



2014-0605P2M

TOWN OF SHERMAN
Planning & Zoning Commission
REGULAR MONTHLY MEETING MINUTES
June 5, 2014, 7:00 pm
Mallory Town Hall

FINAL

Members Present: N. Volkmar, T. Hollander, M. Lee, M. Sichel, P. Voorhees, J. Finch, and Alternate M. Edmond

Absent: J. Burruano, and Alternates W. Knaak and Lu Li

Also Present: Administrative Clerk, C. Branson

Call to Order

Acting as Chair, N. Volkmar Called the Meeting to Order at 7:05 p.m.

New Business

Discussion and possible Action regarding the voting ability of the Chair

The Commission discussed the interpretation of the By-Laws and the voting rights of the Chair. Further discussion was tabled until the next Regular Meeting.

Special Permit Applications-

McCluskey, Malcom, (Map: 77, Lot: 22) 1 Route 37 East, Sherman Commons, Suite 2B, Sherman, CT

Applicant: Eidelson, Robbyn

Purpose: Change of Use, to allow an educational center, Reference to Section 333.1 f Nursery School or Day Camp. Parent and student tutoring using Montessori techniques and principals.

The Commission reviewed the materials provided with the Application for a Special Permit. Discussion took place regarding parking arrangements with the other business within the complex. To date, the applicant has not received Health approval.

Commissioner T. Hollander Moved to Accept the application for a Special Permit for McCluskey, Malcom, (Map: 77, Lot: 22) 1 Route 37 East, Sherman Commons, Suite 2B, Sherman, CT, Applicant: Eidelson, Robbyn. Purpose: Change of Use, to allow an educational center, Reference to Section 333.1 f Nursery School or Day Camp and set a Public Hearing for July 17, 2014.

Seconded by: J. Finch Vote: For: Unanimous

Rosh, Ken & Meredith, (Map: 11, Lot: 1) 10 Mill Pond Farm Road, Sherman, CT

Purpose: Allow septic connection to an accessory building. Reference to Section 324.3a Septic Systems for Accessory Buildings.

The Commission discussed the application for a Special Permit to allow septic to a 15' x 15' pool house with toilet and sink. An A-2 survey has been requested as well as Health approval, to date neither has been received.

Commissioner T. Hollander Moved to Accept the application for a Special Permit for Rosh, Ken & Meredith, (Map: 77, Lot: 8) 10 Mill Pond Farm Road, Sherman, CT Purpose: Allow septic connection to an accessory building. Reference to Section 324.3a Septic Systems for Accessory Buildings, and set a Public Hearing for July 17, 2014.

Seconded by: M. Sichel Vote: For: Unanimous

Kelley, Paula, (Map: 77, Lot: 8) 11 Route 39 North, Units A & B, Sherman, CT
Purpose: Change of Use, Reference Section 333.1 f Nursery School or Day Camp

The Commission discussed the application for a change of use for 11 Route 39 North, Units A&B. Recently this space was occupied as a hardware store and is now being proposed to be a nursery school. Additionally, the Commission discussed the A-2 survey that was provided. Mr. Kelley was in the audience and spoke briefly to the application. A playground is being proposed for the Northwestern side of the complex with a walk away from the parking section for children's access to the yard.

Commissioner J. Finch Moved to Accept the application for a Special Permit
for Kelley, Paula, (Map: 77, Lot: 8) 11 Route 39 North, Units A & B, Sherman, CT
Purpose: Change of Use, Reference Section 333.1 f Nursery School or Day Camp and set
a Public Hearing for July 17, 2014.
Seconded by: M. Lee **Vote: For: Unanimous**

Application for Amendments to the Zoning Regulations-

Hall, Daryl, (Map: 6, Lot: 16) 27 Chapel Hill Road, Sherman, CT
Application for Amendments to the Zoning Regulations: Section 322.1b

322.1 Obstructions in Lot Area:

No structure or projections from structures shall be permitted in any required lot area, except as follows:

- b.** Walls or fences not exceeding six (6) feet in height measured above the adjoining finished grades shall be permitted in any side or rear lot. Walls or fences greater than six (6) feet in height shall be permitted only if that portion of such wall or fence which exceeds six (6) feet is not less than three-fourths (3/4) open construction.

Proposed Amendment to 322.1b

- b.** Walls or fences not exceeding six (6) feet in height measured above the adjoining finished grades shall be permitted ~~in any side or rear lot~~. Walls or fences greater than six (6) feet in height shall be permitted only if that portion of such wall or fence which exceeds six (6) feet is not less than three-fourths (3/4) open construction.

Commissioner T. Hollander Moved to Accept the application for Hall, Daryl, (Map: 6, Lot: 16) 27 Chapel Hill Road, Sherman, CT Application for Amendments to the Zoning Regulations: Section 322.1b and set a Public Hearing for July 17, 2014.
Seconded by: M. Lee **Vote: For: Unanimous**

Approval of Minutes

May 1, 2014 Regular Meeting

Commissioner P. Voorhees Moved to Approve the Minutes of Planning and Zoning Regular Monthly Meeting of May 1, 2014 as amended.
Seconded by: M. Lee **Vote: For: Unanimous**

May 15, 2014 Mid Month Workshop/ Special Meeting

Commissioner M. Lee Moved to Approve the Minutes of Planning and Zoning Special Meeting of May 15, 2014 as amended.
Seconded by: M. Sichel **Vote: For: Unanimous**

Correspondence

ZBA- Chair Dale Baird received in reference to consideration of Regulation Changes to the following Sections: 332.2, 332.4, 332.5, 332.6, and reference to the 440 line changed to "the Federal Project Boundary Line".

Zoning Enforcement Officer's Report- May 2014

ZEO, R. Cooper submitted a report for May 2014. Four Zoning Applications were approved. Three Statements of Intent were approved. One application was denied. Nine applications are currently under review.

Commissioner M. Lee Moved to Approve the ZEO Report of May 2014 as presented
Seconded by: J. Finch Vote: For: Unanimous

Chairman Report

Acting as Chair, N. Volkmar read into record a report of two Lot Line Revisions:

McGoldrick, Richard 107 Church Road, signed by Chair, J. Burruano on May 15, 2014

Wilburn, S. & Fitzgerald, S. 17 Cedar Lane, signed by Chair, J. Burruano on May 28, 2014

Regulations Review

The Commission discussed the Connecticut State Leash Law in lieu of several complaints recently received in reference to the Smoke Ridge neighborhood.

Adjournment

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

Respectfully submitted by:



Christine Branson, P&Z Commission Administrative Clerk
June 11, 2014

*Approved as written at the 07/17/2014 RMM