

Planning and Zoning Commission

Town of Sherman

P.O. Box 39

Sherman, CT 06784

(860) 355-3127

Email: mbattaglia@townofshermanct.org

MINUTES - SPECIAL MEETING

AUGUST 18, 2011

Chairman Ackerman called the meeting to order at 7:00 p.m. at Mallory Town Hall.

Commissioners present: Chairman Barbara Ackerman, Vice Chairman Ted Hollander, Mark Weber, John Dwyer, Paul Voorhees, Neil Volkmar and alternates Monty Clark and Jill Finch. There was no audience member recording or video taping the meeting.

1. Deliberations continued for the proposed amendment to Zoning Regulations to allow construction of structures on recreation lands: Received from Attorney Branse were recommendations on where the proposed amendment should be placed within the regulations. Chairman Ackerman composed a series of motions which incorporate all of the sections that will be revised and/or added to within the regulations. Commissioner Volkmar made a motion to hear and read the motions at hand. Commissioner Dwyer seconded the motion and all voted in favor. Chairman Ackerman proceeded to read the motions into the record. They are as follows: Motion to delete Section 324 "Moratorium" and retitle Section 324 "Accessory Uses, Buildings, and Structures". Motion to create Section 324.1 "Accessory Uses"; to create Section 324.1(a) "Accessory Apartments"; to create Section 324.1(b) "Home Occupations"; to create Section 324.1(c) "Residential Contractor"; to create Section 324.1(d) "Keeping of Roomers or Boarders"; and to create Section 324.1(e) "Accessory Uses to Conservation Organizations". Motion to move Section 321.8 "Accessory Apartments" to Section 324.1(a). Motion to move Section 353A "Home Occupations" to Section 324.1(b). Motion to move Section 353B "Resident Contractor" (to also include 353B.1, 353B.2, 353B.3, 353B.4) to Section 324.1(c). Motion to move Section 354 "Keeping of Roomers or Boarders" (to also include 354.1, 354.2, 354.3, 354.4, 354A (a-1)) to Section 324.1(d). Motion to adopt Section 324.1(e) "Accessory Uses to Conservation Organization" which states: "Uses accessory to the principal use of premises preserved and protected as conservation land and owned by a duly incorporated and Internal Revenue Service approved 501(c)(3) conservation organization are allowed by Special Permit in any zone, provided that, in addition to the criteria of Section 340 of these Regulations, the Commission finds that such accessory uses are consistent with the principal use of the premises for passive recreational, educational, scientific and environmental purposes, and are not operated for profit." Motion to create Section 324.2 "Accessory Buildings" to be "reserved for future use". Motion to create Section 324.3 "Accessory Structures"; to create Section 324.3(a) "Septic Systems for Accessory Buildings"; and to create Section 324.3(b) "Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment". Motion to move Section 321.7 "Septic Systems for Accessory Buildings" to Section 324.3(a). Motion to move Section 322.9 "Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment" to Section 324.3(b). Motion for Sections 353 and 354 to be "reserved for future use". Motion to add "Conservation organizations with 501(c)(3) status per the Internal Revenue Service" as

Section 331.1(*n), 332.1(*g), 333.1(*o), 334.1(*l). Motion to add “Accessory Conservation uses in accordance with Section 324.1(e) of these Regulations” as Section 331.2(*m), 332.2(*m), 333.2(*m), 334.2(*l). Motion to cross reference and change Section numbers applicable to all of the above motions. Motion to set an effective date for the adopted amendment Section 324.1(e) of the Zoning Regulations as September 7, 2011. Commissioner Volkmar motioned to accept and discuss the motions at hand. Commissioner Dwyer seconded the motion and all voted in favor. The Commission was in agreement that the special permit process is an important part of the proposed regulation. They also discussed the fact that a public hearing may not be needed if the proposed accessory use has no negative impact. The Commission added to Section 324.1(e) the following language: “The Commission may waive the requirement of a Special Permit if the Commission determines that the proposed accessory use has no negative impact”. The Commission voted unanimously to accept the proposed amendment as amended.

2. POCD discussion with Jason Vincent of Planimetrics: Mr. Jason Vincent spoke to the Commission regarding the services his company can perform in regard to the preparation of the Plan of Conservation and Development. Commissioner Dwyer motioned to proceed with the professional services of Planimetrics in the preparation of the POCD. Commissioner Hollander seconded the motion and all voted in favor.

Commissioner Volkmar motioned to adjourn. Commissioner Dwyer seconded the motion. All voted in favor. The meeting was adjourned at 8:30 p.m.