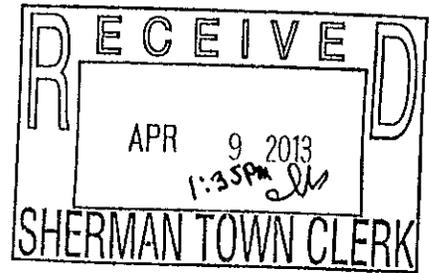




Town of Sherman
Planning & Zoning Commission
REGULAR MONTHLY MEETING
March 21, 2013 7:00 pm
Mallory Town Hall



FINAL

Commissioners in Attendance: Acting as Chairman Ted Hollander, Neil Volkmar, Mary Lee, Paul Voorhees, Monty Clark, Alternates: Marc Sichel, Jan Desiato and Jill Finch

Commissioners Absent: Barbara Ackerman and Jeannene Burruano

Also in attendance: Ron Cooper, Zoning Enforcement Officer (ZEO) and Christine Branson, P&Z Administrative Clerk.

Chairman T Hollander called the meeting to Order at 7:02 p.m.

P&Z Commission Alternates Marc Sichel and Jan Desiato were elevated to full members in the absence of Commissioners Barbara Ackerman and Jeannene Burruano.

Old Business

CT Department of Transportation- Right of Way: Briggs Hill and Route 37 South

The State DoT is offering the Town of Sherman first refusal for a strip of land once reserved for a State road at Briggs Hill Road and Route 37 South. Atty. Lisa Buzaid spoke on behalf of abutting land owner DeWind providing a survey map titled "Old State of CT DOT Right of Way", depicting the R.O.W. in relation to the DeWind parcel. The Commission determined more information is needed before a formal recommendation can be presented to the BoS. The Commission suggested to both Atty. Buzaid and Mr. DeWind to put their intentions and concerns in writing, and present to the BoS. The discussion was tabled until the next Meeting.

New Business

Senior Housing Commission- Consultation for a proposed Affordable Senior Housing development on Routes 37 and 39.

Steven Rothwarg and Charlie Reppenhagen spoke on behalf of the Senior Affordable Housing Commission and presented the Commission survey map, titled "Property Survey prepared for the Town of Sherman, Routes 37 & 39", dated 12/10/12, prepared by PAH, Inc., showing the Iroquois Easement, and Recreational Easement. Mr. Reppenhagen directed the Commission's attention to a portion of the map shaded peach which, is the most desirable area in relation to the placement of the septic and drainage. David Hopkins presented a handout of ideas and points to consider when determining a regulation for Affordable housing for the Elderly. The Commission requires a formal request from the Senior Housing Commission to write a Regulation in reference to Senior Affordable Housing for discussion by the next scheduled meeting. The Commission will be consulting its attorney.

Oppenheimer- 12 Chimney Hill Road-Application for Amendments to Section 324.1. B & C, Home Occupations and Section 610 Definition "Home Occupation" of the Town of Sherman Zoning Regulations.

The Commission received the Application to Amend the Zoning Regulations for Sections 324.1C. Dr. Oppenheimer spoke on behalf of his request, asking the number of clients seen daily be determined per application based on the type of business. Dr. Oppenheimer shared concern that limiting his dental practice to two clients per day would not be productive and could hurt his ability to successfully serve the community.

Commissioner Volkmar made a Motion to Accept Oppenheimer- 12 Chimney Hill Road-Application for Amendments to the Town of Sherman Zoning Regulations. **Seconded by:** Commissioner Lee. **Vote: For: Unanimous**

Commissioner Volkmar made a Motion to set a Public Hearing for May 2nd, 2013 for Oppenheimer- 12 Chimney Hill Road-Application for Amendments to the Town of Sherman Zoning Regulations. **Seconded by:** Commissioner Lee. **Vote: For: Unanimous**

Minutes-

Tabled until next Regular Monthly Meeting, April 4, 2013.

Correspondence-

Branse, Willis & Knapp, LLC, (Town Attorney) received 3/6/2013, advising the Commission of a Municipal Rate increase from \$ 165.00 to \$ 185.00 per hour.

POCD-

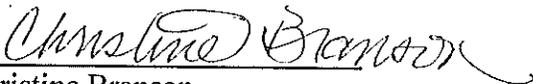
The Commission reviewed corrections and amendments to the working copy of the POCD as discussed previously. Additionally the Commission discussed compliance of State Statutes relating to the POCD.

Commissioner Volkmar made a Motion to set a Public Hearing for June 20, 2013 for discussion and possible approval of the Town of Sherman 2013 POCD. **Seconded by** Commissioner Lee. **Vote: For: Unanimous**

Adjournment-

Commissioner Volkmar made a Motion to Adjourn the Meeting at 8:50 p.m. **Seconded by** Commissioner Lee. **Vote: For: Unanimous**

Respectfully submitted by:



Christine Branson

March 28, 2013

Approved with revisions 4-4-2013