

Planning and Zoning Commission
Town of Sherman
P.O. Box 39
Sherman, CT 06784
(860) 355-3127
Email: planzone@townofshermanct.org

REGULAR MONTHLY MEETING

December 6, 2012
7:00 pm
Mallory Town Hall

Commissioners In Attendance: Barbara Ackerman, Monty Clark, Mary Lee, Paul Voorhees, Jeannene Burruano, Ted Hollander, and Neil Volkmar

Commissioners Absent: Jan Desiato, and Jill Finch

Ron Cooper, Land Use Enforcement Officer was also in attendance.

Chairman Ackerman introduced Christine Branson as the new P&Z Clerk.

There was no audience member audio or video-taping the meeting.

Chairman Barbara Ackerman called the meeting to Order at 7:05 p.m.

Old Business

Taraba, 124- 126 Route 39 North: Application for re-subdivision

Public Hearing

Paul Szymanski, of Arthur Howland and Associates, spoke on behalf of the applicant Taraba, in reference to an Application for a re-subdivision located at 124-126 Route 39 North. A lot line revision survey map titled "Taraba Lot Line Revision Map" and dated 10/26/2012 and an Appraisal of Real Property from Oracle Appraisals, Mark Hamilton, was submitted to the Commission. The applicant requested a fee in lieu of dedicating land as open space. Such fee shall be 10% of the appraised lots valued at \$ 325,000.00 which fee shall be paid at the time of conveyance of each approved lot, or a single payment covering all lots may be made at the time of the approval of the subdivision.

Commissioner Paul Voorhees made a Motion to accept payment of a fee in lieu of dedicating land as open space of \$ 32,500.00, which fee shall be paid at the time of conveyance of each approved lot, or a single payment covering all lots may be made at the time of the approval of the subdivision.

Seconded by: Commissioner Ted Hollander. **Vote: For: Unanimous**

New Business

- a) **Sherman Library Association** – Application for a Special Permit to temporarily occupy space at 1 Route 37 East, Building 1, Unit 6

Millie Loeb and Mason Lord were representing the Sherman Library. The Sherman Library Association is requesting a temporarily occupy 1 Route 37 East, Building One, Unit 6 while construction of the new main Library takes place. A site plan and floor plan was submitted with parking spaces outlined. The hours of operation would be Tuesday through Friday; 11:00 a.m. to 6:00 p.m. and Saturday 10:00 a.m. to 4:00 p.m. at any given time there would be one to two staff members present. The Library anticipates approximately three to six patrons using the Library simultaneously. The Commission expressed concerns regarding the number of parking spaces which are shared with other business in the common parking lot. Additionally handicap access and parking were discussed. A Public Hearing was set for January 3, 2013.

- b) **Arena, 70 Wakeman Hill Road:** Application for a Special Permit to allow the installation of a new accessory building (garage) with a ½ bathroom.

Gary Wenglowski, acting agent for Merry Arena submitted a revised plan of the proposed building and a Site Plan to construct a 60' x 90' Garage with a 45' x 66' attached accessory building with bathroom. The Commission discussed the placement of the bathroom since it showed in both sides of the structure on the submitted plan. The applicant amended the plan showing the bathroom only in the garage side of the structure. A Public Hearing was set to take place January 3, 2013.

- c) **Naromi Land Trust, Wimisink Preserve, Corner of Route 39 North and Route 55** – Providing a project up-date and to discuss one condition of the existing Special Permit.

Margaret Josephson spoke on behalf of the Naromi Land Trust. Josephson questioned the condition in of the Special Permit, requiring a railing along the entire length of the proposed boardwalk. Ms. Josephson stated she felt the requirement was unnecessary and would obstruct the natural beauty of a boardwalk. Selectman Chris Jellen requested the Commission review the Minutes of the last meeting which the Special Permit was discussed to determine the reasoning behind the requirement. After discussion, the Commission agreed to set a Public Hearing on January 3, 2013 to consider amending the Special Permit for the boardwalk, providing the Commission receives a completed application on Friday December 7, 2012.

- d) **Selection of Planning and Zoning 2013 Officer Nominating Committee**

The Commission agreed unanimously to appoint Commissioners Paul Voorhees and Jeannene Burruano as Nominating Committee for Nomination of Appointment of 2013 Officers: Chairman, Vice- Chair and Secretary.

e) **Interview and/or possible appointment of an alternate commissioner.**

Following a brief discussion, Mark Sichel of 3 Bittersweet Lane addressed the Commission to be considered as an Alternate to serve on the Planning and Zoning Commission. After discussion the following Motion took place:

Commissioner Paul Voorhees made a Motion to appoint , Mark Sichel as an Alternate P & Z Commission member. **Seconded by:** Jeannene Burruano **Vote: For: Unanimous**

f) **Add to the Agenda**

Commissioner Neil Volkmar made a Motion to add Joel Judd's request for consultation to the Agenda. **Seconded by:** Ted Hollander **Vote: For: Unanimous**

Joel Judd, discussed rental of an outbuilding on his property for an Auto Repair and Auto Body Shop. The applicant provided a hand drawn sketch of the property (1" = 100') indicating a five (5) bay garage and specified where parking for 30 cars will be located. Judd requested the Commission waive the requirement of an A-2 survey stating it would be a financial hardship. The Commission briefly discussed the Site Plan. The Commission scheduled a Site walk on Saturday December 8th, 2012 at 8:30 a.m. The Commission also scheduled a Special Meeting to immediately follow the Site Walk. A Warning of the Site Walk and Meeting will be posted at the Town Clerk's Office on Friday, December 7, 2012.

Audience Participation

- a) Gary Albert questioned the use of the Proposed Garage application for 70 Wakeman Hill Road.
- b) Sherman Town Clerk, Carol Havens commented she was glad the P&Z Commission was willing to waive the requirement of the A-2 survey for Joel Judd.

Minutes

Commissioner Ted Hollander made a Motion to approve the Minutes of Regular Monthly Meeting dated October 4, 2012 **Seconded by:** Commissioner Monty Clark. **Vote: For: Unanimous**

The Regular Monthly Meeting of November 1, 2012 was canceled.

Correspondence

None

Zoning Enforcement Officer's Report

None

Committee Reports

None

Chairman Report

2013 Planning and Zoning Meeting Schedule

Commissioner Ted Hollander made a Motion to approve the Calendar of Meetings for 2013 with amendments to change the July meeting to 7/11/2013 and change the September meeting to 9/19/2013. **Seconded by:** Commissioner Monty Clark. **Vote: For: Unanimous**

Commissioner's Comments:

Chairman Ackerman reviewed the past year stating highlights and what she foresees for the next year. She thanked the Commission Members for a job well done, and appreciates their cohesiveness, support and input.

Commissioner Neil Volkmar adjourned the Meeting at 9:30 p.m.

Respectfully submitted by:

Christine I. Branson
December 12, 2012