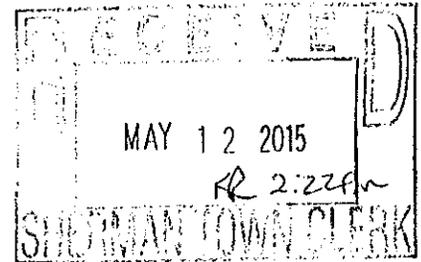




TOWN OF SHERMAN
Planning & Zoning Commission
REGULAR MONTHLY MEETING MINUTES
Thursday, April 2, 2015
7:00 pm, Mallory Town Hall



FINAL

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

Absent: P. Voorhees, J. Finch and ZEO R. Cooper

Audience: J. Siegel

Also in Attendance: Commission Clerk, C. Branson

Call to Order

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

Old Business-

Amend Legal Warning of June 4, 2015 to include Section 324.1A1- Accessory Apartments and Dwellings- "Purpose"

Commissioner T. Hollander Moved to Approve Amendment to the Legal Warning of June 4, 2015 to include Section 324.1A1- Accessory Apartments and Dwellings- "Purpose. It is the intent of the Planning and Zoning Commission to permit property owners to create an accessory dwelling or an accessory apartment to provide small scale housing for a variety of occupants. Such occupants include but are not limited to family, caregivers, guests and domestic help. The intention is to provide for this accommodation without negative impact on existing or developing neighborhoods, property values or significant natural features."

Seconded by: M. Lee

Vote: For: Unanimous

New Business-

Interview Gerald Siegel as a possible Alternate Commissioner to fill the vacancy of recently resigned Alternate, Lu Li

The Commission discussed the duties of an Alternate Commissioner serving on the Planning & Zoning Commission. Mr. Siegel is a full time resident of Sherman, having moved here from New York City over 30 years ago. For 35 years, Mr. Siegel's employment was Project Manager for Commercial Properties in the city, where he dealt with Planning Commissions and Zoning Commissions often. One of the interesting aspects of the Planning & Zoning Commission, Mr. Siegel noted is the ability of the Citizens of the Town to be involved with the Regulations, and the possibility of proposing changes to better suit the needs of the community as the Town evolves. This, he says is what compelled his interest in the Commission and why he would like to serve on the Board. Chair, J. Burruano referred to the proposed changes to the Regulations to include Accessory Dwellings, to be heard on June 4th, 2015. Commissioner N. Volkmar expressed support of Mr. Siegel, having served on two other boards along with Jerry, Neil stated he felt Jerry would be an asset to the Commission. Following a brief discussion, the Commission conducted a paper ballot vote to nominate Mr. Siegel as an Alternate Commissioner to serve the remainder of the term vacated by Lu Li, to expire January 1, 2016. The results were unanimously in favor, six ballots in all.

Approval of Minutes

January 15, 2015 Regular Monthly Minutes

Commissioner T. Hollander Moved to Approve the Minutes of February 5, 2015 Regular Monthly Meeting and Mid-Month Meeting of March 19, 2015 as written.
Seconded by: M. Lee Vote: For: Unanimous

Correspondence

Conservation Commission- Request for input during the update of 2016 Natural Resources Inventory.

ZEO Report- January through March 2015

The Commission reviewed the report submitted by R. Cooper. There were nine Zoning Applications approved; six Statements of Intent approved; no applications were denied or withdrawn. Three applications remain open for additional review. Seven cases were discussed where violations were sited, and ongoing investigations were taking place. One case, 06-12 has been ongoing for quite some time, the Commission requested the ZEO speak to a resolution at the next opportunity.

Commissioner W. Knaak Moved to Approve the ZEO Report of January through March 2015 as presented.
Seconded by: M. Sichel Vote: For: Unanimous

Chairman Report

Commission Chair, J. Burruano reported her attendance of the Land Use Academy, March 21st, 2015 at Wesleyan University. She felt it was full of valuable information and encourages use of the supplemental handbook which is available in the P&Z office for Commissioners to borrow. She briefly reported on an ongoing State case regarding another Town's ZBA's ongoing difficulties granting variances due to the need to increase the size of the dwelling as the listed hardship, there will be more to follow once the case is decided.

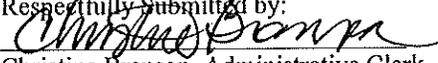
Regulations Review

Commissioner N. Volkmar Moved to apply the discussed amendments to the proposed new Regulation 324.2.B- Building, Accessory, Temporary to bring to a Public Hearing to be determined in the future.
Seconded by: M. Lee Vote: For: Unanimous

Adjournment

Commissioner M. Lee Moved to Adjourn the Meeting at 8:10 p.m.
Seconded by: M. Sichel Vote: For: Unanimous

Respectfully Submitted by:


Christine Branson, Administrative Clerk
April 9, 2015

APPROVED AS WRITTEN AT THE MAY 7, 2015 REGULAR MONTHLY MEETING