

Planning and Zoning Commission
Town of Sherman
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**PLANNING AND ZONING MEETING MINUTES
APRIL 5, 2012**

Chairman Ackerman called the meeting to order at 7:04 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, Neil Volkmar, Ted Hollander, Monty Clark, and alternates Jan Desiato and Mary Lee. Also present was Ron Cooper, ZEO. Absent were Jeannene Burruano, Paul Voorhees, Mark Weber, Jill Finch and Michele Battaglia, Clerk. There was no audience member recording or videotaping the meeting.

Public Hearing

- 1. Walden, 22 Leach Hollow Road – Special Permit to construct a bathroom in a garage:** Ron Cooper spoke on behalf of the applicant. He stated that the applicant wanted to construct a bathroom in a detached garage and that the bathroom has met all health requirements. Commissioner Hollander motioned to approve the special permit. Commissioner Volkmar seconded the motion and all voted in favor.

New Business

- 1. Sherman Library Association – Modification to a Special Permit:** Mr. Bruce Tuttle, Architect and Mr. Mason Lord were in attendance representing the applicant. Mr. Tuttle stated that the plans for the library have been scaled back considerably. This allows the retaining wall in the back, the parking spaces and the impervious asphalt to be reduced. He also said that the retaining wall in the front has been completely eliminated. Questions were raised as to if the application would need to go back to the Zoning Board of Appeals due to the footprint being changed; if the drainage easements on the Altvater property were ever agreed upon; and how the new proposal affects the stormwater runoff. Chairman Ackerman stated that this application would require a public hearing due to it being a new design, however the application was incomplete, and so a public hearing could not be scheduled. It was discussed that if the items in question could be addressed by the meeting on April 19th, that the application could be accepted then, and a public hearing could possibly be scheduled for May 17th.

Additional Items

- 1. Audience Participation:** Ms. Carol Faure inquired about the POCD. Chairman Ackerman stated that the POCD has been sent to Planimetrics and that we should have a draft within a few weeks.
- 2. Minutes:** Commissioner Hollander motioned to accept the meeting minutes of March 1, 2012 and March 15, 2012. Commissioner Volkmar seconded the motion. All voted in favor.
- 3. Correspondence:** There was no correspondence.
- 4. Zoning Enforcement Officer's Report:** Ron Cooper, ZEO reviewed the March 2012 ZEO report.
- 5. Committee Reports:** There were no committee reports.

6. Chairman's Report: There were no comments.

7. Commissioner's Comments: There were no comments.

Commissioner Volkmar motioned for adjournment. Commissioner Hollander seconded the motion and all voted in favor. Meeting was adjourned at 8:19 p.m.

FINAL