



TOWN OF SHERMAN
Planning & Zoning Commission
MID MONTHLY MEETING MINUTES
Thursday, June 18, 2015
7:00 pm, Mallory Town Hall

FINAL

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

Absent: J. Finch

Audience: First Selectman C. Cope and R. Gustavson

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

Call to Order.

Chair, J. Burruano Called the Meeting to Order at 7:06 pm.

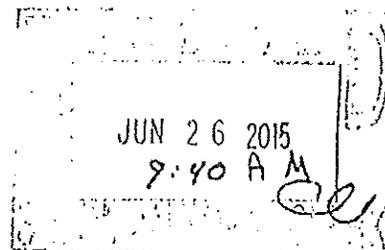
Commissioners P. Voorhees and M. Lee were absent at the Public Hearings on June 4, 2015. Both Commissioners reported they have reviewed the Minutes of the Public Hearing and have listened to the audio recording, both are prepared to deliberate. Alternate G. Siegel was elevated to voting status in the absence of Commissioner J. Finch. Commission Chair J. Burruano reminded the audience the Public Hearings have been closed and there will not be an opportunity to speak publicly in reference to the proposed Regulation. Ms. Burruano reviewed deliberation procedures with the Commission.

Old Business:

Deliberation of Public Hearing 1:

Proposed new Regulation - Zoning Regulations Of The Town Of Sherman, Connecticut, to change the title of Section 324.1.A from "Accessory Apartments" to "Accessory Apartments & Dwellings" and add Purpose, add new Section 324.1 A. 1 Accessory Dwellings, and amendment to Section 610 to include a new definition for Accessory Dwellings, and to amend the "Table of Contents", Article III - General Regulations, Section 324.1A. from "Accessory Apartments" to Accessory Apartments and Dwellings and add Section 324.1A.1 Accessory Dwellings.

The Commission discussed various points made from the Public input received at the June 4th, 2015 Public Hearing. The majority of the Public spoke against the required 8 acre minimum to allow an Accessory Dwelling. The Commission discussed details as to why 4 acre Zoning was put into effect and decided reducing the minimum acreage would be contrary to the Comprehensive Plan and would not follow the intent of the regulation. The consensus of the Commission was to keep the proposed regulation at a minimum of 8 acres. Another topic the Public requested consideration was to allow the property owner the ability to reside in either the Accessory or principal dwelling. The Commissioners were in favor for allowing the property owner this flexibility to live in either dwelling. The Commission agreed to insert a provision requiring certification from the Town Sanitarian for Septic approval. A request made by the Public to consider allowing an existing small primary dwelling become the Accessory Dwelling if it meets the criteria for an Accessory Dwelling, and allowing a larger new primary dwelling to be built on the same property was approved. The Commission discussed the importance of minimizing curb cuts and agreed that the applicant should make every effort to join onto an existing driveway when possible. The Commission agreed the Accessory Dwelling shall be a maximum of 1,200 square feet of habitable finished space. Habitable space does not include garages, decks or terraces.



Commissioner N. Volkmar Moved to approve the proposed new Regulation 324.1.A.1 as amended, NEW SECTION 324.1.A.1 ACCESSORY DWELLINGS; Amend: TABLE OF CONTENTS: ARTICLE III- GENERAL REGULATIONS- Section- 324-Accessory Uses, Buildings, and Structures; Amend 324.1 Accessory Uses; Add: 324.1A- Accessory Apartments and Dwellings; Add: 324.1 A. Accessory Apartments and Dwellings : Purpose- Add: 324.1A. 1 Accessory Dwellings; Amend: 324.1 Accessory Uses; Add: 324.1A Accessory Apartments and Dwellings Add: 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. Add: Section 324.1A. 1 Accessory Dwellings- An accessory dwelling may be permitted by Special Permit in accordance with Section 340 of these Regulations, and, in addition to the standards of that Section, in compliance with the following provisions: (a.) The principal or Accessory Dwelling shall be occupied by the property owner who shall be a natural person or persons. (b.) The septic system is subject to Section 324.3 A and the Town Sanitarian shall certify that the septic system service conforms to current standards of the Public Health Codes (c.)That only one accessory dwelling shall be permitted on a lot.(d)An existing principal dwelling may be changed to an Accessory dwelling if a new primary residence is constructed and if the existing residence meets the criteria set forth in this Regulation as an Accessory Dwelling.(e.)That an Accessory Dwelling is not permissible in addition to an accessory apartment on the same lot per Section 324. 1A.2 of these Regulations.(f.)That an Accessory Dwelling be used for residential purposes, for guests, relatives of the property owners, caretakers, or domestic /grounds keeping employees. (g.) That an Accessory Dwelling shall only be permitted on parcels of 8 or more contiguous Zoning Acres, or 320,000 square feet. (h.) That the floor area of the Accessory Dwelling shall be a maximum of 1,200 square feet of habitable finished space; shall be no greater in height than the principal dwelling; and shall be located on the same lot as the principal dwelling. (i.) That an Accessory Dwelling may contain no more than two bedrooms, one kitchen and one full bathroom and one half-bathroom. (j.) That the minimum number of parking spaces shall be two. (k.) That the nature and location of the Accessory Dwelling shall be such that there will be adequate access to it for fire protection and emergency services. (l.) Reasonable efforts shall be made to utilize a shared driveway with the principal residence and to minimize curb cuts. (m.) That the design elements of the Accessory Dwelling and the nature and extent of the landscaping should be in harmony with the primary dwelling and the neighborhood and will not hinder the appropriate use or enjoyment of the adjoining property or diminish value thereof nor alter the essential single family characteristics of the neighborhood where such dwelling may be located. (n.) The Commission may require suitable landscaping to protect the neighborhood and adjacent property with an appropriate landscaped buffer of evergreens, existing natural topography or other appropriate screening material as deemed necessary. (o.) That the application for an Accessory Dwelling includes architectural elevations, renderings or photographs to clarify issues regarding visual impact and building relationships. (p.) In reviewing an application for a Special Permit for an Accessory Dwelling the Planning and Zoning Commission may attach reasonable conditions to any approval to lessen or eliminate any adverse impacts found in the Commission's review of the application. Amend: SECTION 610- DEFINITIONS, add- Building, Accessory – A building subordinate to the principal building on a lot used for purposes customarily incidental to that of said principal building and which does not have septic or sewer facilities, except as provided in Section 324.1A and 324.3A. and add- Dwelling, Accessory: An independent dwelling located within a detached building on the same lot with the principal building, which principal building shall be a single family dwelling as defined in Section 324.1.A.1 of these Regulations.

Seconded by: M. Lee

Vote: For: 7 Against: 0

Deliberation of Public Hearing 2:

Commissioner N. Volkmar Moved to Amend the Agenda to continue deliberation of Public Hearings 2, 3, and 4 to the next Regular Meeting on July 2, 2015 at 7:00 pm.
Seconded by: M. Lee Vote: For: Unanimous

New Business:

Royal, Carol- 70 Route 55 West: Statement of Intent- Seasonal Farm Stand for the sale of produce and farm products associated with the farming activities at this location. Zone A

The applicant was not present. The Commission reviewed the Statement of Intent for a farm stand in an existing 25' x 30' barn. The applicant provided a floor plan as well as a parking plan showing eight spaces, the application includes a sign not to exceed 4 square feet in area. The Commission determined more information was needed. This application will be continued at the next Regular Meeting of July 2, 2015.

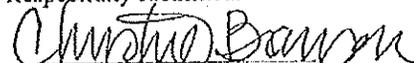
Audience Participation:

There were no comments from the audience.

Adjournment:

Commissioner N. Volkmar Moved to Adjourn the Meeting at 8:35 pm

Respectfully submitted:


Christine Branson, Commission Administrative Clerk
June 26, 2015

APPROVED AS WRITTEN AT THE 07/02/2015 RMM