

*Planning and Zoning Commission
Town of Sherman*

*P.O. Box 39
Sherman, CT 06784*

*Office: (860) 355-3127
E-Mail: blois@townofshermanct.org*

~~~~~

***Minutes – January 3, 2008  
Regular Monthly Meeting***

*Chairman Hopkins called the meeting to order at 7:03 p.m. at Mallory Town Hall. Commissioners present were: Chairman David N. Hopkins, Vice Chairman Barbara Ackerman, Joel Bruzinski, Clay Cope, John Dwyer, Richard Hudson, Alternates Theodore C. Hollander, Jr., and Laurie Stuhrcke, Land Use Enforcement Officer Ronald L. Cooper and Elizabeth-Ann Blois, Clerk. Absent Commissioners were: J. Paul Voorhees, and Alternate Al Burgasser. Alternate Hollander filled in for absent Commissioner Voorhees. Commissioner Bruzinski acted as Secretary.*

*Chairman Hopkins welcomed to the Commission the new Commissioners Hollander and Stuhrcke and Commissioner Dwyer as a regular member.*

***Nominating Committee***

*Chairman Hopkins said that the Commission needed four or more votes to elect officers to the Commission. Commissioner Hudson presented the slate of officers from the Nominating Committee as follows: David N. Hopkins as Chairman, Barbara Ackerman as Vice Chairman, and Joel Bruzinski as Secretary. There were no other nominations. Commissioner Cope moved to approve the slate of officers as presented with Commissioner Dwyer seconding. Motion carried unanimously. Alternate Stuhrcke arrived at 7:07 p.m.*

*Chairman Hopkins asked that the following item be placed on the agenda: “ABC’s of Planning and Zoning.” Commissioner Dwyer moved to add this item to the agenda with Commissioner Hudson seconding. Motion carried unanimously.*

***Old Business***

***River Oaks Sub-division and Golf Course*** - Review status of permits

*Chairman Hopkins gave an overview of the status of the permits for the above noted.*

***New Business***

***Sam Edelman*** – Special Permit, septic system for barn, 44 Briggs Hill Road

*Don Longo of Longo & Associates, LLC, representing the applicant, attended the meeting. Mr. Longo explained to the Commission that the Edelmanns wish to construct a horse barn with water and bathroom facilities, so they need a separate septic system.*

*Chairman Hopkins said that they received an authorization letter but it was only signed by one of the owners, so they needed a new letter with both owners signatures. Mr. Longo said that he would get it to the P&Z Office next week. Chairman Hopkins read a letter from the Health Department approved on December 12, 2007.*

**Planning and Zoning Commission  
Town of Sherman**

**P.O. Box 39  
Sherman, CT 06784**

**Office: (860) 355-3127  
E-Mail: blois@townofshermanct.org**

~~~~~  
Using the survey map dated July 2, 2007 Mr. Longo showed the Commissioners where the barn and septic system would be located on the property. Commissioner Dwyer had a question concerning the existing gravel road and who uses it. Mr. Longo said that the Edelman's own the property on the other side of the road, and that Mr. Piel has a right of way over the road to his home. Mr. Longo explained to the Commission that the property would be used as a residential horse farm for the owners horses. They will be breeding, raising and training their horses. The owners also have a farm in Florida. He explained that the barn would be 170' by 40'. Mr. Longo explained that this was not Mr. Edelman's main occupation. Commissioner Cope referenced Section 321.7 of the Zoning Regulations - Septic Systems for Accessory Buildings. The Land Use Enforcement Officer asked if they were going to have riding stables. Mr. Longo said no. The Land Use Enforcement Officer also said that there be no cooking or sleeping facilities. Mr. Longo said that there would not be in the barn.

Commissioner Bruzinski moved to accept the application and to set a public hearing date for February 7, 2008 with Commissioner Hudson seconding. Motion carried unanimously. A site visit was scheduled for Sunday, January 6, 2008 at 10:00 a.m. The Land Use Enforcement Officer said that they needed the building and septic areas staked. Mr. Longo said that the barn area was staked and that he can show them where the septic system would be going.

Audience Participation

Carol Faure of Pepper Pond Road gave some history of the Master Plan of Development and asked the Commission to think about a new one. Jean Robbins of Route 39 South asked about the setup of the Regulations Review Committee. Chairman Hopkins said that they will be discussing that item later. He also said that the committees could include outside people.

Minutes

Commissioner Ackerman submitted changes to the Clerk. Commissioner Bruzinski moved to approve the December 6, 2007 Regular Monthly Meeting minutes as amended with Commissioner Dwyer seconding. Motion carried unanimously.

Correspondence

The Commission reviewed the following correspondence: 1.) memo dated January 2, 2008 from First Selectman O'Connor regarding the 2008-2009 Fiscal Year Budget; 2.) letter dated December 5, 2007 from HVCEO regarding their meeting schedule for 2008; 3.) letter dated December 2007 from Eastern Connecticut Resource Conservation and Development Area, Inc. regarding their Environmental Review Team program; 4.) letter dated December 31, 2007 from Naromi Land Trust, Inc. regarding revised open space regulations; and 5.) information from Lorman Education Services regarding a Storm Water Regulation in Connecticut seminar.

Enforcement

- Land Use Enforcement Officer's Report

**Planning and Zoning Commission
Town of Sherman**

**P.O. Box 39
Sherman, CT 06784**

**Office: (860) 355-3127
E-Mail: blois@townofshermanct.org**

~~~~~  
The Land Use Enforcement Officer gave an overview of his report dated January 3, 2008. He also said that permits were down in December from approximately 20-25 to 6. The LUEO reviewed some of the cases with the Commission. He said that regarding Case #06-07 he was going to ask them to come to the February 7, 2008 Regular Monthly Meeting. The LUEO said that the Commission could then review for zoning compliance with the permit that was approved.

Chairman Hopkins said to the LUEO that the Commission wants him to submit a report monthly to the Commissioners prior to the meeting and would also like noted on the report when a case has been resolved before dropping it from the report. The LUEO said that he would not be reporting cases that he has not established as being legitimate or cases that involve the police.

Commissioner Ackerman moved to accept the LUEO report dated January 3, 2008 with Commissioner Hudson seconding. Motion carried unanimously.

Commissioner Dwyer asked what had happened with the complaint to the Attorney General's Officer concerning the LUEO. The LUEO said that he had responded to the Attorney General's Office correspondence and had not heard anything back from them.

**Follow-up on approved applications**

Chairman Hopkins gave an overview of the Fairview Farms case. He said that the agreement had been signed by both parties, and it awaits court action.

He also said that regarding Ralph Gorman's request for a letter to be sent from this Commission to the Building Inspector the letter had not been sent due to the fact that the Building Inspector wanted more information. The LUEO is working with the Building Inspector regarding what information he had wanted from the Commission. The LUEO said that he had met with Mr. Gorman at the site and made his notes, including the composting toilets that had been installed without the Commission's approval.

**Committee Reports**

Chairman Hopkins said that they were dropping the Office Operations Committee since things were running smoothly. He submitted to the Commissioners the idea of having the entire Commission work on the Plan of Development & Conservation and the Regulations Review Committee. They would be meeting the third Thursday of the Month at 7:00 p.m. at Mallory Town Hall. The Commissioners agreed that it would be a good idea. Their first meeting will be held on Thursday, January 17, 2008 at 7:00 p.m. at Mallory Town Hall.

Chairman Hopkins asked for a volunteer to serve on the Land Acquisition Fund Advisory Board. Commissioner Dwyer volunteered. The Clerk will send a letter to the LAFAB notifying them of same. Commissioner Cope asked that Commissioner Dwyer give a report every month to the Commission. Commissioner Dwyer will do so.

**Commissioners' Comments**

Chairman Hopkins brought up a request from First Selectman O'Connor concerning having the Town go through the Special Permit process for the Veteran's Field and Town Beach

*Planning and Zoning Commission  
Town of Sherman*

*P.O. Box 39  
Sherman, CT 06784*

*Office: (860) 355-3127  
E-Mail: blois@townofshermanct.org*

~~~~~  
projects. The LUEO reminded the Commission that they do not have a waiver provision in their regulations. The consensus of the Commission was to not change the process and that if First Selectman O'Connor wishes to address the Commission further she may come to a meeting. The Commission instructed Chairman Hopkins to relay that information to the First Selectman.

ABC's of Planning and Zoning

The Commission had a discussion of Planning and Zoning in general. They touched on such topics as: statutes that govern the Commission, Freedom of Information, Conflict of Interest, E-Mails, By-Laws, deliberation procedures, consultants, and education.

The LUEO told the Commission that he had a consultation with the representatives for the Firehouse expansion. He would recommend that the Town Engineer get involved.

*He also said that the following Citation Officer and alternate have been appointed:
Citation Officer: Dan Leary and Alternate Tim Edmonds.*

The LUEO said that Chapel Hill Road, which is a Scenic Road, will be repaved this Spring. He also said that the Town Engineer, Joseph Zarecki, had reviewed the plans. Since this is a Scenic Road the Town will present these plans to the Planning and Zoning Commission for review.

Commissioner Hudson moved to adjourn the meeting with Commissioner Dwyer seconding. Motion carried unanimously. The meeting was adjourned at 9:03 p.m. at Mallory Town Hall.

Respectfully submitted,

Prepared by:

*Elizabeth-Ann Blois
Clerk*

*Joel Bruzinski
Secretary*