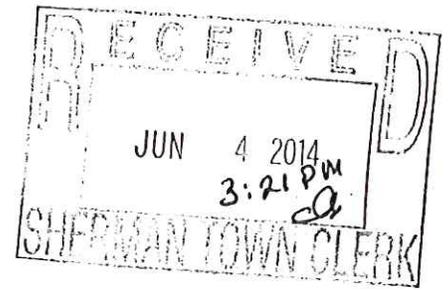




TOWN OF SHERMAN
Planning & Zoning Commission
WORKSHOP MINUTES
May 15, 2014, 7:00 pm
Mallory Town Hall



DRAFT

Members Present: J. Burruanno, N. Volkmar, M. Lee, M. Sichel, P. Vorheese and Alternates M. Edmond, W. Knaak and Lu Li

Absent: T. Hollander

Also Present: Land Use Enforcement Officer, R. Cooper and Administrative Clerk, C. Branson

Items for Future Agendas:

June 5, 2014 RMM- Discussion and possible action_ Ability for Chair to Vote

June 19th, 2014- Special Meeting- Public Hearing on proposed changes to Regulations

July 17th, 2014- Accessory Dwellings & Accessory Structures other than those for dwelling, review feedback from Land Use Atty.

Happy Acres Farm RFP Lease Agreement-

The BoS has requested feedback from the P&Z Commission in reference to an RFP draft. N. Volkmar reported a letter submitted to the BoS on behalf of the Happy Acres Farm Ad Hoc Committee. Discussion followed as to the necessity of the P&Z Commission review of the lease. A suggestion to add to the lease would be for the tenant to adhere to all local and state regulations and ordinances. The general thoughts were the RFP was difficult to understand, and may be discourage start-up farmers. Another aspect that was suggested was to require liability insurance from the proposed farmer. R. Cooper, LUEO added to date there has not been a request for an 8-24 referral from the BoS. Chair, J. Burruanno stated she will compile the suggestions into a letter and send it to the BoS.

Regulations Review:

Temporary Structures, proposed Section 324.4

M. Edmond and M. Lee have collaborated with R. Cooper to create an outline of regulations pertaining to structures that are in place on a property for a season or a specific length of time. The Commission determined that structures such as "hoop houses" may be considered as permanent structures, since they typically have a foundation. An addition to the Definitions, Section- 610 will be added, stating what constitutes as a temporary structure. Discussion followed pertaining to "event tents". The Commission determined this type of structure will not be regulated by P&Z. Several revisions were made an updated version will be submitted at the next Regulation Review Workshop.

Generators-

M. Sichel has met with R. Cooper as well as Building Inspector, B. Jenks to discuss updates to the current Regulations pertaining to the placement of generators and other noise making equipment. The current regulations in effect create very little options for placing a generator in a compliant area. R. Cooper added, the process is sometimes costly if the homeowner has to apply for a variance through ZBA. Points of discussion were: extending placement of a generator from the principal structure but must meet all setbacks (currently not to exceed 10 feet) and requiring noise suppressing housing for the unit.

Stonewall preservation-

P. Voorhees and W. Knaak have compiled information in reference to preservation of historic stonewalls. The Commission reviewed the information and discussed the criteria for "historic". The Commission agreed to incorporate the State Statutes concerning stonewalls for additional review and consideration.

Adjournment

N. Volkmar Adjourned the Meeting at 9:15 p.m.

Respectfully submitted by:



Christine Branson, P&Z Commission Administrative Clerk

June 3, 2014