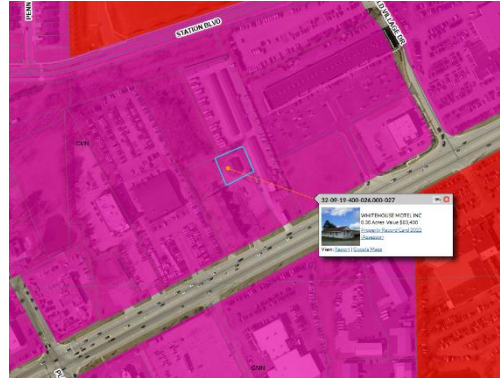
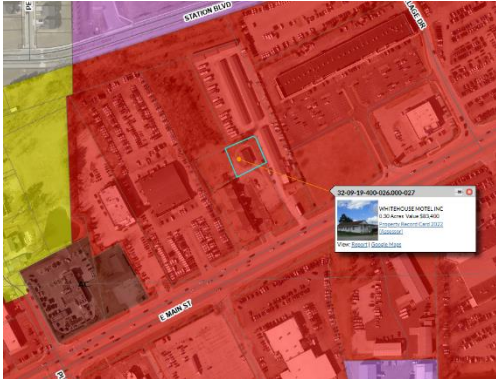


# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

**DATE:** 7-7-2025  
**PROJECT.:** AT&T Mobility  
**PETITIONER:** Brett Blackhurst, Fortune Wireless  
**REQUESTED ACTIONS:** [DP-25-013](#): Development Plan Amendment for a Telecommunications Tower  
**LOCATION:** 2688 East Main Street  
**PARCEL SIZE:** 0.3 acres +/- (proposed)



<b>EXISTING ZONING AND LAND USE</b>			<b>2025 COMPREHENSIVE PLAN</b>		
<b>Site:</b>	GC	General Commercial	<b>Site:</b>	CMN	Community Mixed Node
<b>North:</b>	GC	General Commercial	<b>North:</b>	CMN	Community Mixed Node
	I-2	Office/Warehouse/Distribution Industrial		CC	Corridor Commercial
<b>South:</b>	GC	General Commercial	<b>South:</b>	CMN	Community Mixed Node
<b>East:</b>	GC	General Commercial	<b>East:</b>	CMN	Community Mixed Node
				CC	Corridor Commercial
<b>West:</b>	GC	General Commercial	<b>West:</b>	CMN	Community Mixed Node
	R-3	Medium Density Residential			

## **PROJECT DESCRIPTION AND PLANNING OVERVIEW**

- Requested Action:**
- Development plan amendment approval for a 125-foot Wireless Communication Facility (WCF) at 2688 East Main Street.
- 
- Concurrent Actions:**
- None
- 
- Future Action(s):**
- Improvement Location Permit (ILP)



# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

## PROJECT REVIEW

Brett Blackhurst, on behalf of AT&T Wireless, is requesting final approval of a Development Plan Amendment for a 120-foot tower with a 5-foot lightning arrester (for a total of 125 feet) Wireless Communication Facility (WCF) behind the White House Suites located at 2688 East Main Street.

This project has undergone several rounds of review and refinement. The original proposal featured a traditional monopole tower design (figures 1-4). Following input from Town staff and the Design Review Committee the applicant has since revised the design to a more visually appropriate flagpole design (figure 5), intended to reduce the visual impact and align better with the aesthetics of the surrounding Main Street and Gateway Corridor.



(Figures 1-4: Originally proposed monopole design)



(Figure 5: Provided example of flagpole tower design)

Figure 5 (shown above) is the only image of the preferred flagpole tower design that has been provided to staff as of the writing of this staff memo (6/27/2025). A request was made for more detailed information and further renderings on 6/25/2025.

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT



(Figures 6-8: Flagpole Design Examples)

Figures 6-8 were provided by the applicant on 7/2/2025 as examples of what the proposed flagpole design would look like. The applicant did note when providing these images that “All sites were having equipment upgrades performed so some of the canisters were removed”

## Design Review Committee

### 4.6. SPECIAL REGULATIONS FOR WIRELESS TELECOMMUNICATIONS FACILITIES

**A. APPLICATION.** Notwithstanding any other provision of this ordinance and in addition to other applicable provisions, wireless telecommunications facilities, when such are permitted by federal law and the laws of the state, shall be regulated and governed by the use regulations and requirements of this Article. However, this Article shall not apply nor be construed to apply to amateur radio operators who are licensed to operate a radio or transmitter by the Federal Communications Commission under Part 97 of the Federal Communications Commission's Rules.

**B. RESERVED**

**C. PROCEDURES.**

1. Wireless telecommunication facilities are hereby declared special exception uses in all districts contained in this ordinance.
2. The applicant for a wireless telecommunication facility special exception shall demonstrate that they have exhausted all efforts to locate the proposed telecommunications antennas upon existing buildings or structures in the geographical area of the proposed telecommunications antennas. The applicant shall submit a Master Plan for its wireless telecommunication facilities throughout the town. The Master Plan shall demonstrate efforts to minimize the size and number of telecommunications antenna locations throughout the geographical area, taking into consideration existing technology.
3. The placement of telecommunications antennas upon existing telecommunications towers may be administratively approved by the Director of the Department of Planning and Zoning.

**C.2:** Questions during the Design Review Committee evaluation were raised regarding whether or not this section of the PZO was fulfilled. The applicant provided staff with a list of property owners they contacted while searching for a location for this tower. The applicant indicated that they did not receive responses from any other property owners.

Additionally, the Design Review Committee inquired about whether or not these antennas could be located on a

# **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

Town water tower. DPW has expressed a reluctance to this idea in the past, having recently removed similar devices from the water tower on Carr Road.

- m. Telecommunications towers and equipment buildings shall be located: to minimize their number, height and obtrusiveness; to minimize visual impacts on the surrounding area; and in accordance with the following town telecommunications policies:
  - 1) Ensure that the height of telecommunications towers have the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate;
  - 2) Demonstrate that the selected site for a new telecommunications tower provides the least visual impact on residential areas or the public way and illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility;
  - 3) Site telecommunications towers to minimize being visually solitary or prominent when viewed from residential areas or the public way. The telecommunications tower should be obscured by vegetation, treecover, topographic features and buildings or other structures to the maximum extent feasible;
  - 4) Place telecommunications towers to ensure that historically significant landscapes are protected. The views of and vistas from architecturally or historically significant structures should not be impaired or diminished by the placement of telecommunications towers; and

- i. **All telecommunications towers shall be of a tapering monopole construction, except that another type telecommunications tower may be allowed upon showing that the alternate type of telecommunications tower would cause less visual impact on surrounding property than a similar monopole structure.**

Using the Plainfield Zoning Ordinance as guidance, the applicant brought forth the idea of the flagpole design as a suitable alternative. The Plainfield Zoning Ordinance (PZO) both encourages minimizing the visual impact of a telecommunications tower while also allowing for an alternative to the traditional monopole tower type as shown in the ordinance excerpts above.

The Board of Zoning Appeals (BZA) reviewed and approved the requested special exemption for the Wireless Communication Facility on June 23, 2025 with the condition that the “Flagpole Concept” (see below) would be presented to the Plan Commission and that the originally proposed “Monopole Tower” was not appropriate for this area.

# TOWN OF PLAINFIELD PLAN COMMISSION REPORT

## STAFF COMMENTS

### Planning

The 2025 Thrive! Comprehensive Plan labels this area as “Community Mixed Node” character type, specifically the Perry Main Mixed Node subtype.

### Community Mixed Node

Community Mixed Nodes are moderate-scale walkable mixed-use areas along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally and should provide connectivity to nearby neighborhoods.

#### INTENT

- » Provide a vibrant mix of uses that supports a range of activities and amenities.
- » Encourage streetscape continuity with respect to scale and character.
- » Reduce and consolidate surface parking while encouraging shared parking.
- » Integrate a housing mix of multi-family, single-family attached, and residential apartments above ground floor retail.

#### LAND USE MIX

##### Primary Uses

Commercial  
Office  
Business incubator  
Mixed-uses

##### Secondary Uses

Multi-family  
Vertical mixed use in certain sub-areas as indicated  
Single-family, attached  
Civic/Institutional

#### FORM ATTRIBUTES

##### BUILDING FORM

###### Height

Varies by sub-area

###### Setback

Varies by sub-area

##### TRANSPORTATION DESIGN FOCUS

###### Primary Mode(s)

Automobile

###### Secondary Mode(s)

Walk/Bike

###### Parking

On street, shared structures, or shared surface lots located to the side and rear of buildings.

###### Streets

Streets should promote a walkable setting with short block lengths, wide sidewalks, and street trees.

##### OPEN SPACE

Community and neighborhood parks, pocket parks, plazas, trails, green infrastructure, and public realm (spaces between buildings and the street) act as open space.

#### APPLICABLE SUB-TYPES

This character type includes four distinct sub-types: Perry Main Mixed Node, Midtown Mixed Node, Vestal Park Mixed Node, and New Commercial Mixed Node. The form and character of the four sub-types are presented below and on the following page.

### Perry Main Mixed Node

Perry Main Mixed Node includes the existing Shops at Perry Crossing, Hobbs Station, and surrounding area centered at East Main Street and Perry Road. This includes both developed and currently undeveloped areas. There is significant opportunity for vertical mixed use (ground floor commercial with residential above) in the undeveloped areas. Roadway and sidewalk connections, street framing / sightlines, and other features should be incorporated as new areas are developed to help with a sense of coherence for the entire area. Parking should be generally located to the rear of buildings with some opportunity for on street parking in certain areas. Sidewalk connectivity should be prioritized. When possible landscaping and smaller pocket park areas should be integrated.

#### BUILDING FORM

##### Height

Up to 6 stories

##### Setback

0-30 feet depending on street classification

With the conscious decision to institute a policy of quality, specifically in the dedicated subtypes from the Thrive! Comprehensive Plan, staff finds that only the flagpole design of AT&T’s Wireless Communication Facility would be far more appropriate for the neighborhood’s land use and character as opposed to the originally suggest monopole design. The question today is whether the Plan Commission feels as though the alternative tower design is appropriate for the character of the neighborhood it is being proposed in.

### Transportation

### Utilities

# **TOWN OF PLAINFIELD PLAN COMMISSION REPORT**

## **MOTIONS**

### **MOTION 1 – Development Plan**

I move that the Plan Commission **approve / deny / continue** [DP-25-013](#) as filed by Brett Blackhurst on behalf of AT&T Mobility requesting Development Plan Amendment approval for a proposed Telecommunications Tower on a 0.3 acre parcel to be rezoned GC: General Commercial finding that:

1. The Development Plan Amendment **complies / does not comply** with all applicable Development Standards of the District in which the site is located;
2. The Development Plan Amendment **complies / does not comply** with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted;
3. The Development Plan Amendment **complies / does not comply** with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted;
4. The proposed development amendment **is / is not** appropriate to the site and its surroundings; and,
5. The proposed development amendment **is / is not** consistent with the intent and purpose of this Ordinance.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with the development plan file as of July 7, 2025.
2. Compliance with the special exception as approved by the BZA on June 23, 2025.