

Planning and Zoning Commission
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**PLANNING AND ZONING MEETING MINUTES
SEPTEMBER 2, 2010**

Vice Chairman Hollander called the meeting to order at 7:05 p.m. at Mallory Town Hall. Commissioners present: Vice Chairman Ted Hollander, Neil Volkmar, Paul Voorhees, and alternates Bruce Hoag and Jill Finch. Also present were Ron Cooper, Zoning Enforcement Officer and Michele Battaglia, Clerk. Absent was Chairman Barbara Ackerman and Commissioners Jeannene Burruano, John Dwyer and Monty Clark. Mark Weber joined the meeting at 7:09 p.m. There was no audience member recording or video taping the meeting.

Public Hearings

- 1. Continuation – Ron Harrison, 58 Route 39 South:** Vice Chairman Hollander stated that the public hearing was continued due to needing Wetlands approval, which was received. There was no further information added to the record.

Commissioner Volkmar motioned to close the public hearing. Commissioner Finch seconded the motion. All voted in favor.

- 2. Glaister & Greco, 30 Quaker Ridge Road:** Larry Glaister and Enrico Greco were in attendance. The application is for a special permit for an accessory apartment. The 650 square foot apartment has been in existence since the time the house was built and meets all of the special permit requirements. There were no questions posed by the commission and no comments from the public.

Commissioner Volkmar motioned to close the public hearing. Commissioner Finch seconded the motion. All voted in favor.

Old Business

- 1. Continuation – Ron Harrison, 58 Route 39 South:** Commissioner Weber recused himself. Commissioner Volkmar motioned to approve the special permit application for a resident contractor. Commissioner Finch seconded the motion. All voted in favor.
- 2. Glaister & Greco, 30 Quaker Ridge Road:** Commissioner Weber recused himself. Commissioner Volkmar motioned to approve the special permit application for an accessory apartment. Commissioner Finch seconded the motion. All voted in favor.

New Business

- 1. Winkler/Finn Lot Line Change:** Ernie Winkler was in attendance representing the applicant. The application had been reviewed by Ron Cooper and Barbara Ackerman and it was determined by both that it should come in front of the Commission. Mr. Winkler described the history of the property. The property was originally 9 acres, and was subdivided into two lots (the lot with house is 3.76 acres, the other is 4.99 acres). Due to the 9 acres being land locked, an easement was granted for a 50' right-of-way in order to gain access to Chimney Hill Road. A driveway is in existence that goes to the 3.76 acre parcel. Due to the current regulations, each parcel needs to have access to Chimney Hill Road. The lot line change will allow

the 4.99 acre parcel to merge with a totally separate Parcel "A" in order to create an access to Chimney Hill Road. Also, an even exchange of land (.103 acres) between the 4.99 acre parcel and the 3.76 acre parcel is proposed. Read into record was a letter from Paul Hiro, LLS stating that the 3.76 acre lot has at least 2 acres of non-wetlands or slopes that exceed 25% grade. The Commission determined that changes need to be made to the plan.

- 2. Witzke, 56 Route 55 West – Application for a resident contractor special permit pursuant to Section 353B of the Sherman Zoning Regulations:** Vice Chairman Hollander read through the application for a special permit. Dennis Witzke was in attendance. Mr. Witzke showed the Commission photos of where the vehicles are parked and the screening on the property. Chairman Hollander stated that approval from the Health Department is needed and that Mr. Cooper needs to walk the property with Mr. Witzke to determine if there are any wetlands on the property. In order to set a public hearing, this information will have to be provided.
- 3. Piel, 50 Briggs Hill Road – Application for a resident contractor special permit pursuant to Section 353B of the Sherman Zoning Regulations:** At this time, all documentation is not complete. In order to set a public hearing, more information will have to be provided.
- 4. Moga, 59 Church Road – Application for a special permit for an accessory apartment:** Vice Chairman Hollander read through the application. Health Department approval has been received. The application is for a 744 sf apartment above a proposed garage. There is interior access to the apartment, as well as a separate entrance from the house.

Commissioner Volkmar motioned to set a public hearing for October 7, 2010. Commissioner Weber seconded the motion. All voted in favor.

Additional Items

- 1. Audience Participation:** There were no comments from the audience.
- 2. Minutes:** Commissioner Volkmar motioned to accept the meeting minutes of July 1, 2010; Commissioner Weber seconded the motion. All voted in favor.
- 3. Correspondence:** There was no correspondence.
- 4. Zoning Enforcement Officer's Report:** Ron Cooper, ZEO read into record the July 2010 ZEO Report.
- 5. Committee Reports:** There were no committee reports.
- 6. Chairman's Report:** There was no report.
- 7. Commissioner's Comments:** There were no Commissioner comments.

Commissioner Volkmar motioned for adjournment. Commissioner Vorhees seconded the motion and all voted in favor. Meeting was adjourned at 8:25 p.m.