provided for herein.

c. No portion of any historic property or structure may be used as an adult business, as defined herein.

d. Approvals.

(1) Adapted uses proposed for historic properties and structures shall be special exception uses subject to all review and approval requirements for such uses as specified in Section 10 of these Regulations. A special exception shall be required for exterior alterations and additions to historic properties and structures used as or proposed for an adapted use, and for all new structures proposed to be located on the same lot as an adapted use. A special exception shall be required for such alterations and additions even if such properties and structures have previously been granted a special exception for the adapted use.

(2) The application for a special exception for an adapted use(s), or for all exterior alterations and additions to historic properties and structures used or proposed to be used for adapted uses, or for structures proposed to be located on the same lot as an adapted use, shall include a Restoration Plan for review and approval by the Planning Commission

(3) The Restoration Plan shall consist of (a) a detailed description of all exterior changes, modifications or additions to historic properties and structures, and (b) architectural renderings of façade elevations for each side of historic structures, and additions thereto, and for each side of proposed structures, including all materials and colors to be used. Facade elevations for historic structure(s) shall show all proposed exterior alterations and changes, included all repairs, replacements, removals, restorations, replications, and all restoration methods and materials to be employed, and shall identify all exterior verandas, towers, porches, roofs, walls, windows, doors, stairways, and other features to be retained, restores, removed or replaced.

3.E.6. Wireless Telecommunication Facilities.

a. Purpose and Intent.

The purpose of this section is to accommodate the communication needs of residents and businesses by providing for the location of wireless telecommunication facilities, towers and antennas while protecting public health, safety, convenience and property values. The goals of this regulation are to encourage the location of wireless telecommunication towers and antennas away from residential neighborhoods; to protect natural and scenic vistas within the community, to encourage placement of wireless telecommunication towers, antennas and facilities upon nonresidential buildings or structures; to encourage joint use of new or existing towers and facilities; to minimize adverse visual and operational effects through careful design, siting and screening; to protect historic factors from potential adverse impacts; to reduce the number of towers and/or antennas needed in the future; and, to accommodate the need for wireless telecommunication towers and antennas while regulating their location and number.

The regulations are consistent with the provisions of the Telecommunications Act of 1996. The regulations do not discriminate among providers of functionally equivalent services, prohibit or have the effect of prohibiting the provision of personal wireless services, or regulate the placement, construction, and modification of personal wireless services on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communications Commission (FCC) regulations concerning such emissions.

b. General Regulations.

Wireless telecommunication facilities are permitted in all zoning districts subject to the standards and requirements contained herein. The following guidelines, standards, application requirements and procedures and considerations for approval shall apply to the placement, height, setbacks, construction, and screening of wireless telecommunication facilities, towers and antennas that may be permitted. For the purposes of this section, antenna is defined as a device used to receive or transmit electromagnetic waves, including but not limited to, whip, panel, and dish antennas.

The placement of any wireless telecommunication facility, whether a new location, an addition, or a change to an existing facility, shall be a special exception use in all zoning districts subject to approval by the City of Danbury Planning Commission.

c. Location Preference Guidelines.

The general order of preference for the location of any telecommunications facility shall range from "1" as the most preferred to "6," the least preferred:

- (1) Totally enclosed within existing structures;
- (2) On existing structures such as nonresidential buildings located in industrial or commercial zoning districts; water tower/tanks; utility poles; billboards and bridges;
- (3) On existing or approved towers;
- (4) On new towers located on property occupied by one or more existing towers;
- (5) On new towers located in an industrial or commercial zoning district; and,
- (6) On new towers located in residential zoning districts.

d. General Standards.

Any property on which a wireless telecommunications facility is proposed shall meet the following minimum standards.

- (1) The tower and/or antenna shall be erected to the minimum height necessary to satisfy the technical requirements of the wireless telecommunications facility and shall be designed with particular design characteristics that have the effect of reducing or eliminating visual obtrusiveness. Documentation of the minimum height needed, prepared by a licensed telecommunication systems engineer, shall accompany an application. The Planning Commission may require the submission of propagation modeling results to facilitate its review of tower height.
- (2) A tower must comply with the yard setback requirements for principal uses and buildings in the zoning district in which it is located, or be set back from all property lines a distance equal to the height of the tower plus twenty-five (25) feet, whichever is greater.
- (3) A wireless telecommunications facility may be considered as either a principal or accessory use. The minimum lot area for the construction of a new tower shall be that of the zoning district



Map/Lot/Unit : J06/ / 6/ /
Location: 184 GREAT PLAIN RD
Owner Name: B & C HOLDINGS LLC
Account Number:

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	299,300	209,500
Xtra Bldg Features	0	0
Outbuildings	3,000	2,100
Land	162,300	113,600
Total:	464,600	325,200

Owner of Record

B & C HOLDINGS LLC
 41 FLAX HILL RD
 BROOKFIELD, CT 06804

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
B & C HOLDINGS LLC	1410/1133	1/22/2002	305,000
PURCELL JOHN E & SUSAN K	1203/0377	12/30/1997	288,649

Land Use

Land Use Code	Land Use Description
201	Comm/Res MDL-94

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
0.64 AC	CN20	162,300	113,600

Construction Detail

Building # 1		
STYLE Stores/Apt	Stories: 3	Occupancy 4
Exterior Wall 1 Wood Shingle	Exterior Wall 2 Asbest Shingle	Roof Structure Gable/Hip
Roof Cover Asphalt Shngl.	Interior Wall 1 Drywall/Sheet	Interior Floor 1 Hardwood
Heating Fuel Oil	Heating Type Forced Air-Duc	AC Type None
Bldg Use Comm/Res MDL-94		

Building Valuation

Living Area: 5,716 square feet	Replacement Cost: 507,299	Year Built: 1958
Depreciation: 41%	Building Value: 299,300	

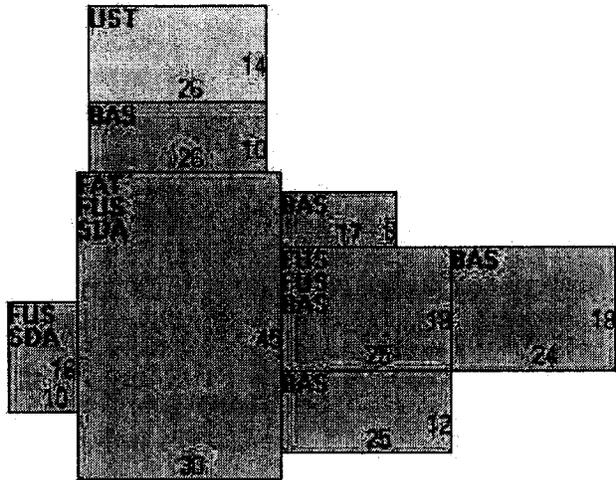
Extra Features

Code	Description	Units	Appraised Value
	No Extra Building Features		

Outbuildings

Code	Description	Units	Appraised Value
PAV1	Paving-Asphalt	2500 S.F.	3000

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1578	1578
FAT	Attic, Finished	1350	338
FUS	Finished Upper Story	2410	2290
SDA	Store Display Area	1510	1510
UST	Unf. Storage	364	0

