

20150115 PZM



TOWN OF SHERMAN
Planning & Zoning Commission
ANNUAL ORGANIZATIONAL MEETING
&
REGULAR MONTHLY MEETING MINUTES
Thursday, January 15, 2015
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 Annual Organizational Meeting to Order at 7:03 pm

ANNUAL ORGANIZATIONAL MEETING

Election of Officers

Nominating Committee Chair, T. Hollander read into record the recommended slate of Officers; Jeannene Burruano as Chair, Neil Volkmar as Vice-Chair, Mary Lee as Secretary.

Commissioner T. Hollander Moved to Nominate the 2015 Planning & Zoning Commission Slate of Officers: Jeannene Burruano, Chair; Neil Volkmar, Vice-Chair; and Mary Lee, Secretary.

Seconded by: M. Sichel Vote: For: Unanimous

Review of current Commission By-Laws

The Commission discussed the By-Laws and details within that have possibly changed or have become obsolete. Upon further discussion the Commission made the following amendment below:

Commissioner N. Volkmar Moved to Amend the Sherman Planning & Zoning Commission By-Laws, last amended May 1, 2008, with changes to Article XI, Committees, Section 1, remove the word "standing" from "The Commission shall have the following standing committees".

Seconded by: M. Sichel Vote: For: Unanimous

Adjournment of the Annual Organizational Meeting

Commissioner T. Hollander Moved to Adjourn the Annual Organizational Meeting at 7:20 pm.

Seconded by: M. Lee Vote: For: Unanimous

REGULAR MONTHLY MEETING

Call to Order

Chair, J. Burruano Called the Meeting to Order at 7:21 pm.

Old Business- None

New Business- None

Audience Participation- None in attendance

Approval of Minutes

December 4, 2014 Regular Monthly Minutes

Commissioner N. Volkmar Moved to Approve the Minutes of December 4, 2014 Regular Monthly Meeting as written.

Seconded by: M. Lee

Vote: For: Unanimous

Correspondence

BoS - The BoS is requesting a Commission approved Budget proposal for FY 2015-16 by February 17th, 2015.

Zoning Enforcement Officer's Report

December 2014

ZEO, Ron Cooper reported four Zoning applications have been approved. Two Statements of Intent were approved. Seven applications are pending review. The Commission discussed details related to pending complaints and violations.

Commissioner N. Volkmar Moved to Approve the Zoning Enforcement Officer's Report of December 2014 as presented.

Seconded by: P. Voorhees

Vote: For: Unanimous

Committee Reports

None submitted.

Chairman Report

Commission Chair, J. Burruano reported that she attended the December 15th Housing Commission Meeting and discussed the proposed regulation changes. Mrs. Burruano shared a handout from the CT Legislative Commission on Aging. In addition Mrs. Burruano informed the Commission there will be changes coming regarding the FCC Guidelines, the Land Use Atty. will keep the Commission apprised to the updates and recommends adding these changes to the Zoning Regulations. CBIA will hold a Land Use Academy seminar, March 21, 2015 and recommends all Commissioners attend.

Regulations Review

The Commission discussed adding to Section 610, a definition of "Stone Walls" and amending Section 324.1.A.3- e; to include " 8 zoning acres or 320,000 square feet" to the proposed amendment, and Legal Warning for a Public Hearing on March 5th, 2015. Mrs. Burruano reminded the Commission the expiration of the Moratorium on Applications for Medical Marijuana facilities is soon coming. She requested Commissioners volunteer for a Committee to work on research and development of a new proposed Medical Marijuana facilities regulation.

Commissioner M. Lee Moved to Approve the following amendment to the draft Legal Warning of a Public Hearing on March 5th, 2015- add to Section 610, a definition of "Stone Walls & Historic Features: A vertical structure of aligned natural stone originally constructed in the 17th, 18th, 19th, or 20th century to designate a property boundary between farmsteads; to segregate agricultural activities within a single farmstead; to designate property lines; or as a foundation for a building."

Seconded by: N. Volkmar

Vote: For: Unanimous

Commissioner M. Lee Moved to Approve the following amendment to the draft Legal Warning of a Public Hearing on March 5th, 2015- add to Section 324.1.A.3- e- That an accessory dwelling shall only be permitted on parcels of 8 or more "contiguous Zoning Acres, or 320,000 square feet."

Seconded by: N. Volkmar

Vote: For: Unanimous

Adjournment

Commissioner N. Volkmar Moved to Adjourn the Meeting at 9:10 p.m.

Seconded by: M. Lee

Vote: For: Unanimous

Respectfully Submitted by:



Christine Branson, Administrative Clerk

January 22, 2015

*Approved as written at 01/15/2015 RMM