



TOWN OF SHERMAN
 Planning & Zoning Commission
**Annual Organizational Meeting &
 MONTHLY MEETING MINUTES**
 January 16, 2014
 Mallory Town Hall

FINAL

Commissioners in Attendance: Ted Hollander, Neil Volkmar, John Paul Voorhees, Monty Clark, Mary Lee, Jeannene Burruano, Marc Sichel, and Alternates, and Alternates Jill Finch, Willy Knaak, and Marian Edmond

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

Vice-Chairman T. Hollander Called the Annual Organizational Meeting to Order at 7:03 p.m.

Vice-Chairman T. Hollander welcomed the newly elected Members to the Commission and thanked the continuing members. Mr. Hollander then asked Commissioner P. Voorhees, Nominating Committee Chair to present the nomination of Officers. Commissioner Voorhees read the slate of officers for nomination, Jeannene Burruano for Chair, Neil Volkmar for Vice-Chair, and Mary Lee for Secretary. Vice-Chair Hollander asked for a paper ballot election. Clerk Christine Branson handed out seven ballots. Mrs. Branson collected and tallied the results. All seven ballots were cast unanimously in favor of the slate of nominations put forth. The elected officers are:

<u>Officer</u>	<u>Commissioner</u>	<u>Vote:</u>	<u>In Favor</u>	<u>Against</u>
Chair-	Jeannene Burruano		7	0
Vice-Chair-	Neil Volkmar		7	0
Secretary-	Mary Lee		7	0

Commissioner Hollander asked the Commission if they wished to review the By-Laws, the Commission tabled review.

Commissioner N. Volkmar Adjourned the Organizational Meeting at 7:10 p.m.

Chair, J. Burruano Called the Regular Meeting to Order at 7:12 p.m.

Chair J. Burruano expressed gratitude to the outgoing Chair, B. Ackerman and Vice-Chair T. Hollander for their dedication and diligence. Mrs. Burruano also thanked the continuing members as well as welcomed the newly elected Alternates, Willy Knaak, and Marian Edmond.

New Business-

Application for Special Permit, McCluskey Family limited Partnership, 1 Route 37 East, Building 1, Units 2&3 (aka Map 71, Lot 20), Application-for a special permit- Hank Milligan Music, music lessons and music material/ art store front.

Karen Kelly was present to speak in reference to this application. Chair, J. Burruano reviewed the application file. Mrs. Kelly stated the business will be in two separate suites in building 1. Unit 2 will be used as a reception area and will also house music materials for retail sale. Unit 3 will be where the music lessons will take place. Chair, J. Burruano asked if any noise reducing measures were considered. Mrs. Kelly stated the instruments are electronic and do not produce the noises typically related to piano and drums. The Commission suggested the applicant bring the drum pad to the hearing to demonstrate the actual noise produced. The business plan shows there will be a receptionist, one to two instructors, and will serve no more than two students per hour. The hours of operation are proposed to be Monday through Saturday 10:00 a.m. to 6:00 p.m. Lessons typically last either a half hour or a full hour. The employees will park in the rear of the building. The front parking spaces will be for students and /or parents. A Public Hearing is set for February 6, 2014, at Mallory Town Hall beginning at 7:00 pm.

Commissioner T. Hollander Moved to accept the application for a Special Permit for, McCluskey Family limited Partnership, 1 Route 37 East, Building 1, Units 2&3 (aka Map 71, Lot 20), - Hank Mulligan Music, music lessons and music material/ art store front.
Seconded by N Volkmar Vote: For Unanimous

Aquarian Water Co.

Lot Line Revision Maps for Timberland Trails/ New Bridge

Attorney Michael Halloran of Dade Pittery was present to speak in reference to the maps for Timber Trails. The Commission reviewed the four maps entitled "Property Survey, Prepared to Show Land Conveyed to Aquarion Water Company of Connecticut, Timber Lake Road a/k/a Timber Lake Trail, Sherman ,CT April, 2000, Sheet no. 1 of 1 Job No. 314A-101", "Property Survey, Prepared to Show Land Conveyed to Aquarion Water Company of Connecticut, Durgy Lane, Sherman ,CT April, 2000, Sheet no. 1 of 1 Job No. 314B-101", "Property Survey, Prepared to Show Land Conveyed to Aquarion Water Company of Connecticut, Off Big Trail Extension, Sherman & New Fairfield, CT June, 2000, Sheet no. 1 of 1 Job No. 314D-102" and "Property & Topographic Survey, Prepared to Show Land to be Conveyed to Aquarion Water Company of Connecticut, Route 37 & The Big Trail, Sherman ,CT, November, 2001, Sheet no. 1 of 1 Job No. 314D-103". Based on the recommendation from the ZEO, the Commission determined there were no lot lines to be revised. The Commission agreed the Chairman would sign the mylar and determined "the maps submitted were appropriate for filing on the Sherman Land Records".

White Silo Farm 32 Route 37 East –

Cell Tower -Verizion / Attys. Robinson & Cole LLC

Zoning Enforcement Officer R. Cooper spoke in reference to an update of telecommunication panels which will be inside of the silo, located at White Silo Farm. The Commission determined there was no modification to the external portion of the silo and this would not require any modification to the existing Special permit.

Public Comments-

Carol Faure shared concerns in reference to cell phone coverage throughout the Town. Her neighborhood is not currently served well by the existing communications towers and she would like to see the Town take a more active approach in encouraging telecommunication improvements.

Minutes-

December 5, 2013 Regular Monthly Meeting

Commissioner T. Hollander Moved to Approve the Minutes of Regular Monthly Meeting, December 5, 2013, as written.

Seconded by Commissioner N. Volkmar Vote: For: Unanimous

Correspondence-

Letter of resignation received form P&Z Commissioner Monty Clark effective 1-16-2014

Town of Pawling, Notice of Public Hearing in reference to a proposed cell tower located at 73 Cunningham Lane, Pawling NY

Cuddy & Feder, Atty. C. Fisher, New Cingular Wireless (AT&T) to First Seclectman Cope- in reference to proposed cell tower at Bulls Bridge Hydro Electric plant, requesting waiver of 90 day consultation.

Cuddy & Feder, Atty. C. Fisher, New Cingular Wireless (AT&T) to First Seclectman Cope- in reference to New Milford proposed site, Docket 444, with feedback in relation to RCC report information submitted by David Hopkins.

Branse & Willis, Atty. Knapp, Items to consider during regulation review in light of new legislation acts and general suggestion to strengthen wording within regulations for less ambiguity.

ZEO Report-

December 2013

Zoning Enforcement Officer, R. Cooper submitted the December 2013 report. Six applications have been approved, two statements of Intent have been approved, five applications are in review, and two have been denied and referred to the ZBA.

Chairman Report-

The Commission discussed the resignation of Mr. Clark and the next steps necessary to notify the proper Committees for recommendations. There was discussion regarding elevation of an Alternate to Commissioner status. Chair, J. Burruano stated the Town Committees will be notified of the vacancy with interviews and election to be put on the Agenda for the March 6th Meeting. Mrs. Burruano read a Commission primer into record, member packets were disbursed with copies of By-Laws and other related materials.

Adjournment-

Commissioner N. Volkmar Adjourned the Meeting at 9:05 p.m.

Respectfully submitted by:

Christine I. Branson, P&Z Administrative Clerk
January 23, 2014

* Approved with Amendments at the February 6, 2014 Meeting.