

Planning and Zoning Commission
Town of Sherman
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**PLANNING AND ZONING MEETING MINUTES
MARCH 3, 2011**

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

Public Hearing

- 1. Proposed Amendment to Zoning Regulations: Section 321.7 Septic Systems for Accessory Buildings:** Mr. Paul Szymanski, P.E. was in attendance representing the proposed amendment. The proposed amendment is in conjunction with the proposed Section 374 Estates regulation. It states that the current amendment shall not apply to properties approved for a special permit under Section 374, Estates. Mr. Szymanski stated that each new dwelling would have its own septic system and that all systems must meet the CT Health Code, as well as, the Town of Sherman Health Code. Commissioner Dwyer motioned to continue the public hearing until April 7, 2011. Commissioner Clark seconded the motion. All voted in favor.
- 2. Continued - Proposed Amendment to Zoning Regulations: Add a Section 374 - Estates:** Mr. Paul Szymanski, P. E. was in attendance representing the proposed amendment. Mr. Szymanski submitted and read into record a revised draft of the proposed zoning regulation dated March 2, 2011. He emphasized that there shall not be more than four accessory dwellings (two caretaker residences and two guest residences) on the property. Mr. Szymanski formally withdrew the application due to the fact that the Commission needed to review the new information and time has expired. However, he will re-file the application and asked that it be accepted and set for public hearing at the April meeting.

Old Business

- 1. Proposed Amendment to Zoning Regulations: Section 321.7 Septic Systems for Accessory Buildings:** Public hearing will be continued on April 7, 2011.
- 2. Proposed Amendment to Zoning Regulations: Add a Section 374 - Estates:** Application withdrawn. The Commission agreed if the application is re-filed that it would be accepted at the mid-month meeting and set for public hearing at the April meeting.

Additional Items

- 1. Audience Participation:** There was no audience participation.
- 2. Minutes:** Commissioner Weber motioned to accept the meeting minutes of February 3, 2011. Commissioner Ackerman seconded the motion. All voted in favor.
- 3. Correspondence:** There was no correspondence.

- 4. Zoning Enforcement Officer's Report:** Ron Cooper, ZEO discussed the February 2011 ZEO Report.
- 5. Committee Reports:** Chairman Ackerman stated that at the last Land Acquisition Board meeting, the POCD was discussed. She also stated that Colette Shulman has begun writing up the introduction to the POCD in the same format as the Town of Washington. A copy of this will be e-mailed to the Commissioners. Chairman Ackerman will also be phoning a few different companies to see if they will be willing to aid us in the design/writing of the POCD.
- 6. Chairman's Report:** There will be a mid-month meeting on Thursday, March 24, 2011 to discuss the POCD.
- 7. Commissioner's Comments:** Ron Cooper, ZEO let the Commission know that a few items may be coming to the Commission in the near future (Spring Lake Road repaving and the firehouse planting plan).

Commissioner Dwyer motioned for adjournment. Commissioner Clark seconded the motion and all voted in favor. Meeting was adjourned at 8:20 p.m.