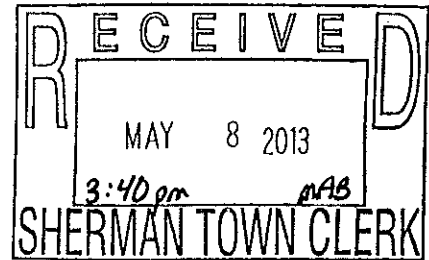




Town of Sherman  
Planning & Zoning Commission



**REGULAR MONTHLY MEETING**  
April 4, 2013 7:00 pm  
Mallory Town Hall

**Commissioners in Attendance:** Commissioners Barbara Ackerman, Monty Clark, Neil Volkmar, Mary Lee, Ted Hollander, Jeannene Burruano, and Alternates Marc Sichel and Jan Desiato

**Commissioners Absent:** John Paul Voorhees, and Alternate Jill Finch

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

No audience member audio or video-taped the meeting.

**Chairman Barbara Ackerman called the meeting to Order at 7:02 p.m.**

Alternate Marc Sichel was elevated to voting status in absence of Commissioner Voorhees.

**Old Business**

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

The Commission reviewed the map submitted by Atty. Buzaid 2-21-2013 to clarify the State RoW. A brief discussion followed. Three letters were read into record, abutting land owner Adrian Dewind, Jr., Atty. Buzaid on behalf of her clients, and Margery Josephson, each letter stating opposition to the possibility of the Town creating a road at this location. The Commission discussed the right of way is not continuous, and no longer connects to Route 37. The Commission will contact Atty Branse for clarification.

**Affordable Senior Housing Commission- Regulation Review**

Steve Rothwarg, Charlie Reppenhausen, and David Hopkins spoke on behalf of the Senior Housing Commission (SHC hereafter). The P&Z Commission shared information from the Town Atty. which reflected several scenarios for developing regulations based on the type of development. The SHC was asked to provide the information regarding their specific type of development. The P&Z Commission recommended a joint meeting between the Town Atty, the SHC, and the Housing Consultant. In addition, the P&Z Commission informed the SHC they would need an 8-24 request.

**New Business**

**Regulation Review- For Amendment Consideration**

ZEO Cooper provided a list of approximately twelve regulations for the Commission to consider reviewing. The Commission discussed clarification of the 440 line. ZEO Cooper referenced the importance of using original dedeed 1927 property lines when showing surveys and measurements. They asked the ZEO to make a recommendation for the 440 line revision. The Commission agreed to begin regulation review with Accessory Buildings, the 440 line and Municipal Communication regulations at the P&Z mid month meeting of April 18, 2013. David Hopkins has prepared a presentation regarding Wireless and Municipal Communications will share it at the next meeting.

Minutes-

Commissioner N. Volkmar moved to Approve the Minutes of Regular Monthly Meeting of February 7, 2013 as amended. Seconded by: Commissioner M. Lee Vote: For: Unanimous

Commissioner T. Hollander moved to Approve the Minutes of Special Meeting of February 21, 2013 as amended. Seconded by: Commissioner N. Volkmar Vote: For: Unanimous

Commissioner T. Hollander moved to Approve the Minutes of Regular Monthly Meeting of March 21, 2013 as amended. Seconded by: Commissioner M. Lee Vote: For: Unanimous

**Zoning Enforcement Officer's Report for February / March 2013**

ZEO Cooper submitted a report for February and March combined. Six applications have been approved, thirteen are under review, three statements of intent have been received and no applications have been denied. ZEO Cooper discussed details of a few cases that have been on-going.

Commissioner T. Hollander moved to Approve the ZEO Report of February- March 2013 as presented. Seconded by: Commissioner M. Lee Vote: For: Unanimous

**Committee Reports**

Commissioner Volkmar reported the 2013-14 FY Budget, Land Acquisition request for funding was rejected by the BoS.


**Chairman Report**

Chairman Ackerman remarked that the request of the SHC is providing a unique opportunity for the Commission to write a new regulation for this type of development.

**Adjournment**

Commissioner N. Volkmar moved to Adjourn the Meeting at 9:10 pm. Seconded by: Commissioner M. Lee Vote: For: Unanimous

Respectfully submitted:



Christine Branson  
April 9, 2013

APPROVED as FINAL with amendments at May 2, 2013 RMM