



20141002 P2M

TOWN OF SHERMAN
Planning & Zoning Commission
REGULAR MONTHLY MEETING MINUTES
October 2, 2014, 7:00 pm
Mallory Town Hall

FINAL

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

Absent: Alternate W. Knaak

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

Call to Order

Chair, J. Burruano Called the Meeting to Order at 7:02 p.m.

Public Hearing:

Application for a Special Permit- David Fabbraio- (property owner: Jordan Futures), 4 Saw Mill Road, Sherman, CT; (Map: 75, Lot: 50) in accordance with Zoning Regulations, Section 340, and Section 333.1 j- for a business office.

Proposing an office for home entertainment/ security, lighting, and audio systems business. The Legal warning was published in the Citizen News on September 17th and 24th, 2014. A total of fifteen abutting property owners were notified by Certified Mail. No correspondence was received in reference to this Application. David Fabbraio spoke in reference to the application, stating the proposed business would not anticipate clients coming to this office. There would not be any commercial vehicles parked at this office. There are a total of eight parking spaces available, they do not anticipate use off all of the spaces. Two employees are anticipated. No signs will be posted. Hours of operation will be Monday through Friday from 7:00 am to 5:00 pm.

Commissioner N. Volkmar Moved to close the Public Hearing.

Seconded by: J. Finch

Vote: For: Unanimous

Old Business:

Application for a Special Permit- David Fabbraio- (property owner: Jordan Futures), 4 Saw Mill Road, Sherman, CT. (Map: 75, Lot: 50)

Commissioner T. Hollander Moved to Approve David Fabbraio's Application for a Special Permit for a business office in accordance with Zoning Regulations, Section 340, and Section 333.1 j- to be located at 4 Saw Mill Road, as presented.

Seconded by: P. Voorhees

Vote: For: Unanimous

New Business:

Sherman School, 2 Route 39 North, In reference to Section 365- Municipal Signs, Application # 7394- to erect a sign on the green in front of the school. The application showed an example of a Town sign which is located at Volunteer Field. Joel Bruzinsky spoke to the application; the proposed sign would be similar to the example but white with burgundy lettering, as the other signs within the Town Center. The sign will comply with all Regulation requirements. The orientation of the sign and possible illumination will be determined and must be submitted to the the ZEO for review.

Commissioner N. Volkmar Moved to Approve application # 7394 To allow a sign at the Sherman elementary school, in accordance with to Section 365- Municipal Signs and to be consistent with other signs within the Town center, any illumination must be approved by the Commission.

Seconded by: M. Sichel

Vote: For: Unanimous

Approval of Minutes

Commissioner T. Hollander Moved to Approve the Minutes of Regular Meeting September 4, 2014 and Special Meeting of September 18, 2014 as written.

Seconded by: M. Lee

Vote: For: Unanimous

Correspondence

Candlewood Lake Authority- L. Marsicano, providing an electronic library of documents for the Land Use Department.

Chairman's Report

J. Burruano reported consultation with the Land Use Attorney in reference to creating an Affordable Housing Tax Incentive Ordinance to recommend to the Board of Selectman. There have not been any updates from the BoS in reference to the merger of the local planning agencies. Mrs. Burruano and ZEO, R. Cooper collaborated to write a letter to the BoS in reference to the tenant farm proposals at Happy Acres Farm. The BoS has narrowed their choice to one applicant for the farm, Full Circle Farming, LLC. Upon review of the proposed non-agricultural activities, several Special Permits will need to be applied for before certain aspects of their proposal can be implemented. Additional questions were raised concerning the proposed Bed & Breakfast. To date, the P&Z Commission has not received an 8-24 referral request from the First Selectman regarding Happy Acres Farm.

ZEO's Report

Ron Cooper, Land Use Enforcement Officer reported Zoning activity for August and September 2014, Applications Approved: 4, Approved Statements of Intent: 11, Withdrawn: 0, Denied: 1, Applications Under Review: 11. Mr. Cooper provided a brief update on two ongoing Cases.

Commissioner P. Voorhees Moved to Accept the ZEP Report of August & September 2014 as amended.

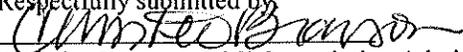
Seconded by: N. Volkmar

Vote: For: Unanimous

Adjournment

N. Volkmar Adjourned the Meeting at 9:25 p.m.

Respectfully submitted by:


Christine Branson, P&Z Commission Administrative Clerk

October 9, 2014

* Approved as written 11/06/2014