

Planning and Zoning Commission
Town of Sherman
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**PLANNING AND ZONING SPECIAL MEETING MINUTES
APRIL 15, 2010**

Chairman Ackerman called the meeting to order at 7:03 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, Secretary Mark Weber, Jeannene Burruano, Ted Hollander, Neil Volkmar, Paul Voorhees, and alternate Bruce Hoag. At 7:05, Commissioner John Dwyer, and alternates Jill Finch and Monty Clark arrived. There was no audience member recording or video taping the meeting.

1. Home Occupation Special Permit Application Fees: Chairman Ackerman stated that she thought that the Commission should waive the Town portion of the special permit fee for those applying as a home occupation, just like it did for those applying as a resident contractor. After a brief discussion, a motion was made and seconded to add the words “home occupation” into the resident contractor fee waiver policy adopted on February 4, 2010. The last day of the fee waiver would remain May 31, 2010.

2. Situations where a special permit applicant constitutes both a home occupation and a resident contractor:

Chairman Ackerman stated that in the previous meeting of the Commission, an applicant appeared to need a special permit as both a home occupation and a resident contractor, but the definition of resident contractor specifically stated that a resident contractor “performs no work for customers at his/her residential property”.

After lengthy discussion, Commissioner Dwyer moved, and Weber seconded, that the definition of resident contractor be amended in the last line by replacing the word “no” with “minimal or no”, and replacing the word “but” with the word “and”, so that the definition would read as follows:

“Resident contractor: a natural person, either self-employed or an employee of a business, who is a contractor and uses his/her own residential property for residential purposes and for (1) office functions, and (2) for storage of his/her own or his/her employer’s tools, vehicles and work materials, and performs minimal or no work for customers at his/her residential property.”

All were in favor. The change was set for public hearing during the regular meeting of the Commission on May 6, 2010.

3. Acquisition of Happy Acres Farm: Chairman Ackerman stated that First Selectman Andrea O’Connor sent the Commission a letter seeking its support of the Town’s acquisition of Happy Acres Farm. After a brief discussion, Commissioner Dwyer moved that the Commission send Mrs. O’Connor a letter of support for the Town’s acquisition of Happy Acres Farm – seconded by Commissioner Voorhees. All voted in favor.

The meeting was adjourned at 7:44 pm.