

Planning and Zoning Commission
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**PLANNING AND ZONING MEETING MINUTES
NOVEMBER 4, 2010**

Chairman Ackerman called the meeting to order at 7:05 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, Vice Chairman Ted Hollander, Mark Weber, Neil Volkmar, Jeannene Burruano, Paul Voorhees, and alternate Monty Clark. Also present was Ronald Cooper, Zoning Enforcement Officer. Absent was Michele Battaglia, Clerk. Jill Finch joined the meeting at 7:10 p.m. and John Dwyer joined the meeting at 7:20 p.m. There was no audience member recording or video taping the meeting.

Old Business

- 1. Winkler/Finn Lot Line Change:** The applicant requested that this item be tabled until December 2, 2010 due to the fact that they are not able to attend the meeting.
- 2. Proposed Amendment to Zoning Regulations: Add a Section 374 Estates and Family Compounds:** An application for a proposed amendment has been submitted. A public hearing has been set for December 2, 2010.

New Business

- 1. Resident Contractor Special Permit Application for Chris Piel, 50 Briggs Hill Road:** Chairman Ackerman read through the application line by line. It was determined that the application falls under the definition of a resident contractor and that it is not a no-impact business. A public hearing for the special permit has been scheduled for the December 2, 2010 meeting as all materials having been submitted.
- 2. Request for Section 8-24 for a proposed lease of property at Town Meadows:** Commissioner Burruano recused herself and Commissioner Finch was seated. First Selectman Andrea O'Connor was in attendance and stated that the Board of Selectmen are requesting planning approval under Sec. 8-24(2) of the Connecticut State Statutes with respect to a proposed lease of land for the construction and operation of a telecommunications tower on property owned by the Town at the Town Meadows. The proposed lease of land is to Litchfield County Dispatch (LCD). Construction would be funded by AT&T, but the Town would not be party to any agreement with AT&T. AT&T would be granted a 20 year free lease to put its equipment on the tower in exchange for giving funding the construction of the tower. Due to very sparse service throughout town, the emergency services are impaired (police, fire, & public works). The proposed tower is to be 190 feet tall, which would send signals to virtually the entire town and also provide coverage on the lake. The tower would be placed approximately 571 feet from the nearest property line and approximately 325 feet from other property, which is conservation land. The access would be from Farm Road and would consist of a gravel road. The access way would be used to maintain the tower once it has been built. The terms of the lease have not been negotiated yet. The request to pursue a lease at this time is in order to obtain the funding from AT&T. The Commission moved to continue the discussion of the 8-24 request at the November 17th mid-month meeting.

Additional Items

- 1. Minutes:** Commissioner Weber motioned to accept the meeting minutes of October 7, 2010 and October 20, 2010; Commissioner Hollander seconded the motion. All voted in favor.
- 2. Correspondence:** There was an acceptance letter from the new land use attorney, Mark Branse. He will be holding a seminar on Monday, January 31, 2011 at 7:00 p.m. for all interested parties.
- 4. Zoning Enforcement Officer's Report:** Ron Cooper, ZEO read into record the October 2010 ZEO Report
- 5. Committee Reports:** Chairman Ackerman stated that she was pleased with the October 20th discussion on the results of the Plan of Conservation and Development survey.
- 6. Chairman's Report:** Commissioners Burruano, Clark and Voorhees were assigned as the nominating committee in order to pick nominations for chairman, vice-chairman and secretary for 2011.
- 7. Commissioner's Comments:** There were no Commissioner comments.

Commissioner Dwyer motioned for adjournment. Commissioner Volkmar seconded the motion and all voted in favor. Meeting was adjourned at 9:25 p.m.