



TOWN OF SHERMAN
 Planning & Zoning Commission
REGULAR MEETING MINUTES
 March 6, 2014
 7:00 pm
 Mallory Town Hall

FINAL

Commissioners in Attendance: Jeannene Burruano, Ted Hollander and, John Paul Voorhees, Mary Lee, Marc Sichel, and Alternates: Marian Edmond, Jill Finch and Willy Knaak

Commissioners Absent: Neil Volkmar

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

Call to Order: Chair, J. Burruano Called the Meeting to Order at 7:05 p.m.

J. Finch was Elevated to voting status.

New Business-

Senior Housing Commission § 8-24 Referral ; New Application

Correspondence that was received today was read into record from First Selectman C. Cope requesting an 8-24 approval from the P&Z Commission for the proposed Affordable Senior Housing site proposed at Colonial Park. Mr. Charlie Reppenhagen and Steven Roffwarg spoke to the request. Mr. Reppenhagen reviewed a Driveway Feasibility survey dated September 30, 2013 pointing to the proposed site and the driveway. The walking trails are intended to remain public and will be maintained. Mr. Roffwarg clarified the wording within the lease agreement, "Seniors or Families of Seniors". There is a maximum of 2 people per unit. Care givers will not be live-in. This will be further clarified in the By-Laws. The Commission tabled the discussion.

Flatau, David Estate of, 24 Fox Run Road, Sherman CT (Map: 14, Lot: 6) Application for a Special Permit for a Home Occupation, reference to Regulations Section 324.1 B

Agent for the Estate, Celeste Pearce spoke in reference to the application. The intent for this application is to establish approval for a home occupation. The property is a 26+ acre parcel that has an accessory building located close to the road. The proposed home occupation would be located within the accessory building. The Commission requested Ms. Pearce provide a business plan with a parking diagram. This application will be heard at a P&Z Public Hearing set for April 3, 2014.

Commissioner M. Sichel Moved to Accept Application for a Special Permit for a Home Occupation , Flatau, David Estate of, 24 Fox Run Road, Sherman CT.
Seconded by: P. Voorhees Vote: For: Unanimous

Flatau, David Estate of, 24 Fox Run Road, Sherman CT (Map: 14, Lot: 6) Application for a Special Permit to allow a Septic System in an Accessory Building, reference to Regulations Section 324.3 A

Agent for the Estate, Celeste Pearce spoke in reference to the application. The intent for this application is to establish approval for of a pre-existing septic hook-up for a pre-existing full bathroom and half -bath located within an accessory building that has been modified and is no longer a garage. The Estate of David Flatau is looking to bring this property into compliance for all open permits and C.O.'s. The Commission reviewed the application file. This application will be heard at a P&Z Public Hearing set for April 3, 2014.

Commissioner M. Sichel Moved to Accept Application for a Special Permit to allow a Septic System in an Accessory Building for Flatau, David Estate of, 24 Fox Run Road, Sherman CT.
Seconded by: P. Voorhees Vote: For: Unanimous

Audience Participation-

Robin Zitter presented a map entitled "Town of Sherman Potential Vernal Pools" the map was produced by Elizabeth Corrigan and Robin Zitter, 2013. Ariel photo interpretation by Elizabeth Corrigan. She created this with Hunter Brawley from NAROMI. The purpose of compiling this information was to alert the Town Boards and Commissions of potential impact on vernal pools and protected or endangered species when considering applications. Mrs. Zitter has served on the Sherman Inland Wetland Commission for 15 years .

Approval of Minutes-

Regular Monthly Meeting of February 6, 2014

Commissioner M. Sichel Moved to Approve the Minutes of Regular Monthly Meeting February 6, 2014 as written.
Seconded by: M. Lee Vote: For: Unanimous

Special Meeting of February 20, 2014

Commissioner M. Lee Moved to Approve the Minutes of Special Meeting February 20, 2014 as written.
Seconded by: P. Voorhees Vote: For: Unanimous

Correspondence

Republican Town Committee, Chair George Linkletter, received in reference to Commission Seat Vacancy, recommendation to appoint Alternate J. Finch as Commissioner.

Democratic Town Commission, Chair J. Keneally received in reference to Commission Seat Vacancy, recommendation of Ms. Lu Li of 6 North Cove Road.

Chairman Report

Chair, J. Burruanno referenced a letter that was read into record at the February 27th, 2014 Board of Selectman's Regular Meeting, written by P&Z Alternate Willie Knaak, in opposition of the Colonial Park location for the proposed Senior Affordable Housing site. Mr. Knaak was one of fourteen signatures on this letter. Mrs. Burruanno advised Mr. Knaak in accordance with the P&Z By-Laws, he would be required to recuse himself from any and all Board discussions, votes, and Public Hearings relating to the Senior Affordable Housing applications that come before the Commission. Mr. Knaak agreed to the advice and stated he would recuse himself and be seated in the audience as a "concerned citizen". Mrs. Burruanno relayed to the Commission the Land Use Attorney, Mark Branse has agreed to address the commission at a workshop on April 17th, 2014 regarding P&Z Basics and Affordable/Senior Housing regulations.

New Commissioner Consideration

The Commission discussed the letters that were received from the Town Committees and considered the recommendations. Ms. Lu Li was seated in the audience and was asked to come forward for an interview. Ms. Lu Li is an electrical engineer and has been a Sherman resident for 8 years. She stated she would like to serve on this Board because she feels it is important to protect and conserve the environment. The Commission then asked Alternate Jill Finch to speak for an interview. Mrs. Finch stated she has served on this Commission for over 12 years as both a Commissioner and now as an Alternate. She has attended educational seminars pertaining to Land Use and would be willing to complete the term of the vacancy. The Commission conducted a vote by paper ballot for or against the recommendation of appointing Jill Finch as a Commissioner to fill Monty Clark's seat to term. All 6 Commissioners voted in favor. The Commission then conducted a vote by paper ballot for or against the recommendation of appointing Lu Li as an Alternate to fill the term of Jill Finch's seat to term. All 6 Commissioners voted in favor.

Mrs Jill Finch was voted, by paper ballot , unanimously in favor to serve the remaining term as Commissioner to the Sherman Planning & Zoning Commission.

Ms. LuLi was voted , by paper ballot, unanimously in favor to serve the remaining term as Alternate to the Sherman Planning & Zoning Commission.

Regulation Review-

The Commission tabled the discussion of Regulation review.

Commissioner P Vorheese Moved to recess the Meeting at 8:45 p.m. for an Executive Session.

Executive Session-

Pending Legal Matters

Commissioner P Vorheese Moved to reconvene the Meeting at 9:05 p.m.

Adjournment-

Commissioner P Vorheese Moved to Adjourn the Meeting at 9:05 p.m.

Respectfully submitted by:



Christine Branson, Clerk

March 13, 2014

*Approved as amended at the 04/04/2014 RMM