



TOWN OF SHERMAN
Planning & Zoning Commission
MID MONTH MEETING MINUTES
August 21, 2014, 7:00 pm
Mallory Town Hall

FINAL

Members Present: J. Burruano, T. Hollander, P. Voorhees, J. Finch, and Alternate M. Edmond

Absent: N. Volkmar, M. Lee, M. Sichel, and Alternates W. Knaak

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.

Regional Planning Agency Merger Discussion

First Selectman, C. Cope spoke in reference to the Regional Planning Agency merger as mandated under Section 16a-4c of the CT General State Statutes. The Commission requested information regarding the Northwestern Agencies in comparison of what HVCEO has to offer. There are a total of 15 groups through-out CT that are merging to form 9 Regional Planning Groups. First Selectman C. Cope read a letter into record regarding the resignation of the current Director of HVCEO, John Chew, the interim Director will be D. Hannon. First Selectman Cope stated he felt the prudent choice would be to merge with the South Western Planning Agency since the other towns along Candlewood Lake have joined the same agency. He added, all of the main roads and highways are to the south, the hospitals, shopping, pharmacies and schools are all to the South. The annual dues for SWERPA would be \$ 3,439.00. Discussion followed regarding providing information for a Town Meeting which would clarify questions the public may have.

Candlewood Lake Discussion

Phyllis Schaer, CLA presented the Commission with a comprehensive report regarding present and projected health of Candlewood Lake. L. Marsicano joined the discussion as well, providing information concerning blue green algae and the toxic effects to the lake as well as residents along the shore line. Several options were shared with the Commission to reduce the invasive vegetation in the lake. Discussion followed regarding the introduction of sterile grass eating carp to the lake. Discussion followed regarding any negative impact the carp may cause. Discussion included Storm-water Management as well as set back requirements and landscaping recommendations. Several reports have been compiled over time including thermo- graphic and aerial shots of the lake. Two reports were shared with the Commission: " (Draft) Action Plan for Preserving Candlewood Lake, Supplement 2: Recommendations for Sherman, CT April, 2003" and "Candlewood Lake Water Quality Protection Issues King's Mark Environmental Review Team Report, (2009)".

Regulations Review

The Commission discussed a letter received on May 30, 2014 from ZBA Chairman, D. Baird in reference to recommendations to amend Zoning Regulations, Sections; 212, 332.4, 332.5, 332.6. D. Baird, ZBA Chair, and J. Chiamonte, Vice-Chair joined the discussion. The ZBA compiled a list based on the frequency of variance requests that come to the Board. Discussion followed regarding the 440 contour and a unique hardship that stems from when the setbacks were amended for all zones causing many homes to become non-conforming when they were conforming to the setbacks at the time of original construction. ZBA Chair, D. Baird requested the P&Z Commission include Legal Counsel when considering modifications to these regulations. Discussion followed regarding impervious surfaces and storm-water plans as well as reduction of square footage when increasing height to an existing structure. The Commission agreed to include ZBA as these regulations are considered.

Adjournment

Commissioner T. Hollander Adjourned the Meeting at 9:15 p.m.

Respectfully submitted:



Christine Branson, P&Z Commission Administrative Clerk

August 28, 2014

*Approved as Amended 9/04/2014