



20140807PZM

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

FINAL

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

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

Call to Order

Chair, J. Burruano Called the Meeting to Order at 7:01 p.m.

Commissioner M. Lee Moved to Amend the Agenda to remove the Executive Session and relocate the Public Comment to the 5th Item on the Agenda.

Seconded by: P. Voorhees

Vote: For: Unanimous

Chair J. Burruano opened the Continuation of the Public Hearing

Public Hearing

Special Permit Application- 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. to a 15' x 15' pool house with toilet and sink.

At the last meeting the Commission received the application with the understanding that further details would be provided. Since then the builder submitted a survey and floor plans to the ZEO. The Commission discussed the Survey and detailed floor plans for a Special Permit to allow septic to a 15' x 15' pool house with toilet and sink. State and local Health approval is pending. No one was in attendance to speak to the application.

Commissioner P. Voorhees Closed the Public Hearing for Special Permit for Rosh, Ken & Meredith, (Map: 77, Lot: 8) 10 Mill Pond Farm Road, Sherman, CT.

Seconded by: M. Lee

Vote: For: Unanimous

Old Business

Special Permit Application- 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. to a 15' x 15' pool house with toilet and sink.

The Commission discussed the Special Application to allow septic to the 15' x 15' pool house, and agreed that approval is contingent upon conditions that the plans must meet all requirements of State and Local Health Departments.

Commissioner T. Hollander Moved to Approve Special Permit Application- 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. to a 15' x 15' pool house with toilet and sink as presented on the plans submitted, with conditions that the plans must meet all requirements of State Health and Local Health Departments.

Seconded by: P. Voorhees

Vote: For: Unanimous

New Business-

Philipakos, James & Paula- 8 Wanzer Hill Road, (aka Map- 48, Lott- 66) Application for a Special Permit for consideration to allow an Accessory Apartment, in accordance with Regulations Section 324.1A and Section 340 as indicated on the A-2 Survey plan entitled "Zoning Location Survey and Partial Topographic Survey, prepared by CCA, LLC, Dated April 2, 2014" Zone B

The Commission reviewed the application, A-2 Survey, floor plans, and noted the application has been issued approval from the Health Department. The proposed application fits within all set-backs. The ZEO stated the applicant will need to apply for a driveway permit. The application was considered complete, and the Commission set the Public Hearing for September 4th, 2014, 7:00 pm, at Mallory Town Hall.

Commissioner T. Hollander Moved to Accept: Application for a Special Permit: Philipakos, James & Paula- 8 Wanzer Hill Road, (aka Map- 48, Lott- 66) for consideration to allow an Accessory Apartment, in accordance with Regulations Section 324.1A and Section 340 as indicated on the A-2 Survey plan entitled "Zoning Location Survey and Partial Topographic Survey, prepared by CCA, LLC, Dated April 2, 2014" Zone B, and set the Public Hearing for September 4th, 2014, 7:00 pm, at Mallory Town Hall.

Seconded by: M. Sichel

Vote: For: Unanimous

Approval of Minutes

Regular Monthly Meeting of July 17, 2014 Regular Monthly Meeting.

Commissioner T. Hollander Moved to Approve the Minutes of Planning and Zoning Regular Monthly Meeting of July 17, 2014 with Amendments.

Seconded by: P. Voorhees

Vote: For: Unanimous

Correspondence-

Lu Li, Alternate Commissioner, submitted a letter of resignation, due to a work schedule change.

C. Cope, First Selectman, correspondence regarding State required merger of planning agencies SWERPA and HVCEO.

Zoning Enforcement Officer's Report- July 2014

ZEO, R. Cooper submitted a report for July 2014. Eight Zoning Applications were approved. Seven Statements of Intent were approved. No applications were denied. Ten applications are currently under review. Discussion followed regarding a complaint from a resident, referencing a neighbor who has been processing firewood. Mr. Cooper has issued a "Stop Work Order" and will discuss the scope of the work being done with the property owner and report back to the Commission.

Commissioner T Hollander Moved to Approve the ZEO Report of July 2014 as presented.

Seconded by: M. Sichel

Vote: For: Unanimous

Adjournment

M. Sichel Adjourned the Meeting at 9:15 p.m.

Respectfully submitted by:



Christine Branson, P&Z Commission Administrative Clerk

August 15, 2014

*Approved at the 09/04/2014 RMM