



20141204-PZM

TOWN OF SHERMAN
Planning & Zoning Commission
REGULAR MONTHLY MEETING MINUTES
December 4, 2014, 7:00 pm
Mallory Town Hall

FINAL

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

Absent: J. Finch

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

Alternate Willy Knaak was Elevated as a Voting Commissioner for this Meeting.

Public Hearing

Neier, David & Melissa, 23 Tabor Road, (AKA- Map 28, Lot 2) Special Permit Application For consideration to allow septic connection to an Accessory Building in accordance with the Sherman Zoning Regulations, Section 324.3A, Septic Systems for Accessory Buildings, as indicated on the septic design prepared by A-1 Septic Service, a marked up survey, and A-2 Survey plan entitled "Map prepared for Eleanor D. Hilton and Elmer L. Bergstraser, Lot 1- Taber Road, Sherman, Connecticut, Dated May 16, 1985" prepared By Sydney A. Rapp, JR. R.L.S. # 7400.

Joel Johnson was present as acting Agent to speak to the application for a Special Permit to allow septic hook up to an accessory structure. The Legal Warning was published in the Citizen News on November 19th, 2014 and November 26th, 2014. No written correspondence was received in relation to this application. No audience members were present to speak in reference to the Application. On the survey, J. Johnson showed the placement of septic and the pavilion where the hook up is proposed. The Commission discussed the Health Approval conditions. The original tank with the addition of the water conditioner was considered non-compliant. The State Health Department is requiring a septic system upgrade. The homeowner is aware of the requirement and has hired an engineer to bring the system into compliance.

Commissioner T. Hollander Moved to Close the Public Hearing
Seconded by M. Lee **Vote: For: Unanimous**

Old Business-

Neier, David & Melissa, 23 Tabor Road, (AKA- Map 28, Lot 2) Special Permit Application

Commissioner T. Hollander Moved to Approve Special Permit Application - Neier, David & Melissa, 23 Tabor Road, (AKA- Map 28, Lot 2) to allow septic connection to an Accessory Building in accordance with the Sherman Zoning Regulations, Section 324.3A, Septic Systems for Accessory Buildings, as indicated on the septic design prepared by A-1 Septic Service, dated October 2nd, 2014, and in accordance with the required system upgrade stipulated by the State of CT Department of Public Health.

Seconded by N. Volkmar **Vote: For: Unanimous**

Approval of Minutes-

Commissioner P. Voorhees Moved to Approve the Minutes of Regular Monthly Meeting of November 6, 2014 as written.

Seconded by N. Volkmar

Vote: For: Unanimous

Commissioner P. Voorhees Moved to Approve the Minutes of Workshop Meeting of November 20, 2014 as written.

Seconded by T. Hollander

Vote: For: Unanimous

Zoning Enforcement Officer's Report- November 2014

R. Cooper reported three Zoning Applications have been approved, three Statements of Intent were approved, eight Applications are in the review process, and no Applications were denied or withdrawn. First Light has completed the survey of Candlewood Lake, and has identified 260 structures within First Light's property of the five adjoining Towns. There has been no determination regarding what First Light will require to bring these structures into conformity.

Commissioner M. Lee Moved to Approve the November 2014 ZEO's report as written.

Seconded by N. Volkmar

Vote: For: Unanimous

Chairman's Report-

Chair, J. Burruano has been invited to the December 15th Housing Commission Monthly Meeting to address the process of developing and implementation of Accessory Dwelling Regulations. The Commission discussed other topics that may impact the Housing Authority, such as development and revision of Subdivision language. A letter was sent to the BoS and read into record at the September Meeting addressing many of these recommendations. The Commission was thankful to be included early on in the stages of the Housing Commission's discussions and felt it was a step in the right direction. Other topics discussed were the differences and definitions of affordable, affordable senior, senior, and mixed income cluster housing. Discussion followed as to the strong opposition of the last referendum vote regarding Senior housing, questioning if the proposed location was the factor that caused the defeat.

Nominating Committee Report- Tabled to the January 15th, 2015 Meeting.

Regulations Review-

Commissioner N. Volkmar Moved to Approve the DRAFT versions of proposed Zoning Regulations: 324.1 A Accessory Apartments and Dwellings, 324.1.A.2 Requirements for Accessory Apartments, 324.1A.3 Requirements for Accessory Dwellings, DRAFT amendments to Section 610 to include a definition "Dwelling, Accessory" and "Apartment, Accessory", amendment to Section 322.1.B Residential Fencing, and DRAFT amendment to Section 610 to include the definition "Fences and Walls", and addition of DRAFT regulation "Stone Walls & Historic Features" and Moved to take these Regulations to a Public Hearing on March 5th, 2015.

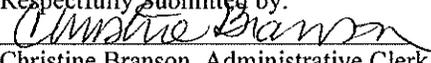
Seconded by M. Lee

Vote: For: Unanimous

Adjournment-

Commissioner N. Volkmar Adjourned the Meeting at 8:30 p.m.

Respectfully Submitted by:


Christine Branson, Administrative Clerk

December 11, 2014

*Approved as written 01/15/2015 RMM