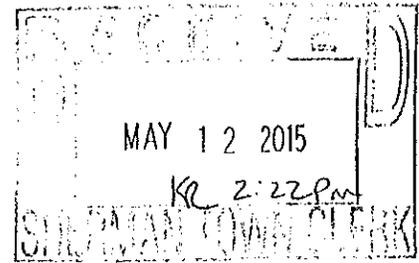




TOWN OF SHERMAN
Planning & Zoning Commission
MID- MONTHLY MEETING MINUTES
Thursday, April 16, 2015
7:00 pm, Mallory Town Hall



FINAL

Members Present: J. Burruano, N. Volkmar, T. Hollander, M. Lee, M. Sichel, J. Finch, P. Voorhees and
Alternates: W. Knaak, and Jerrold Siegel

Audience: Atty. P. Scalzo, E. Cedar, L. Cedar, and A. Motsinger of Full Circle Farming

Also in Attendance: Commission Clerk, C. Branson, and ZEO R. Cooper

Call to Order:

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

New Alternate Member: Chair, J. Burruano welcomed new Alternate, Jerrold Siegel to the Commission. Mr. Siegel has received his new member packet and has been sworn in.

Elevation of Alternates: J. Siegel was elevated to Voting Status

New Business

Pfaff, Werner & Elisabeth- 123 Route 39 South- Lot Line Revisions to consolidate 2 parcels with three pre-existing lots (Ref: Map: 53/ Lot: 23; Map: 48/ Lot 75; and Map 53 /Lot 3) to reconfigure the property lines of two of the lots as indicated on submitted A-2 survey entitled: "Property Survey showing property line revisions prepared for Werner E. & Elisabeth M. Pfaff 123, 129 & 133 Route 39 South, Sherman, CT, " Zone B

Atty. Peter Scalzo spoke on behalf of the application to revise the Lot Lines of 123, 129 and 133 Route 39 South to consolidate five separate parcels to three. Atty. Scalzo, on behalf of his clients, presented the Commission with A-2 surveys showing existing lots and proposed lots. Currently there is a legal, pre-existing, two family duplex on one of the parcels. The other four parcels are odd sizes. The intent is to create uniformity by creating three parcels, one parcel that is four acres, and the second, is just under five acres. The third parcel with the duplex will be left as it is. The application is pending Health approval. The Commission discussed the possibility of these lots meeting criteria for future subdivision. Atty. Scalzo stated no future sub-division was anticipated by this owner. ZEO, R. Cooper added the survey maps do not show topographical elevations, at this time there is no way to determine viability of future sub-division of the properties. The Commission requested ZEO, Cooper walk the property and report any concerns. The Commission will review the Town Sanitarian's report, once the Health application has been processed. The Commission will consider all information at the next meeting for possible action.

Commissioner N. Volkmar Moved to continue to the next Regular Meeting on May 7, 2015, the review of the Lot Line Revisions for Pfaff, Werner & Elisabeth- 123 Route 39 South.

Seconded by: M. Lee

Vote: For: Unanimous

Town of Sherman, Happy Acres Farm, 2 Taber Road- Statement of Intent: seasonal farm stand for the sale of the produce and farm products associated with the farming activities at this location. Zone A

Tenant Farmer, A. Motsinger of Full Circle Farming, LLC was present to speak to the application. This is a "Statement of Intent" attached to an application, seeking approval to operate a seasonal farm stand within an existing barn to the rear of the residence. The applicant provided a floor plan, parking plan and an A-2 survey along with application. This property has been an operational beef farm for many years, however the previous owner had not conducted sales on the property. The Commission discussed the definition of a "seasonal farm stand" and determined that as long as the stand was closed for a period of six consecutive weeks during a calendar year, it shall be considered seasonal. Additionally, the Commission discussed the type and size of signage the Regulations allow, which is not to exceed 4 feet square in accordance with Section 362.A of the Zoning Regulations, and should not be placed on the State road, or within site-lines. The Commission agreed that an "OPEN" flag would be appropriate and could be placed along the stone wall on Taber Road. The Commission discussed parking concerns, and determined no parking shall be permitted along either Route 39 or Taber Road at any time. The proposed parking plan within the existing driveway shows sufficient space for up to twelve vehicles as well as overflow parking to the rear of the barn. Mr. Motsinger stated at this time the intent is to sell products that are grown on the farm, and understands that if they were to branch out to different items Full Circle Farming will be required to apply for a Special Permit.

Commissioner T. Hollander Moved to accept Town of Sherman, Happy Acres Farm, 2 Taber Road- Statement of Intent to allow a seasonal farm stand for the sale of the produce and farm products associated with farming activities; to allow a sign no greater than 4 square feet in accordance with Section 362.A of the Zoning Regulations, to be placed on the building as well as approval of a flag showing when the stand is open; with parking conditions; all parking at all times must remain within designated spaces within the existing parking lot or over-flow area to the rear of the barn. No vehicles shall be permitted within the roadway along Route 39 North or on Taber Road at any time.

Seconded by: M. Lee

Vote: For: Unanimous

Regulations Review

Commissioner N. Volkmar Moved to apply amendments to the proposed new Regulation 324.2.B- Building, Accessory, Temporary, as discussed.

Seconded by: M. Lee

Vote: For: Unanimous

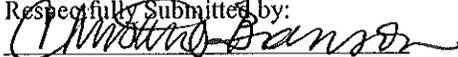
Adjournment

Commissioner M. Lee Moved to Adjourn the Meeting at 8:30 p.m.

Seconded by: T. Hollander

Vote: For: Unanimous

Respectfully Submitted by:



Christine Branson, Administrative Clerk

April 24, 2015

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