

Planning and Zoning Commission
Town of Sherman
P.O. Box 39
Sherman, CT 06784
(860) 355-3127

Email: mbattaglia@townofshermanct.org

**PLANNING AND ZONING MEETING MINUTES
OCTOBER 7, 2010**

Chairman Ackerman called the meeting to order at 7:02 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, Vice Chairman Ted Hollander, Mark Weber, Jeannene Burruano, Paul Voorhees, and alternates Monty Clark, Bruce Hoag and Jill Finch. Also present was Michele Battaglia, Clerk. Absent was Commissioner Neil Volkmar and Ronald Cooper, Zoning Enforcement Officer. John Dwyer joined the meeting at 7:08 p.m. There was no audience member recording or video taping the meeting.

Public Hearings

1. **Moga, 59 Church Road:** Michael Moga was in attendance. The application is for a special permit for an accessory apartment. The proposed 744 square foot apartment will be above the garage and the proposed exit will go outside, as well as, into the garage. The application meets all of the special permit requirements. There were no questions posed by the commission and no comments from the public.

Commissioner Voorhees motioned to close the public hearing. Commissioner Hollander seconded the motion. All voted in favor.

Old Business

1. **Moga, 59 Church Road:** Commissioner Weber motioned to approve the special permit application for an accessory apartment. Commissioner Voorhees seconded the motion. All voted in favor.
2. **Witzke, 56 Route 55 West – Application for a resident contractor special permit pursuant to Section 353B of the Sherman Zoning Regulations:** It was determined by Ron Cooper, Inland Wetlands Enforcement Officer, that a wetlands permit will be needed.
3. **Winkler/Finn Lot Line Change:** Commissioner Ackerman stated that additional information was received. She also stated that she has contacted Attorney Fuller with procedural questions regarding the application and is waiting for his reply. Mr. Winkler was informed that the requested changes to the plan were complete, but that the Commission was waiting on a response from Attorney Fuller.

New Business

1. **Proposed Amendment to Zoning Regulations: Add a Section 374 Estates and Family Compounds:** An application for a proposed amendment has been submitted. A public hearing was set for December 2, 2010.
2. **POCD Survey Results:** There were 220 responses to the survey. These results will be posted on the website and discussed at the mid-month meeting on Wednesday, October 20, 2010.

Additional Items

1. **Audience Participation:** Gary Albert commented on the fact that some people do not have access to the web and that perhaps that is why the turnout for the survey was low.
2. **Minutes:** Commissioner Hollander motioned to accept the meeting minutes of September 2 2010; Commissioner Voorhees seconded the motion. All voted in favor.
3. **Correspondence:** There was no correspondence.
4. **Zoning Enforcement Officer's Report:** Ron Cooper, ZEO was not in attendance. The August/September ZEO report was distributed to the commissioners.
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 Dwyer motioned for adjournment. Commissioner Weber seconded the motion and all voted in favor. Meeting was adjourned at 7:54 p.m.

Commissioner Dwyer motioned to reopen the meeting due to Chairman Ackerman having a few additional items. Commissioner Weber seconded the motion and all voted in favor.

Commissioner Ackerman stated that at the end of October, the Commission will once again take a look at the trees at River Oaks. She also spoke about the firehouse and that a landscaping and planting plan still needs to come in front of the Committee, but that the firehouse is not ready yet. The third item was that the Sherman Library Association has not filed their special permit yet and that notices have been sent to them regarding this issue.

Commissioner Dwyer motioned for adjournment. Commissioner Clark seconded the motion and all voted in favor. Meeting was adjourned at 7:59 p.m.