

Planning and Zoning Commission
Town of Sherman
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**PLANNING AND ZONING MEETING MINUTES
MAY 5, 2011**

Chairman Ackerman called the meeting to order at 7:01 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, John Dwyer, Jeannene Burruano, Neil Volkmar, Mark Weber, Paul Voorhees and alternates Monty Clark, and Jill Finch. Also present was Michele Battaglia, Clerk. Absent were Ted Hollander and Bruce Hoag. There was no audience member recording or video taping the meeting.

Public Hearing

- 1. Request for a review under the Scenic Road Ordinance, Section 6 (3-4) - Spring Lake Road:** Mrs. Andrea O'Connor, First Selectman, was in attendance. There was a site walk held on Saturday, March 31st with the engineer. There were a few items that needed consideration: 1. The narrowing of the road from 20' wide to 18' wide would save the Town money, but there may be concerns from the Public Works Department due to plowing and also from the Fire Department for the size of the emergency vehicles that would be traveling on the road. The narrowing of the road to 18' would slow down traffic, but may be a real concern with safety issues. 2. Guiderails – the amount of guiderails being proposed will add a huge cost to the project. A question to the Commission was what type and how many would be appropriate and in keeping with the safety of the road. 3. Signage – Mrs. O'Connor would like to reduce the speed limit to 25 mph for safety reasons and place signs appropriately. This is the only scenic road that does not have a scenic road sign. It was discussed that if the speed limit was reduced, than the amount of guiderails could be reduced. Mr. Tim Beatty, resident, stated that the roads should be kept the way that they are and that 18' is too narrow for that road. Any drainage questions or issues will be addressed by the Inland/Wetlands Commission.

Commissioner Dwyer motioned to continue the public hearing until May 19, 2011. Commissioner Volkmar seconded the motion. All voted in favor.

- 2. Proposed Amendment to Zoning Regulations: Add a Section 374 - Estates:** Mr. Paul Szymanski, P. E. was in attendance representing the applicant, Mr. Daryl Hall. Mr. Szymanski read and submitted into record a response letter dated April 28, 2011 addressing all the letters and comments received by the Commission to date. He also discussed the few changes that he made to the proposed zoning regulation, the biggest change being that no guest residence or caretaker residence shall have a floor area greater than 75% of the floor area of the principal single family dwelling. Mr. Tom Quinn (33 Osborn Road) stated that he is in favor of the regulation due to the fact that he has a 32 acre piece of property that is not easily subdividable. He also stated that the comments regarding the fact that this regulation is geared toward the wealthy are inaccurate, and that he is not wealthy and it would be a benefit to his property. Mr. Tim Beatty also spoke in favor of the regulation, but thought the regulation needed a bit of tweaking. He stated that there are several properties in Sherman that have guest houses, some more than one, and they work. Mr. Goldfine (13 Big Trail Ext) stated that there may be problems in the permitting aspect of the proposed regulation, that the Commission would have discretion on the type, size, etc. of the proposed buildings and what if these buildings did not conform to the nature and flavor of the Town. Mr. Tom Piel and Mr. Gary Albert stated that the Town has current regulations that would allow additional dwellings by subdividing the land. Mr. Eric Rosof commented that he had taken a look at other towns and they allow a single accessory dwelling, do not limit guests to 180 days, and limit the size of the dwelling. He also stated that

the proposed regulation would be very hard to enforce, and he foresaw problems in the future when it came to the special permit process. Mr. Hank Vonancken (34 Spring Lake Road) felt that the proposed amendment gave special rights to special people.

Commissioner Dwyer motioned to continue the public hearing until June 2, 2011. Commissioner Clark seconded the motion. All voted in favor.

Old Business

- 1. Request for a review under the Scenic Road Ordinance, Section 6 (3-4) - Spring Lake Road:** Mrs. O'Connor will provide additional information to the Commission. This information will include pictures of guiderail options, where guiderails could potentially be eliminated if the speed limit is reduced to 25 mph, what signage will be needed, the reduction of the speed limit, and what the width of the road will be. The public hearing will continue on May 19, 2011.
- 2. Proposed Amendment to Zoning Regulations: Add a Section 374 - Estates:** Public hearing will be continued on June 2, 2011.
- 3. Request for a Section 8-24 review: Munch Meadows:** Mr. Joe Keneally was in attendance and stated that in addition to the garden, a parking area, a shed, and a water pump are proposed. The Commission had a concern about the size of the proposed parking area. A site walk has been scheduled for Wednesday, May 11, 2011 at 4:30 p.m.
- 4. Review of Landscape Plan for the Firehouse:** A site walk has been scheduled for Wednesday, May 11, 2011 after the site walk for Munch Meadows.

Additional Items

- 1. Audience Participation:** Carol Faure expressed her desire that the proposed garden at Munch Meadows should be located at the Town Garden site instead.
- 2. Minutes:** Commissioner Dwyer motioned to accept the meeting minutes of April 7, 2011 as amended. Commissioner Clark seconded the motion. All voted in favor.
- 3. Correspondence:** There was no correspondence.
- 4. Zoning Enforcement Officer's Report:** Ron Cooper, ZEO reviewed the April 2011 ZEO report.
- 5. Committee Reports:** There were no committee reports.
- 6. Chairman's Report:** There will be a mid-month meeting on Thursday, May 19, 2011 to discuss Spring Lake Road. Any revisions to the POCD to be submitted to Michele to update.
- 7. Commissioner's Comments:** There were no Commissioner's comments.

Commissioner Dwyer motioned for adjournment. Commissioner Volkmar seconded the motion and all voted in favor. Meeting was adjourned at 9:23 p.m.