

Planning and Zoning Commission
Town of Sherman
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**PLANNING AND ZONING MEETING MINUTES
DECEMBER 1, 2011**

Chairman Ackerman called the meeting to order at 7:02 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, Neil Volkmar, Mark Weber, Ted Hollander, John Dwyer, Paul Voorhees and alternate Monty Clark. Also present was Ron Cooper, ZEO and Michele Battaglia, Clerk. Absent were Jeannene Burruano, Jill Finch and Bruce Hoag. There was no audience member recording or video taping the meeting.

Chairman Ackerman requested the agenda be revised as the representative for the Modification of the Cell Tower at Happy Acres Farm was delayed in traffic.

- 1. Audience Participation:** There was no audience participation. Chairman Ackerman acknowledged that Mary Lee was sitting in the audience. She will be joining the Commission in January.
- 2. Minutes:** Commissioner Volkmar motioned to accept the meeting minutes of October 6, 2011 and November 17, 2011. Commissioner Weber seconded the motion. All voted in favor.
- 3. Correspondence:** There was no correspondence.
- 4. Zoning Enforcement Officer's Report:** Ron Cooper, ZEO reviewed the October/November 2011 ZEO report.
- 5. Committee Reports:** There were no committee reports. Chairman Ackerman stated that she will not be on the Land Acquisition Board next year representing P&Z and will be looking for a volunteer in the future to fill that role.
- 6. Chairman's Report:** Chairman Ackerman thanked John Dwyer for his eight years of service on the Board. She also thanked Bruce Hoag for his two years of service. They will be greatly missed. In addition she thanked all the members for their efforts and work on the Commission.
- 7. Commissioner's Comments:** Commissioner Hollander thanked Chairman Ackerman for her past year as Chairman. The 2012 Planning and Zoning Meeting Schedule was approved.

New Business

- 1. Application for a Special Permit for the Modification of Cell Tower at Happy Acres Farm, 2 Taber Road:** Derek Creaser & Neil Alexander were in attendance representing AT&T. AT&T is proposing to add three (3) new antennae panels with radios at the top of the silo. Currently there are six (6) antennae attached to the silo by pipe. The new antennae will be connected to the existing pipe so no new pipe will be added. In 2008, AT&T performed an update by replacing the existing pipe with new, stronger pipe. These new pipes had the same length and height as the old. Mr. Alexander stated that the current data requires an upgrade from cable to fiber, hence the additional antennae and radios. The application for a special permit was accepted and a special hearing was scheduled for January 5, 2012. A full set of drawings, the structural analysis of the silo, as well as photo representation showing the new proposed antennae will be submitted at this hearing.

Additional Item

- 1. Proposed New Entrance to Timber Trails:** Mr. David Flatau informed the Commission that in the near future there is a possibility that the entrance off of Route 37 to Timber Trails will be moved. At this time there are two existing wells that are in violation of the Health code due to being too close to Big Trail Road. As of November, the Department of Health approved Aquarion to build a new bridge to gain access to Timber Trails so that the two wells can stay where they are. Aquarion will fund 100% of the project. The design of the new road is still in preliminary stages and Mr. Flatau was advised to meet with Ron Cooper for further instructions.

Commissioner Dwyer motioned for adjournment. Commissioner Volkmar seconded the motion and all voted in favor. Meeting was adjourned at 8:02 p.m.

FINAL