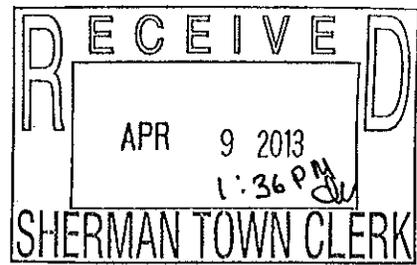




Town of Sherman
 Planning and Zoning Commission
REGULAR MONTHLY MEETING
 February 7, 2013 7:00 pm
 Mallory Town Hall



FINAL

Commissioners in Attendance: Barbara Ackerman, Jeannene Burruano, Neil Volkmar, Marc Sichel, Mary Lee, Ted Hollander, Paul Voorhees, and Jan Desiato

Commissioners Absent: Jill Finch

Also in attendance: Ron Cooper, Land Use Enforcement Officer and Christine Branson, P&Z Clerk.

No audience member audio or video-taping the meeting.

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

Public Hearing

- Oppenheimer- 12 Chimney Hill Road: Application for a Special Permit for a Change of Use to allow a residential Dental Practice.

Dr. Oppenheimer has applied for a permit for a home Dental Office. There will not be additional employees, since the only operators of this business are the residents of the dwelling. Ample parking is available on site. There will be minimal alterations to the dwelling in keeping with the style of the house, no change to the footprint. If there is a sign it would be smaller than the maximum square footage allowed. The Commission discussed a right of way depicted on the site plan. The Commission discussed the definition of a Home Occupation, and a No Impact Occupation.

Commissioner T. Hollander made a Motion to close the Public Hearing for 12 Chimney Hill Road application to allow a home occupation.

Seconded by: Commissioner N. Volkmar. **Vote: For: Unanimous**

Old Business

- Oppenheimer- 12 Chimney Hill Road: Application for a Special Permit for a Change of Use to allow a residential Dental Practice.

The Commission discussed the regulation of a Home Occupation regarding the number of clients allowed. The Commission determined this would be considered as a "no impact business", allowing only 2 (TWO) clients per day. The permit fees that were collected will be partially returned, subtracting the cost of publication fees. The following motion took place:

Commissioner T. Hollander made a Motion to approve the application as a No-Impact Home Occupation only allowing two clients per day.

Seconded by: Commissioner N. Volkmar. **Vote: For: Unanimous**

New Business

- Giltain- 105 Route 39 North: Application for Certificate of Zoning Compliance for a parcel to be approved as a lot.

Chairman Ackerman notified the Commission and Public this application was not a Public Hearing. The Commission received the Application, an A2 survey, Health approval, map and septic design. ZEO Cooper reported the proposed plan meets all set back requirements and feasibility requirements to be determined a lot. No wetlands were found. The Commission briefly discussed the placement of the driveway.

Commissioner J. Burruano made a Motion to approve the Application for Zoning Compliance for 105 Route 39 North as an approved Lot.

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

Audience Participation

Stephanie Warren, abutting neighbor to 105 Route 39 North, shared her concerns with the Commission of the impact this lot could have on her property.

Approval of Minutes

Commissioner T. Hollander made a Motion to approve the Minutes of Regular Monthly Meeting January 3, 2013 as amended.

Seconded by: Commissioner M. Lee. Vote: For Unanimous

Correspondence

Connecticut Bar Association invitation to a Planning and Zoning Education and Training Seminar to be held Saturday, March 16, 2013 8:30 a.m. to 4:30 p.m

Conservation Commission letter from Vice-Chair, J. Wozniak, dated January 9, 2013.

Zoning Enforcement Officer's Report

ZEO Ron Cooper submitted the January 2013 report. The number of permits approved was 4. There are 9 applications pending, none denied. ZEO Cooper discussed a few cases in detail that were still pending.

Commissioner N. Volkmar made a Motion to accept the January 2013 ZEO Report as presented.

Seconded by: Commissioner T. Hollander Vote: For: Unanimous

Chairman Report

Chairman Ackerman reminded the Commission of the upcoming February 21, 2013 Public Hearing to discuss a Moratorium.

Adjournment

Commissioner N. Volkmar Adjourned the meeting at 8:30 p.m.

Respectfully Submitted by,


Christine Branson

Approved with revisions 4-4-2013