



**Town of Sherman
Planning & Zoning Commission
REGULAR MONTHLY MEETING
July 18, 2013, 7:00 pm
Mallory Town Hall**

FINAL

Commissioners in Attendance: Commissioners Barbara Ackerman, Ted Hollander, Monty Clark, Neil Volkmar, Mary Lee, and Alternates Marc Sichel and Jan Desiato

Commissioners Absent: John Paul Voorhees Jeannene Burruano, and Jill Finch

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

No audience member audio or video-taped the meeting.

Call to Order

Chairman Barbara Ackerman called the meeting to Order at 7:02 p.m.

New Business

32 RT 37 East, Sherman, CT (aka- Map 18, Lot 4): Application New Cingular wireless PCS LLC (AT&T) Proposed wireless telecommunication tower facility for Special Permit and Site Plan for White Silo Farm.

Atty. Alexander of Cuddy & Feder, LLP and John Lawrence of Center Light Communication, Site Acquisition and real estate consultant to Cingular Wireless & AT&T, Jessie Marino of ProTerra Design, and an AT&T Radio Frequency Engineer spoke in reference to the application. The application is proposing a third antenna array /tier added internally to the silo as well as a utility shelter added to the footprint. The Commission said the proposal does not comply with the required setbacks and exceeds the maximum percentage of building coverage per lot. Chairman Ackerman advised this application will need to go before the ZBA. The Commission Moved to accept the application and set a Public Hearing for the Mid- Monthly P&Z Meeting of August 15, 2013, a site walk will take place Wednesday August 14 at 5:00 pm.

Commissioner N. Volkmar moved to Accept Application the **32 RT 37 East, Sherman, CT (aka- Map 18, Lot 4):** Application New Cingular wireless PCS LLC (AT&T) Proposed wireless telecommunication tower facility for Special Permit and Site Plan for White Silo Farm to be heard at a Public Hearing on August 15, 2013.

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

16 Coote Hill Rd. Sherman, CT (aka- Map 51, Lot 28) : Consultation prior to a formal application New Cingular wireless PCS LLC (AT&T) Proposed wireless telecommunication tower facility

The First Selectman's Office received preliminary communication from Cuddy & Feder, LLP on June 13, 2013, the Planning & Zoning Office was provided copies of this communication the same date, this was the first time the P&Z Commission has had opportunity to discuss this matter. The BoS jointly with representatives from AT&T, agreed to hold a Public Hearing Saturday July 27, 2013 at 12:00 p.m. for an open informational forum where the Public and Town Boards and Commissions and are invited to ask questions and voice concerns. Atty. Chris Fischer appeared before the Commission in reference to the proposed monopole facility located on a 75' x 75' portion of 16 Coote Hill Road, owned by Michael & Suzanne Burger proposing a 170' foot monopole and separate 12' x 12' utility shelter placed within the designated 100' x 100' AT&T leased area. A paved access way is proposed at the end of Coote Hill Road. Atty. Alexander recommended attending Saturday July 27th Public Meeting where questions would be

heard and considered. The Commission discussed the process in which P&Z and the Public communicates with the CT State Siting Council. In addition, Atty. Alexander recommended communications be directed to the CT State Siting Council or through the First Selectman who would be responsible to relay the communication to the Siting Council. The Audience was allowed to ask questions and voice concerns, points discussed were: proper notification regarding proximity to historic sites; health concerns regarding microwave radiation exposure; responsibility if this site were to be abandoned; the length of time that has already passed since notification was received by the office of the First Selectman; alternative sites considered and obstruction of view. More information regarding the Connecticut Siting Council can be obtained by visiting their website [<http://ct.gov/csc>].

Yassky, Charles- 114 Route 39 North (Map 32, Lot 60): Application for Lot Line Revision

The Commission briefly discussed the existing 50 acre lot in conjunction to the 8 acre addition. With the addition, this would increase the road frontage of the 50 acre portion, as well as add a separate 4 acre lot for future consideration.

Commissioner M. Clark moved to Approve the Lot Line Revision as presented in the map prepared by Arthur H. Howland & Associates, entitled " Charles Yassky, Property Line Revision Map", dated June 4, 2013.

Seconded by: Commissioner N. Volkmar **Vote: For: Unanimous**

Sherman Library Association- 1 Sherman Center (Map 77, Lot 31): Application for Lot Line Revision and Change to Special Permit.

The Commission discussed the proposed conveyance of a small portion of property to the Town to allow the re-location of a utility pole. A variance was Granted by the ZBA to allow the proposed change to a Special Permit.

Commissioner N. Volkmar moved to Approve the Lot Line Revision as indicated on the map prepared by Arthur H. Howland & Associates, entitled "Highway Conveyance and Easement Map, Town of Sherman & Sherman Library Association, Inc", dated May 7, 2013 as per the ZBA Variance approved for changes to a Special Permit.

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

5 Coote Hill Road (Map 51, Lot 22): Application for Certificate of Zoning Compliance for a new lot.

The Commission briefly discussed the survey map entitled "Property Survey Prepared For Peter & Sharon M. Kuring, 5 Coote Hill Road" dated July 5, 2013.

Commissioner N. Volkmar moved to Approve the Certificate of Zoning Compliance for 5 Coote Hill Road as a lot presented in the map entitled "Property Survey Prepared For Peter & Sharon M. Kuring, 5 Coote Hill Road" dated July 5, 2013.

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

Minutes- Approval of Regular Monthly Meeting June 6, 2013 Minutes and Special Meeting of June 20, 2013.

Commissioner N. Volkmar moved to Approve the Minutes of Regular Monthly Meeting June 6, 2013 Minutes and Special Meeting of June 20, 2013 as amended.

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

Correspondence

- a. Sherman Commission on Aging, correspondence received from Co-Chair J. Pearlman in reference to Sherman Steps UP volunteer Fair participation.
- b. Iroquois Gas Transmission System, correspondence from Public Affairs Mgr. R. Parkins in reference to a new publication entitled "Guidelines for Landowners, Developers and Contractors".

Zoning Enforcement Officer's Report- June -2013

ZEO Cooper submitted a report for June 2013. Four (4) applications have been approved. Nine (9) applications require information or further review. One (1) statement of Intent has been approved. Two (2) applications have been denied. ZEO R. Cooper spoke briefly regarding pending cases. Additionally ZEO Cooper reported on the progress of the completion of the Firehouse, several items are still pending before a final sign off. ZEO R. Cooper said items still requiring attention are the Storm Water Management Plan, a comprehensive Engineer's Certificate of Completion, State registration of underground tanks, and initiation of quarterly testing of the monitoring well, lining on the parking lot, removal and replacement of a severely damaged air conditioning unit and a landscaping plan all need completion before qualifying for final sign off. The Library project is coming close to completion, items pending are a final inspection of landscaping, and final sign off on the asphalt and cobblestones which are scheduled to be installed early next week.

Commissioner N. Volkmar moved to Approve the ZEO Report of June -2013 as presented.
Seconded by: Commissioner T. Hollander **Vote: For: Unanimous**

Chairman Report-

Chairman B. Ackerman thanked the Commissioners for their continuing hard work saying it has been a pleasure serving with this Board and reported she regretfully will not be seeking another term as Chairman.

Public Comment: K. McConaghey thanked Chairman B. Ackerman for serving on the P&Z Commission , and advised the Commission of possible health complications which might be linked to exposure to microwave radiation generated by cell towers.

Adjournment

Commissioner N. Volkmar Moved to Adjourn the Meeting at 10:05 p.m.
Seconded by: Commissioner M. Lee **Vote: For: Unanimous**

Respectfully submitted:



Christine Branson

July 30, 2013

Approved with Amendments at P&Z RMM 8/1/2013