

Planning and Zoning Commission  
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**PLANNING AND ZONING MEETING MINUTES  
May 17, 2012**

Chairman Ackerman called the meeting to order at 7:05 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, Ted Hollander, Neil Volkmar, Jeannene Burruano, Paul Voorhees, Monty Clark, and alternates Jill Finch and Mary Lee. Absent were Jan Desiato and Mark Weber. Also present was Ron Cooper, ZEO and Michele Battaglia, Clerk. There was no audience member recording or videotaping the meeting.

**Public Hearing**

**Sherman Library Association, Inc., 1 Sherman Center** – Application for a Special Permit for the construction of a proposed addition with additional parking and new subsurface sewage disposal system.

Mr. Paul Szymanski, PE was in attendance representing the applicant. Also present was Mr. Mason Lord and Mr. Bruce Tuttle, Architect. Mr. Szymanski stated that the previously approved plans have decreased in building size and that the parking has decreased. He stated that due to the parking decreasing, the retaining wall that was proposed will be removed. Mr. Szymanski addressed the comments from Ron Cooper regarding the proposed site development plan. There was discussion regarding the lighting and the amount of signage proposed for the site, which was addressed in the Certificate of Appropriateness with Conditions that was read into record by Mrs. Janet Hopkins, Sherman Historic District Commission. Mr. Szymanski stated that the light at the southern portion of the exit could be eliminated; the light pole at the left of the entrance could be eliminated; and the bollard adjacent to the library along Route 37 could be eliminated. In relation to signage: the no parking/fire lane signs be replaced with painting on the parking lot surface; shrink the size of the exit only sign with a design and height similar to those used at the Old Town Hall; shrink the size and height of the stop sign that is located on the library property; the signs should be constructed of wood or a composite material that mimics wood; and the posts on which the signs are to be mounted be round or rectangle. Also in question was the color of the sidewalks and the fact that they should not be gray. Mrs. Janet Hopkins, 4 Woods Road, read into record a letter stating that she was opposed to the lighting and signage plan. Commissioner Volkmar motioned to close the public hearing and Commissioner Clark seconded the motion. All voted in favor.

**Deliberations**

Chairman Ackerman reviewed Section 342 “Application for Special Permit” to determine if the applicant has met all of the standards. It was determined that the library will serve a community need; the location and size of the use, the nature and intensity of the operation will be in harmony with the zone; the location, external appearance and height of buildings, structures, walls and fences and the nature and extent of landscaping, screen plantings and exterior illumination on the site are such that the use will not hinder or discourage the appropriate use and development of adjacent land; the operations will not be objectionable to nearby properties; and the parking areas will be located entirely on the lot and the entrance and exit drives are designed so as to minimize traffic hazards. Commissioner Volkmar motioned to approve the Special Permit with conditions. These conditions included: the Sherman Historical Society Certificate of Appropriateness with conditions be followed; additional screening along Sawmill Road;

**FINAL**

landscaping bond in the amount of 10% of the price of landscaping and a 90% survival rate after first year; an independent engineer be on site during the installation of the porous asphalt; signage and lighting be changed as discussed; and that the Special Permit will not be effective until the necessary easements are granted to implement the stormwater management plan. Commissioner Hollander seconded the motion and all voted in favor.

Commissioner Volkmar motioned for adjournment. Commissioner Clark seconded the motion and all voted in favor. Meeting was adjourned at 8:30 p.m.

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