

Planning and Zoning Commission
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**PLANNING AND ZONING MEETING MINUTES
JUNE 2, 2011**

Chairman Ackerman called the meeting to order at 7:00 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, Ted Hollander, John Dwyer, Jeannene Burruano, Neil Volkmar, Mark Weber, Paul Voorhees and alternates Monty Clark, and Jill Finch. Also present was Ron Cooper, ZEO and Michele Battaglia, Clerk. There was no audience member recording or video taping the meeting.

Public Hearing - Continued

1. 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 stated that many comments have been received with concerns regarding the proposed regulation and that he is going to formally withdraw the application. He also stated that he will continue to reach out to all of those concerned, and will regroup and come back to the Commission in the future. Mr. Philip Korsant, 20 Spring Lake Road, stated that he is in favor of the proposed regulation. He has several employees and a large family and would like to be able to have additional dwellings on his property. Mr. Tom Piel commented that even though the application will be withdrawn, the Town really needs to take a look at this issue. Mr. Steve Grossnickle, 2 Nutmeg Lane and Mr. Peter Rostenberg, 58 Briggs Hill Road, both agreed with Mr. Piel. Ms. Carol Faure, Mrs. Ann Chiaramonte and Ms. Jen Freed all stated that the Commission and the Town really needs to sit down and look at the current regulations. Mr. Szymanski formally withdrew the application.

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

Commissioner Burruano left the meeting at 7:36 p.m.

Old Business

- 1. Proposed Amendment to Zoning Regulations: Add a Section 374 - Estates:** Application was formally withdrawn.
- 2. Request for a Section 8-24 review: Munch Meadows:** Members of the Commission performed a site walk on Wednesday, May 11, 2011. Ms. Jeanne McRoberts, 6 Jericho Road, stated that when the Town decided to spend money on Munch Meadows, it was intended to stay bucolic and as open space. Ms. Carol Faure agreed with Ms. McRoberts and added that the land was presented to the Town as a "scenic entrance" into Sherman. Commissioner Hollander totally agreed and stated that Munch Meadows should be left alone and that he did not want to see any roads, cars, pavement, etc. put on the property. Commissioners Weber, Volkmar and Dwyer agreed with Commissioner Hollander. There was also a concern about the safety along the portion of Route 37 where the property is located. The Commission was in agreement and will recommend to the Board of Selectman that this proposal not go forward.
- 3. Review of Landscape Plan for the Firehouse:** Members of the Commission performed a site walk on Wednesday, May 11, 2011 and are recommending that the firehouse committee come up with a new plan.

New Business

1. **Review proposed logging at Farview Farms:** Chairman Ackerman stated that under normal circumstances the Commission would not have to review the proposed activity, but since Mr. Jimmy Munch wants to log within the conservation easement set forth in the conditions of the subdivision approval, it was determined that he come in front of the Commission. She also stated that the deeds pertaining to conservation easements and open space have not been filed to date. Chairman Ackerman read into record a letter from the owner of Farview Farms, Mr. Zave Kubersky, who does not have any issues with Mr. Munch timber harvesting the property. Commissioner Volkmar noted that Mr. Munch will not be logging the property, but timber harvesting with just select trees. Mr. Ron Cooper, ZEO stated that he has walked the property twice with Mr. Munch and that Mr. Munch has marked the select trees to be harvested. He also stated that in his personal opinion, the timber harvest will not affect the open space on the property. Mrs. Marge Josephson stated that the Wetlands Commission did do a site walk and saw where the proposed skid trails would be and they have given their approval. It was determined that there are a few questions the Commission would like to ask Mr. Munch and have requested he come to the mid-month meeting on June 16th.
2. **Proposed Amendment to Zoning Regulations to allow construction of structures on recreation lands:** Mrs. Marge Josephson, President Naromi Land Trust, was in attendance representing the proposed amendment. She stated that Naromi received a land trust grant for restoration along the Wimisink Preserve. With this grant, Naromi is proposing to construct a 300' long x 5' wide boardwalk within the Wimisink Preserve and have received Wetlands approval for the project. However, since there is a regulation that states that one cannot construct a structure on a piece of property without a primary dwelling, this project has been put on hold. She is proposing a change in the regulations to allow "accessory uses customarily incidental to the use of premises preserved and protected as conservation land and owned by a duly incorporate 501 (c) (3) conservation organization are allowed in any zone, provided that such uses are consistent with the use of the premises for passive recreational, educational, scientific and environmental purposes, and are not operated for profit". A public hearing has been set for August 4th, 2011.
3. **Application for Affordable Housing:** R&K Co. submitted an application for affordable housing on Anderson Road. Chairman Ackerman read into record the cover letter for the application, as well as, a review memo from Attorney Eric Knapp. It was determined that a considerable amount of information is still needed from the applicant. A public hearing has been set for July 7, 2011.

Commissioner Dwyer left the meeting at 8:55 p.m.

Additional Items

1. **Audience Participation:** Ms. Eleanore Jettmar and Mr. Tom Piel both commented on the withdrawn proposed estate regulation.
2. **Minutes:** Commissioner Volkmar motioned to accept the meeting minutes of May 5, 2011 as amended. Commissioner Voorhees seconded the motion. All voted in favor.
3. **Correspondence:** There was a letter from Connecticut Light & Power and a brochure from Ecological.
4. **Zoning Enforcement Officer's Report:** Ron Cooper, ZEO reviewed the May 2011 ZEO report.
5. **Committee Reports:** Any POCD revisions to be submitted to Michele to update.
6. **Chairman's Report:** There were no comments from the Chairman.
7. **Commissioner's Comments:** There were no Commissioner's comments.

Commissioner Volkmar motioned for adjournment. Commissioner Clark seconded the motion and all voted in favor. Meeting was adjourned at 9:05 p.m.