



2014-0619P2M

**TOWN OF SHERMAN**  
Planning & Zoning Commission  
**SPECIAL MEETING MINUTES**  
June 19, 2014, 7:00 pm  
Mallory Town Hall

FINAL

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**Members Present:** J. Burruano, N. Volkmar, T. Hollander, M. Lee, M. Sichel, P. Voorhees, J. Finch, and Alternates W. Knaak and Lu Li

**Absent:** Alternate M. Edmond

**Also Present:** ZEO, R. Cooper and Administrative Clerk, C. Branson

**Call to Order**

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

**Public Hearing**

**Chair J. Burruano Opened the Public Hearing**

Chair J. Burruano opened the Public Hearing and read into record the proposed changes to Sections: regarding changes to Zoning Regulations: Table of Contents and Sections 100, 110, 111, 200, 331.4, 332.4, 333.4, and 454 the Sherman Zoning Regulations last amended September 7, 2011. There was no one in attendance as public. Correspondence from NHCOG was read into record, stating there was no anticipated Municipal impact. Correspondence from HVCEO was also read into record stating there was no impact anticipated in reference to the proposed changes to the Regulations. Legal Warnings were sent to six abutting Towns, no response was received. Legal Warnings were published in the Citizen News June 4, 2014 and again on June 11, 2014. Hearing no input, from the Public the Hearing was closed.

**Commissioner N. Volkmar Closed the Public Hearing.**

**Old Business**

Discussion and possible action regarding changes to Sherman Zoning Regulations last amended September 7, 2011, Table of Contents and Sections 100, 110, 111, 200, 331.4, 332.4, 333.4, and 454

**Commissioner N. Volkmar Moved to Approve** amendments to the following sections of the Zoning Regulations:

Table of Contents: Article 1- Purposes, Section 100, Statement of Purposes: **{Comprehensive Plan} change to: Plan of Conservation and Development**

Page 1: Article I- Purposes, Section 100- Statement of Purposes: **{Comprehensive Plan} Change to: Plan of Conservation and Development**

Page 1: Article I- Purposes, Section 110- add after Plan of Conservation and Development **"hereinafter referred to as POCD"**.

Page 1: Article I- Purposes, Section 110- ...requirements of Chapter **{124} change to : Chapter 126**

Page 1: Article I- Purposes, Section 111- ...in accordance with this **{comprehensive plan} change to POCD**

Page 2: Article 200- Classes of Zones and Uses: ...expressed in the adopted {Town Plan of Development} change to POCD.

Regulation Page 19: Section 331.4 Minimum Lot Dimensions to add the word "contiguous" to the last sentence "...Each lot shall have frontage .....of at least 200 contiguous feet..."

Regulation Page 23: Section 332.4 Minimum Lot Dimensions to add the word "contiguous" to the last sentence "...Each lot shall have frontage .....of at least 200 contiguous feet..."

Regulation Page 27: Section 333.4 Minimum Lot Dimensions for Residential, Commercial or Municipal Use to add the word "contiguous" to the last sentence "...Each lot shall have frontage .....of at least 150 contiguous feet..."

Regulation Page 69: Section 454 Fee: to remove the dollar amount ..."There shall be a fee [of \$ 50.00] on any appeal to the Zoning Board of Appeals..."

**Seconded by:** Commissioner P. Voorhees **Vote: For Unanimous**

#### Voting Status of the Chair Discussion and Possible Action

The Commission discussed Article 5 of the current By-Laws. As the By Laws are written, there is no specification as to the voting status of the Chair, therefore the Chair has the ability to vote.

**Commissioner T. Hollander Moved** to Confirm Article 5 of the Planning & Zoning Commission By-Laws.

**Seconded by:** M. Lee **Vote: For Unanimous**

#### Adjournment

**Commissioner N. Volkmar Adjourned the Meeting at 8:55 p.m.**

Respectfully submitted by:



Christine Branson, Planning & Zoning Administrative Clerk

June 26, 2014

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