



Town of Sherman
Planning & Zoning Commission
MONTHLY MEETING
September 19, 2013, 7:00 pm
Mallory Town Hall

FINAL

Commissioners in Attendance: Ted Hollander, Neil Volkmar, John Paul Voorhees, Mary Lee, Jeannene Burruano (Monty Clark joined the meeting at 7:10 p.m.)

Absent: Commissioner Barbara Ackerman and Alternates Marc Sichel, Jill Finch and Jan Desiato

Also in attendance: Ron Cooper, Zoning Enforcement Officer and Christine Branson, P&Z Administrative Clerk.

Vice- Chairman Ted Hollander acted as Chairman in the absence of Barbara J. Ackerman.

Chairman T. Hollander called the Meeting to Order at 7:02 p.m.

Continuation of Public Hearing

Gorman, Ralph- 32 RT 37 East, Sherman, CT aka- Map 18, Lot 4) Application New Cingular wireless PCS LLC (AT&T) Application for a Special Permit to expand the existing wireless telecommunication facility at White Silo Farm.

Atty. Neil Alexander of Cuddy & Feder spoke on behalf of AT&T application and submitted revised plans entitled, "Sketch Plan Elevation plan A-1A 8th Revision 9/19/2013 Zoning Revised", "Plot Plan Sheet LE-1 Revision 4", "Lease Exhibit Plan Sheet LE-2 Revision 4", and "Lease Exhibit Plan Sheet LE-3 Revision 4". Atty. Alexander is proposing an alternate placement of the shed which would be in compliance with the front yard setbacks. On 9/3/13 ZBA Granted a variance from Section 356.3E5; 500 square foot maximum building coverage allowed for telecommunication facilities, allowing up to 600 square feet total for building coverage relating to a telecommunications facility. The Commission discussed the proposed new shed location as shown in the plans submitted.

Commissioner J. Burruano Moved to Close the Public Hearing of
Gorman, Ralph- 32 RT 37 East, Sherman, CT aka- Map 18, Lot 4): Application
New Cingular wireless PCS LLC (AT&T).

Seconded by: Commissioner M. Lee. **Vote: For: Unanimous**

Old Business

Gorman, Ralph- 32 RT 37 East, Sherman, CT aka- Map 18, Lot 4) Following discussion the Commission moved to approve the new shed location with the following conditions: move any external electrical panels and air conditioning units to the south or east sides of the structure, wrap the structure to create a barn like appearance, include a sliding type door, and bury wiring from tower to shed as shown on the submitted plans.

Commissioner M. Clark Moved to amend the existing special permit for a wireless telecommunication facility located at White Silo Farm, Owner Gorman, Ralph 32 RT 37 East, Sherman, CT to include approval of Expansion to the existing footprint up to 600 square feet of coverage and allow an additional shed as shown on plans entitled, "Sketch Plan, Elevation plan A-1A 8th Revision 9/19/2013 Zoning Revised", "Plot Plan Sheet LE-1 Revision 4", "Lease Exhibit Plan Sheet LE-2 Revision 4" and "Lease Exhibit Plan Sheet LE-3 Revision 4", with conditions to move any external electrical panels and air conditioning units to the south or east sides of the structure, wrap the structure to create a barn like appearance, include a sliding type door, and bury wiring from tower to shed as shown on the submitted plans..

Seconded by: Commissioner M. Lee. **Vote: For: Unanimous**

Minutes

Approval of Mid-Monthly Meeting of August 15, 2013

Commissioner N. Volkmar Moved to Approve the Minutes of Mid- Monthly Meeting of August 15, 2013 as written.

Seconded by: Commissioner M. Lee **Vote: For: Unanimous**

Correspondence

Simons, Sam & Angela, 6 Glenview, Sherman, CT 06784. Complaint: Recordation of Map # 2010 in Town of Sherman Land Records on March 21, 2013 and the use of such Map are violations of Town of Sherman Subdivision Regulations. This correspondence was read into record.

Carpanzano, Michael, 9 Cedar Lane, Sherman, CT 06784. Reference to 9 Cedar Lane, Map 73, Lot 24. Zoning application to build a new 4 bedroom home. This correspondence was read into record.

Town of Pawling, Legal Notice of Public Hearing for Monday, September 16, 2013 in reference to an application for Special Use to Construct a wireless telecommunications Tower facility located at 73 Cunningham Lane, Pawling, NY.

Committee Reports- 16 Coote Hill Road, AT&T proposed cell tower discussion

Discussion took place regarding a letter sent on September 9, 2013 from the First Selectman, Clay Cope to AT&T suggesting municipally preferred alternate locations for a wireless telecommunications tower. An ad hoc committee met the previous Friday, September 6th, 2013 and agreed upon a final version which was to be sent by the First Selectman in accordance with the CT Siting Counsel procedure. The committee agreed the final version was not to be altered; however the version sent by the First Selectman was shortened. Discussion took place regarding the alterations. The Commission verified the letter still contained main directives agreed upon by the ad hoc committee and arrived with-in the 90 day deadline. A letter written by the Planning & Zoning Commission to the First Selectman in response to the alterations was also read into record. Discussion followed with questions and concerns shared by the audience. The complete version of the previously mentioned letter containing all supporting reports and all correspondence received either for or against the proposed Coote Hill site will be presented in entirety when the application goes before the Connecticut Siting Counsel.

Public Comments:

Several residents spoke in reference to the proposed Coote Hill telecommunications tower. Concerns were focused on safety and availability of a signal through-out the Town. Several questions were asked in reference to the number of actual households that would benefit from the proposed Coote Hill tower site vs. Mauweehoo Road. Points were brought up regarding the high concentration of residents along the southern side of Sherman who currently have no coverage.

Adjournment

Commissioner N. Volkmar Moved to Adjourn the Meeting at 9:15 p.m.

Seconded by: Commissioner M. Lee **Vote: For: Unanimous**

Respectfully submitted:

Christine Branson
September 25, 2013
Approved as FINAL at 10/3/2013 Meeting