



**TOWN OF SHERMAN**  
Planning & Zoning Commission  
**REGULAR MONTHLY MEETING MINUTES**  
Thursday, August 4, 2016  
7:00 pm, Mallory Town Hall

FINAL

**Members Present:** J. Burruano, N. Volkmar, J. Finch, T. Hollander, P. Voorhees and Alternate: R. Peburn

**Members Absent:** M. Lee, M. Sichel and Alternates: A. Muoio, and W. Knaak

**Audience and Invited:** Kyle Richers, Sam Tripsas, Z.E.O. R. Cooper and Commission Clerk C. Branson

**Call to Order:** Chair J. Burruano Called the Meeting to Order at 7:01 pm.

Alternate R. Peburn, was Elevated to Voting Status for the Meeting.

**New Business:**

**Special Permit Application for Telecommunications - 2 Taber Road, Town of Sherman- (M-26, L-4) Happy Acres Farm-** Transcend Wireless (o/b/o T-Mobile) Addition of ground equipment and installation of antennae on existing silo.

Chair J. Burruano reviewed the application file submitted by Transcend Wireless (o/b/o T-Mobile). Kyle Richers was present to speak on behalf of the application to co-locate antennae and ground equipment as shown on the plans. Mr. Richers supplied the Commission with 4 certified copies of site plans entitled: Site Number: CTFF781B, RF Design Guideline: 707B, Site Address: 2 Taber Road, Sherman, Connecticut, Fairfield County. Created by: Professional Engineer: Daniel Hamm, Dated April 20, 2015, Last Revised August 1, 2016. At the July 21, 2016 Mid-Month Meeting, the P&Z Commission granted the 8-24 request submitted by the First Selectman, Clay Cope. The 8-24 approval letter dated July 22, 2016 is in the file. A list of 24 abutting property owners within 1,000 square feet was submitted for Certified Mailing of the Legal Notice. The application for a Special permit is to add T-Mobile ground equipment and co-locate antennae on the existing silo. The Commission reviewed the plans along with the ZEO's discussion points with T-Mobile. There will be fencing installed around the proposed equipment shed that will consist of wide vertical boards to mimic the barn wood, and this will be painted to match the color of the barn. There will be a concrete retaining wall installed to protect the barn from erosion. Discussion followed regarding the silo lettering. The Commission agreed, they would like to see efforts made to retain the "Happy Acres Farm" lettering on the silo. Discussion continued regarding the various ways the lettering could be retained. One option discussed was to create a metal band on the outside of the antennas with the lettering on the outside. Mr. Richers stated he would bring that request back to the engineers to see if it is a viable option. There will be no generator added to this design, the equipment runs on an 8 hour battery should the power go out. There will be a manual switch for the utility light on the equipment shed. The Commission agreed the application was complete and set the Public Hearing for September 1, 2016, at Mallory Town Hall, beginning at 7pm.

Commissioner N. Volkmar Moved to Accept the Application for Telecommunications Special Permit / Site Plan for Transcend Wireless (obo T-Mobile) to co-locate antennae and ground equipment in the exact location shown on submitted site plans entitled: Site Number: CTFF781B, RF Design Guideline: 707B, Site Address: 2 Taber Road, Sherman, Connecticut, Fairfield County. Created by: Professional Engineer: Daniel Hamm, Dated April 20, 2015, Last Revised August 1, 2016 at 2 Taber Road, Town of Sherman, Happy Acres Farm ( Map 26, Lot 4) and set a Public Hearing to take place September 1, 2016 at Mallory Town Hall beginning at 7pm.

Seconded by: T. Hollander

Vote: For: Unanimous

**Approval of Minutes:**

Regular Monthly Meeting of July 7, 2016

**Commissioner T. Hollander Moved** to Approve Minutes of Regular Monthly Meeting of July 7, 2016 as written.

**Seconded by:** R. Peburn

**Vote: For: Unanimous**

Mid-Month Meeting of July 21, 2016

**Commissioner T. Hollander Moved** to Approve Minutes of Mid-Monthly Meeting of July 21, 2016 as written.

**Seconded by:** R. Peburn

**Vote: For: Unanimous**

**Correspondence:**

No correspondence was received.

**Zoning Enforcement Officer's Report:** July 2016

Mr. Cooper provided the Commission with a report of activities for July 2016. Four Zoning Permits were Approved, Seven Statements of Intent were Approved, None were withdrawn, None were Denied, Two permits require further review and Three ongoing cases were discussed that require additional investigation. Discussion took place regarding the placement of unapproved signage and display of merchandise outside of businesses in the Town Center and Sherman Commons.

**Commissioner T. Hollander Moved to Accept** the ZEO Report of July 2016 as presented.

**Seconded by:** N. Volkmar

**Vote: For: Unanimous**

**Public Comment:** No one was present to speak.

**Committee Reports:** No Reports were submitted.

**Chairman Report:** No Report was submitted.

**Regulations Review:**

**Section 324.1A1 Accessory Dwellings**

**Commissioner N. Volkmar Moved to Accept** an Amendment to Zoning Regulations Section 324.1A.1- Accessory Dwelling, item (a) to include "Proof of occupancy shall be provided as part of the Special Permit Application." and set a Public Hearing to take place October 6, 2016 at Mallory Town Hall beginning at 7pm.

**Seconded by:** T. Hollander

**Vote: For: Unanimous**

**Adjournment:**

**Commissioner N. Volkmar Moved to Adjourn the Meeting at 8:49 pm**

Respectfully submitted:

  
Christine Branson, Commission Clerk

August 11, 2016

\* APPROVED AS FINAL AT THE SEPTEMBER 1, 2016 RMM