



TOWN OF SHERMAN
Planning & Zoning Commission
REGULAR MONTHLY MEETING MINUTES
Thursday, October 1, 2015
7:00 pm, Mallory Town Hall

FINAL

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

Absent: P. Voorhees and ZEO R. Cooper

Audience: P. Bauer (new owner of 19 Smoke Ridge), First Selectman C. Cope, and A. Mantzaris, of Full Circle Farming, LLC

Also Present, and Administrative Clerk C. Branson

Call to Order:

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

In the absence of ZEO, R. Cooper the Commission moved to amend the Agenda and table the ZEO report and Regulations Review for this meeting. Alternate W. Knaak arrived at 7:09 p.m.

Commissioner N. Volkmar Moved to Amend the Agenda to table ZEO Report and Regulations Review from this Meeting.

Seconded by: J. Siegel

Vote: For: Unanimous

Continuation of Public Hearing from September 3, 2015:

Morelli, Ron & Sylvia, 19 Smoke Ridge Drive (Map 34, Lot 9), Special Permit Application to attach an Accessory Building that has less than 400 square feet of floor space to an existing Septic system. Reference Section 324.3A of the Town of Sherman, Zoning Regulations. Zone A

Chair, J. Burruano opened the continuation of the Public Hearing for Morelli, Ron & Sylvia, 19 Smoke Ridge Drive (Map 34, Lot 9), for a Special Permit Application to attach an Accessory Building that has less than 400 square feet of floor space to an existing Septic system. The abutting neighbors were sent notification by certified mail. No correspondence was received. The Legal Warning was published in the Citizen News August 20, 2015 and August 27, 2015. A Continuation Notice was published in the Citizen News September 10, 2015. The application file contains the floor layout. Health Approval has been received since the September Meeting and has been approved. The property has changed hands, certified documentation relating to this has been added to record. The new property owners are Paul and Joanne Bauer. Mr. Bauer was in attendance. There was no comment from the audience.

Commissioner N. Volkmar Moved to Close the Public Hearing for

Morelli, Ron & Sylvia, 19 Smoke Ridge Drive (Map 34, Lot 9), Special Permit Application to attach an Accessory Building that has less than 400 square feet of floor space to an existing Septic system.

Seconded by: T. Hollander

Vote: For: Unanimous

Deliberation:

Morelli, Ron & Sylvia, 19 Smoke Ridge Drive (Map 34, Lot 9), Special Permit Application to attach an Accessory Building that has less than 400 square feet of floor space to an existing Septic system. Reference Section 324.3A of the Town of Sherman, Zoning Regulations. Zone A

The Commission determined sufficient information has been received in reference to this application. No opposing correspondence has been received. The Commission determined this application meets the requirements and is in compliance with the Special Permit regulation. Following a fifteen day appeal period, this Special Permit will become effective upon filing the Approval Letter in the Land Records at the Town Clerk's Office after October 23, 2015.

Approval of Minutes: Regular Monthly Meeting of September 3, 2015

Commissioner T. Hollander Moved to Approve the Minutes of Regular Monthly Meeting of September 3, 2015 as written.

Seconded by: N. Volkmar

Vote: For: Unanimous

Correspondence:

None received

Zoning Enforcement Officer's Report: September 2015

Tabled to the November meeting.

Committee Reports:

None.

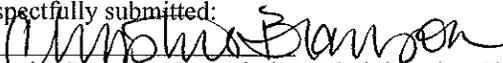
Chairman Report:

Chair, J. Burruano reported the Land Use Atty. is in receipt of the proposed amended Accessory Apartments for review before being set for a Public Hearing.

Adjournment:

Commissioner N. Volkmar Moved to Adjourn the Meeting at 7:45 pm

Respectfully submitted:


Christine Branson, Commission Administrative Clerk
October 8, 2015

***APPROVED AS FINAL AT NOVEMBER 5, 2015 RMM**