

OFFICE OF THE  
FIRST SELECTMAN

Telephone (203) 563-0100  
Fax (203) 563-0299

Email to: lynne.vanderslice@wiltonct.org



Lynne A. Vanderslice  
*First Selectwoman*

Lori A. Bufano  
*Second Selectwoman*

Joshua S. Cole  
*Selectman*

Deborah A. McFadden  
*Selectwoman*

Ross H. Tartell  
*Selectman*

TOWN HALL  
238 Danbury Road  
Wilton, CT 06897

**BOARD OF SELECTMEN REGULAR MEETING**  
**Monday November 1, 2021**  
**Held Electronically**

**PRESENT:** First Selectwoman Lynne Vanderslice, Lori Bufano, Joshua Cole, Deborah McFadden, Ross Tartell

**GUESTS:** Doug Lomonte – Counsel Berchem Moses, Michael Wrinn – Director, Planning & Land Use Management, Captain Tom Conlan, Fire Chief Jim Blanchfield, CFO Anne Kelly-Lenz

A. Call to Order

Ms. Vanderslice called the meeting to order at 7:00pm.

B. Public Comment

Questions regarding the Verizon lease were received via email. They were addressed under Item E Discussion/and or Action. No other public comment.

C. Motion to Move into Executive Session to Interview Miriam Sayegh for Inland Wetlands Commission

Motion moved by Ms. McFadden to move into Executive Session to interview Rem Bigosinski regarding his interest in serving on the Inland Wetlands Commission. Motion seconded by Ms. Bufano and carried 4-0.

Out of Executive Session and Back in Regular Session at 7:20 pm.

D. Consent Agenda

Motion made by Mr. Tartell seconded by Ms. Bufano and carried 5-0 to approve the Consent Agenda as follows with the minutes as amended by Mr. Cole to show under Proposed Contract with BFJ on the third line to correct “for form basis only” to read “for form-based zoning”:

- Minutes
  - Board of Selectmen Regular Meeting – October 19, 2021
- Gifts
  - Diana Alvarez –Tree Donation Program in the Center - \$175.00

#### E. Discussion and/or Action

1. Proposed Land Lease with Verizon for their Construction of a Monopole – Attorney Doug Lomonte and Michael Wrinn  
Ms. Vanderslice reviewed questions received regarding the proposed land lease with Verizon (see attached). Town Counsel Doug Lomonte reviewed the memo he provided the Board in advance of the meeting (see attached). Michael Wrinn provided further details.
2. Possible Authorization for First Selectwoman to Execute Land Lease with Verizon  
After further review and discussion Ms. Vanderslice asked for a motion to authorize the First Selectwoman to execute the Land Lease agreement with Verizon. Motion moved by Ms. McFadden, seconded by Mr. Cole and carried 5-0.
3. Economic Development within Wilton  
Ms. Vanderslice reviewed the attached regarding Economic Development within Wilton. She noted, for informational purposes, she expects to provide topic information at one BoS meeting a month.
4. Update – Townwide Emergency Radio Proposal – Captain Tom Conlan  
Captain Tom Conlan noted the proposal for the town wide emergency communication system is still in progress. Captain Conlan provided details of the outdated status of the current system, with additional comments by Fire Chief Jim Blanchfield.
5. Ambler Yellow House Lease with Friends of Ambler Farm  
Ms. Vanderslice noted Friends of Ambler Farm continue to pay rent for the use of yellow house, even though the house can't be occupied until repair work has been completed. Ms. Vanderslice suggested the board reduce the rent to \$1 a month retroactive to July 1, 2021 and during the time period that they are not able to occupy the house. Motion moved by Ms. McFadden to amend the lease as suggested by the First Selectwoman, motion seconded by Ms. Bufano and carried 5-0.
6. Possible Board/Commission Reappointments  
Item Tabled
7. Possible Inland Wetland Commission Appointments  
Motion moved by Mr. Cole to appoint Miriam Sayegh as a member of the Inland Wetlands Commission. Motion seconded by Ms. Bufano. Discussion on the process for appointment of members to boards/commissions ensued. After Discussion motion seconded by and carried 4-1 with Ms. McFadden opposed.

Motion moved by Mr. Tartell to appoint Rem Bigosinski as a member of the Inland Wetlands Commission. Motion seconded by Ms. McFadden and carried 5-0.

#### F. Selectmen's Reports

1. First Selectman  
Ms. Vanderslice reviewed the subjects below with the board
  - Congratulated Kip Tarrant on his retirement effective as of 11/1/2021 after nearly 42 years with the Police Department.
  - Police Headquarters Tours to be held on November 13, 2021 from 9-12. Additional information sessions expected in December and January. Slides from October info session held are available on the town website.
  - Tri-Board planned for December.
  - Ms. Vanderslice assumed the chairmanship of the Metropolitan Planning Organization (MPO) due to the chair not seeking re-election on November 2<sup>nd</sup>.

Ms. Vanderslice shared her thoughts as to the importance of her holding a leadership role in WestCOG and perhaps MPO, but noted it was increasingly difficult for her to have the time as the role of the first selectwoman continues to expand. Members supported her having leadership positions. Ms. Vanderslice indicated at a future meeting she would provide ideas as to how to free up her time.

- HRRA has developed a Wilton Transfer Station webpage. Town will soon be transitioning to that page.
- The winners of the Scarecrow Scavenger Hunt were
  - o Sujatha Unny
  - o Lynn Dey
  - o Mark Grorud

## 2. Selectmen

Mr. Cole

Mr. Cole noted the Chamber of Commerce Halloween Stroll/Pumpkin Parade was very successful. He and Mr. Tartell attended the ribbon cutting at the Wilton Library for the Brubeck Collection. Mr. Cole also gave a shout out to the Wilton Varsity Football team who in the last two weeks won against New Canaan in New Canaan (have not won against since 1995) and Ridgefield (have not won against since 1993). Reminder to vote in November 2, 2021 election.

Ms. McFadden

Ms. McFadden noted she attended the Arbor Day Celebration and read the proclamation on behalf of the First Selectwoman. She also noted the Rise Against Hunger event sponsored by the Wilton Interfaith Council. Reminder to vote in November 2, 2021 Election.

Mr. Tartell

Mr. Tartell recommended the Historical Society produced videos, including one featuring Old Town Hall. He also recognized the recently held webinar *It Happens Here: What to Know and How to Help Children Experiencing Domestic Violence*. He provided an update on his and Ms. McFadden's meeting with Tammy Thornton regarding Sustainable CT.

Ms. Bufano

None.

## G. Public Comment

None.

## H. Possible Executive Session to Discuss Board and Commission Appointments

Motion to enter Executive Session at 9:00pm to Discuss Board and Commission Appointments moved by Ms. McFadden, seconded by Ms. Bufano and carried 5-0.

Out of Executive and back in Regular Session at 9:43pm

## I. Adjournment

There being no further business, motion to adjourn meeting at 9:44pm. Motion moved by Mr. Cole, seconded by Ms. McFadden and carried 3-0.

Jacqueline Rochester

Recording Secretary

Taken from Video

Land Lease with Verizon for Construction of a Monopole  
QUESTIONS RECEIVED

- **Is a map available documenting the expected coverage area for equipment placed on the new tower?**
  - *When Verizon submits their application for a Certificate of Need with the CT Siting Council, they will be required to provide this data and more to document the need for the tower.*
- **Will Verizon be the only carrier on the tower?**
  - *Initially Verizon will be the only carrier on the tower, though there is the possibility of other carriers. If that occurs, we will share in the associated revenue.*
  - *Town of Wilton's emergency communication system equipment is expected to be placed on the tower, as our current study indicates that by doing so we can fill current coverage gaps. Under the lease, we have access at no charge.*

Land Lease with Verizon for Construction of a Monopole  
QUESTIONS RECEIVED

- **Is it likely other carriers might decide to enter into an agreement with Verizon to be on the tower?**
  - *We don't know the answer to that question, but we do know that Verizon's two largest competitors, AT&T and T-Mobile are on one or more Verizon-owned towers in Wilton.*
- **Where are existing towers located and who owns them?**
  - *The following slide details the location and ownership of all towers located in Wilton as provided by the CT Siting Council.*

Land Lease with Verizon for Construction of a Monopole  
Current Tower Locations

Cell Tower and Antenna Locations Per CT Data, as of 2021. Data Source: CT Siting Council

ADDRESS	ADDRESS INFO	TYPE	OWNER	HEIGHT	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER	CARRIER
50 Danbury Road	Wilton Corp Park	flagpole on bldg.	Verizon	87'	Sprint @ 59'	Verizon @ 77'	T-Mobile @ 80'				
15 Old Danbury Rd	By the Train Station Behind Grange	power mount	CL&P	124	T-Mobile @ 119'						
27 Cannon Road		power mount	CL&P	100	Cingular/AT&T 2 105'						
160 Deer Run Road		self-supporting lattice	SBA	118'	Cingular @ 110'	T-Mobile @ 120'	Verizon @ 100'	Nextel @ 88'			
187 Danbury Road	Corner of Wolfpit	rooftop	Verizon	69'	Cingular @ 66'	T-Mobile @ 85'	Verizon @ 61'	MetroPCS @ 86'			
287 Danbury Road	By Diamond Dell	power mount	Eversource	131	Cingular/AT&T @ 128'						
Route 7/Pimpewaug Road		power mount	CL&P (#2983)	105	T-Mobile @ 112'						
Rivergate Road		power mount	CL&P (#938)	100	AT&T @ 100'						
46 Fenwood Lane	By Miller Driscoll	self-supporting lattice	DPS	180	dps @ 115'/180'	Cingular @ 135'/175'	Sprint @ 105'	Nextel @ 105'	T-Mobile @ 120'	Cingular/AT&T @ 165'	
128 Mather St	Transfer Station	self-supporting lattice	Crown	180	Verizon @ 180'	Cingular @ 150'	T-Mobile @ 96'	Sprint @ 142'	Nextel @ 180'	Cingular/AT&T @ 173'	MetroPCS @ 169'
24 1/2 Richdale Dr	Off Catalpa	wood pole	Richard Knap	71	Nextel @ 67'	Sprint @ 67'					
Chestnut Hill Road		power mount	CL&P (#937)	100	T-Mobile @ 107'						
** Danbury Road	rooftop				T-Mobile @ 86'						
707 Ridgefield Road		rooftop self-supporting lattice	Town of Wilton	35'							
387 Danbury Road			Gerard Morin	98'							

\*\* Danbury Road In South Wilton as the address is two digits



**BERCHEM MOSES.COM**

**DOUGLAS E. LOMONTE, ESQ.**  
**BERCHEM MOSES PC**  
**1221 POST ROAD EAST, SUITE 301**  
**WESTPORT, CT 06880**  
**Tel: (203) 571-1714**  
**dlomonte@berchemmoses.com**

**MEMORANDUM**

**TO: BOARD OF SELECTMEN**  
**RE: 180 SCHOOL ROAD / VERIZON / CELL TOWER LEASE**  
**FROM: DOUG LOMONTE**  
**DATE: OCTOBER 29, 2021**

Here is an executive summary of the key terms of the proposed Land Lease Agreement.

- A. The purpose of the Agreement is to permit Verizon to construct a cell tower at the School Bus Depot at 180 School Street. A copy of Verizon's engineering plans (including Key Map, Site Layout, Facility Plan Options and elevation drawing) is attached. With regard to the Facility Plan Options, please note that Verizon has advised me that it will pursue "Option 1" (i. e., set back from the parking lot). The facility will consist of a 123 foot monopole tower and equipment shed(s) within a fenced-in compound.**
- B. The lease term is five years (initial term) with four 5-year extension options (exercisable by Verizon). That amounts to a total of 25 years, assuming that Verizon exercises all of its extension options. Verizon will have the right to terminate the Lease at any time before Verizon starts construction and, thereafter, each year, on the anniversary date of the start of construction. While seemingly odd in the context of an office or warehouse lease, those arrangements are normal in the context of cell tower leases.**
- C. The rent starts at \$30,000 per year and will be payable in annual installments in advance. The rent will increase by 2.75% per year.**
- D. Verizon will, initially, be the only carrier with equipment on the tower. The tower will, however, be designed to accommodate the equipment of other carriers (known as co-location) if and when other carriers express interest. Often, the other carriers hold back until construction is underway. If other carriers co-locate on the tower, the Town will be entitled to 30% of the co-location fees/rent.**

- E. Verizon will be responsible for reimbursing the Town if Verizon's contractors cause any damage to the School Bus Depot parking lot.
- F. The Town will have the right to terminate the Lease – and presumably enter into an agreement with another carrier or site development company – if Verizon doesn't file an application with the Connecticut Siting Council within twelve months or doesn't receive approval from the Connecticut Siting Council within twenty-four months.
- G. Verizon will permit the Town to install public safety radio equipment on the tower in return for a co-location fee of \$1.00 per year (i. e., built-in flexibility to use the tower to meet future emergency communications needs).
- H. Upon expiration or earlier termination of the Lease, the Town will have the right (if the Town so chooses) to direct Verizon to leave the tower, buildings and fenced-in compound behind (i. e., built-in flexibility to assume ownership of the tower, as opposed to having it dismantled).
- I. Administrative items that remain to be completed before the Lease is ready for signature: Exhibit A (legal property description); and Exhibit B (survey to be prepared by Verizon, expected to be similar to the Site Layout).



## Economic Development Within Town Government

- **All board and commission members and employees have a role in ensuring Wilton remains an economically vibrant community equally attractive to businesses, residents and investors.**
  - *Reasonable property taxes and fees*
  - *Policies and customer service that support and facilitates economic development*
  - *Easily obtainable data*
  - *Resources*
- **Some roles are more active or prominent than others.**
- **Purpose of this presentation is to explain those more prominent roles.**

Director of Land Use Management/Town Planner and First Selectwoman

- **Director of Land Use Management and Town Planner Michael Wrinn and/or First Selectwoman Lynne Vanderslice are the go-to points of contacts**
- **We meet with and maintain contact and/or relationships with**
  - *Current commercial property owners and businesses*
  - *Potential developers*
  - *Commercial real estate brokers*
  - *Potential new businesses*
- **What are some examples?**
  - *We recently met with a site selector for a national chain to discuss possible locations in Wilton*
  - *We recently leveraged our relationship with Eversource to expedite the natural gas connection for a new business*
  - *We recommended the owner of the underperforming commercial building at 2 Hollyhock Rd repurpose the building to apartments through a friendly 8-30g. Resulted in P&Z approval of 18 units, 30% of which were affordable*

## First Selectwoman's Office

- **The First Selectwoman's Office, primarily through Community Affairs Coordinator Sarah Gioffre, executes traditional economic development strategies**
- **Partnering with local and state organizations to promote Wilton**
  - *AdvanceCT*
  - *CT Office of Tourism*
  - *Wilton Chamber of Commerce*
  - *Realtors and business owners*
  - *Parks and Recreation*
  - *Wilton Garden Club*
- **Facilitating access to information**
  - *Increasing online access*
  - *Connecting to resources*
- **What are some examples?**
  - *Developed online Guide to Opening or Expanding a Business in Wilton.*
  - *Implementing online access to Land Use records*
  - *Summer Concert Series at Schenck's and Merwin, Eat Local/Shop Local/Win Local in Wilton, Scarecrow Scavenger Hunt and similar activities.*
  - *Developed 40 Things We Love About Wilton in response to a realtor's suggestion. (update ongoing)*
  - *Maintain Wilton attractions and events on CTvisit.org.*
  - *Introduced and locally administer the State's Neighborhood Assistance Act Tax Credit program, resulting in tax credits to businesses and donations to non-profits.*

## Appointed Economic Development Commission

- **The appointed Economic Development Commission contributes towards Wilton being a vibrant business community**
- **Marketing Activities**
- **Resource to Businesses**
- **What are some examples?**
  - *Instagram and TikTok based awareness campaign*
  - *Collaboration with the Wilton Chamber to develop customized business promotions*
  - *Forum for Wilton's retailers*
  - *Webinar on shared workspaces*
  - *2017 It's Working in Wilton and resident videos*
  - *2016 analytics study and business survey*