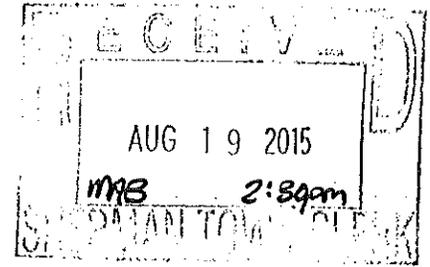




TOWN OF SHERMAN  
Planning & Zoning Commission  
REGULAR MONTHLY MEETING MINUTES  
Thursday, July 2, 2015  
7:00 pm, Mallory Town Hall



**FINAL**

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

**Audience:** C. Beers, C. Royal, C. Shulman, A. Motzinger, J. Wozniak-Brown

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

**Call to Order:**

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

Alternate W. Knaak arrived at 7:04 pm., Commissioner J. Finch arrived at 7:06 pm., Alternate G. Siegel remained at voting status for the continuation of Public Hearing deliberations. Commission Chair J. Burruano requested a Motion to re-order the Agenda to allow New Business to be heard first, followed by Public Comment, then Hearing Deliberations.

**Commissioner N. Volkmar Moved** to re-order the Agenda to allow New Business to be heard first, then Public Comment.

**Seconded by:** M. Lee

**Vote: 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

Ms. Royal was present to speak to the application. 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 asked Ms. Royal what she intends to sell at the farm stand. Ms. Royal stated she started this season with strawberries, there will soon be blueberries. There are fields of vegetables growing; lettuces, kale, spinach, fennel, and beets. In the next couple of years she hopes to add fruit trees, raspberries, plums, and pears. The stand will be within an existing barn which was moved to a new location a few years ago. She also is offering a line of skin care products stating these items represent a small percentage of products offered for sale at the stand. The Commission discussed the current farming definition in the regulations and referred to the State of Connecticut Right to Farm Act. Also discussed was the percentage of items grown on site for sale.

**Commissioner N. Volkmar Moved** to Approve the Statement of Intent for Royal, Carol- 70 Route 55 West: to allow seasonal farm stand for the sale of produce and farm products associated with farming activities on the property within an existing 25'x 30' sq.ft. barn. With one sign not to exceed 4 ft. square.

**Seconded by:** M. Sichel

**Vote: For: Unanimous**

**Beers, Craig & Kelly, Karen- 1 Shadowland Lane ( Map: 29- Lot: 33) , Special Permit Application for a Home Occupation- Dog Breeder. Zone A**

Mr. Beers was present to speak to his application. The Commission reviewed the application for a Special Permit, as well as a letter describing the nature of the activities involved with his home occupation, also included was a floor plan of where these activities take place with-in his home. Discussion followed regarding the questions regarding the nature of the application for a home occupation. The application did not include an approval from the Health Department. The Commission requested Mr. Beers apply for Health Approval to complete the requirements for the Application for a Home Occupation. The Commission scheduled a site walk, for July 8th, 2015 at 5:30 pm to be better acquainted with the lay-out of the property.

Commissioner N. Volkmar Moved to Accept Beers, Craig & Kelly, Karen at 1 Shadowlands Lane ( Map: 29- Lot: 33), Special Permit Application for a home Occupation to allow dog breeding. and set a Public Hearing for August 6th, 2015, pending approval from the Health Department.

Seconded by: M. Sichel

Vote: For: Unanimous

**Audience Participation:**

- Royal, T. - partner at Strawberry Fields Farm spoke on behalf of the Statement of Intent , stating in the future would like to incorporate other products and programs, such as artworks for sale, cooking classes and environmental programs. Additionally, would like the ability to diversify products sold at the stand to enhance economic stability.
- Royal, C - also of Strawberry Fields Farm, referred to information on the State of Connecticut website titled "Planning for Agriculture", Section 5: Addressing Common Issues. This publication covers some common issues between municipalities' regulations and farmers to facilitate a balance.
- Shulman, C. - spoke in support of small town farming, stating that farming is returning to popularity and Towns hopefully will make changes to their regulations to allow such activities.
- Wozniak- Brown, J.- spoke on behalf of the Friends of Happy Acres, excited about the two farm stands proposed in Sherman and is hopeful many opportunities arise from these proposals. Mrs. Wozniak-Brown requested to be added to the email list and included when the Regulations for Farming may be amended.
- Molito, J. - complimented the Commission their work and requested to be added to the email list to be included when the Regulations for Farming may be amended.
- Mantzaris, A.- of Full Circle Farming at Happy Acres Farm spoke in favor of updating the Town regulations regarding farming and referred to the State of Connecticut website in regard to Agriculture.

**Old Business:**

**Deliberation for Public Hearing 2 ( June 4, 2015)**

**Proposed Amendment to Zoning Regulations Of The Town Of Sherman, Connecticut, Section 324.1 A by adding Section 324.1A.2 "Accessory Apartments", amendment to Section 610 to include a definition for Accessory Apartments and amend the "Table of Contents", Article III – General Regulations, Section 324.1A. "Accessory Apartments" to Accessory Apartments and Dwellings and add Section 324.1A.2 Accessory Apartments.**

Chair, J. Burrano read the proposed regulation into record. The Commission discussed the recommendations that were submitted at the Public Hearing by correspondence as well as in person. Discussion took place and the Commission determined that the recommendations represent a significant change to the original proposed amendments to the regulation. The Commission would like to continue consideration after consulting with legal counsel, therefore, amendment to Section 324.1.A.2 was Denied as proposed. The Commission will review Section 324.1.A.2 further, a new Public Hearing will be set and Legal Notice will be published once a date has been set.

Commissioner N. Volkmar Moved to Deny the Amendment to Section 324.1.A.2 Accessory Apartments as proposed.

Seconded by: M. Sichel

Vote: For : Unanimous

**Deliberation for Public Hearing 3 ( June 4, 2015)**

Proposed Amendment to Zoning Regulations Of The Town Of Sherman, Connecticut, Section 322.1 "Obstructions in Lot Area" amend title "A" to "Architectural Features", and addition of proposed Section 322.1 "B" Residential Fencing. Amendment to Section 610 to include a definition for Fences and Walls and to amend the "Table of Contents", Article III – General Regulations, Section 322.1 " Obstructions in Lot Area" to add Section 322.1A Architectural Features and Section 322.1B Residential Fencing.

**Deliberation for Public Hearing 4 ( June 4, 2015)**

Proposed Amendment to Subdivision Regulations of The Town of Sherman, Connecticut, Amend Section 3j. Scenic Features to include Stone Walls & Historic Features, and add to Section 610- a definition for Stone Walls & Historic Features.

Commissioner T. Hollander Moved to Table Deliberations for Public Hearing 3 and Public Hearing 4 to the August 6th, 2015 Meeting and continue with the rest of the Agenda.

Seconded by: M. Lee

Vote: For : Unanimous

**Correspondence:**

Iroquois Gas Transmission System- Guidelines for Landowners, Developers and Contractors

**Approval of Minutes:**

Regular Monthly Meeting of June 4, 2015

Commissioner N. Volkmar Moved to Approve the Minutes of Regular Monthly Meeting of June 4, 2015, as written.

Seconded by: W. Knaak

Vote: For : Unanimous

Mid Month Meeting of June 18, 2015

Commissioner N. Volkmar Moved to Approve the Minutes, Mid Month Meeting of June 18, 2015 as written,

Seconded by: M. Lee

Vote: For : Unanimous

**Zoning Enforcement Officer's Report:**

ZEO, R. Cooper presented the Commission with a combined report, in May and June there were a total of 6 Zoning Applications approved, 6 Statements of Intent approved, and 8 require additional information. Mr. Cooper reported on several cases that have been progressing as well as several new cases.

Commissioner N. Volkmar Moved to Accept the May-June 2015 ZEO Report as presented.

Seconded by: M. Lee

Vote: For : Unanimous

**Committee Reports:**

No Committee Reports

**Chairman Report:**

Chair, J. Burruano discussed with the Commission several tasks that will be coming to them to consider. These items include:

Consider amendments to Section 352 Farming; More information needs to be gathered.

Consider amendment to Section 324.3.B Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment to be set for Public Hearing on October 1, 2015.

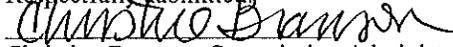
Consideration of amendment to Section 323 Nuisances to be set for Public Hearing on October 1, 2015.

**Audience Participation:** There were no comments from the audience

**Adjournment:**

Commissioner N. Volkmar Moved to Adjourn the Meeting at 9:15 pm

Respectfully submitted,



Christine Branson, Commission Administrative Clerk

July 16, 2015

APPROVED AS WRITTEN AT THE AUGUST 6, 2015 MEETING