



TOWN OF SHERMAN
Planning & Zoning Commission
MID-MONTHLY MEETING MINUTES
Thursday, October 15, 2015
7:00 pm, Mallory Town Hall

FINAL

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

Absent: None

Audience: First Selectman C. Cope, B. McCann, C. Shulman, D. Lowe, A. Blake, J. Wozniak-Brown, J. Molito, C. Royal of Strawberry Fields, and A. Mantzaris and J. Motsinger, both of Full Circle Farming, LLC

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

Call to Order:

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

Commissioner T. Hollander Moved to Amend the Agenda to include Section 324
Accessory Apartments in Regulations Review.

Seconded by: N. Volkmar

Vote: For: Unanimous

Public Hearing Continuation of October 1, 2015:

Town of Sherman- 43 Route 39 North (Map- 23 , Lot- 15) Department of Public Works; to construct a free standing 25' x 50' Municipal vehicle wash station on the western side of the existing parking lot. Zoning Regulation Section 340 Special Permit and Sections 357 Municipal Use, 357.1 Regulation of Town Owned Property . As indicated by the project engineer Tony Iadarola P. E. on a plan entitled: "Town of Sherman Highway Department Site Plan with Proposed Improvements" prepared by Zarecki and Associates LLC dated 1/29/09. Zone A

Chair, J. Burruano opened the continuation of the Public Hearing. Commissioner M. Lee read the Legal Warning into record, which was published in the Citizen News September 23rd and September 30th, 2015. Thirty five certified letters were sent to abutters. No correspondence has been received. The Special Permit application has received Health Approval as well as approval from the Inlands/ Wetlands Commission. First Selectman C. Cope was present to speak to the application and described the general layout of the wash station and location of the building in relation to the existing Public Works building. The proposed structure will be approximately 25' by 50' feet and approximately 25 feet at the peak of the roof. Photographs of the site were added to the file. The Commission discussed the type of lighting that would be necessary. Mr. Cope stated the lighting would be motion sensor. There will be gutters along the roof edge that will feed into a filtration trench. Heat tape may need to be installed to stop ice from collecting around the edges of the building.

Commissioner N. Volkmar Moved to Close the Public Hearing for a Special Permit
Application- Town of Sherman- Department of Public Works; to construct a
Municipal vehicle wash station located at 43 Route 39 North.

Seconded by: M. Lee

Vote: For: Unanimous

Deliberation for Public Hearing:

Town of Sherman- 43 Route 39 North (Map- 23 , Lot- 15) Department of Public Works; to construct a free standing 25' x 50' Municipal vehicle wash station on the western side of the existing parking lot. Zoning Regulation Section 340 Special Permit and Sections 357 Municipal Use, 357.1 Regulation of Town Owned Property. As indicated by the project engineer Tony Iadarola P. E. on a plan entitled: "Town of Sherman Highway Department Site Plan with Proposed Improvements" prepared by Zarecki and Associates LLC dated 1/29/09.

Commissioner N. Volkmar Moved to Approve the Special Permit for Town of Sherman- 43 Route 39 North (Map- 23 , Lot- 15) Department of Public Works; to construct a free standing 25' x 50' Municipal vehicle wash station on the western side of the existing parking lot. Zoning Regulation Section 340 Special Permit and Sections 357 Municipal Use, 357.1 Regulation of Town Owned Property. As indicated by the project engineer Tony Iadarola P. E. on a plan entitled: "Town of Sherman Highway Department Site Plan with Proposed Improvements" prepared by Zarecki and Associates LLC dated 1/29/09.

Seconded by: T. Hollander

Vote: For: Unanimous

Audience Participation:

There was no public comment.

Regulation Review:

Discussion regarding Farming Regulations:

A. Mantzaris of Full Circle Farming, LLC read into record a draft version of proposed farm Regulations for the Commission's consideration. Chair J. Burruano thanked Mr. Mantzaris recognizing a lot of time and consideration has gone into the proposed Regulation. The Commission plans to discuss what has been proposed at the November Regular Monthly Meeting under Regulations Review.

Discussion and Possible Action regarding:

Amendment to: Section 322 Building Projections
Section 322.1A Architectural Features
322 1 B Residential Fencing

ZEO R. Cooper has drafted an amendment to the Residential Fence Regulation which was read into record. Along with the proposed regulation was a sketch. There was discussion in reference to defining front, side, and rear lot line setbacks , which can be interpreted differently based on the shape of the property. Additional discussion took place regarding the road travel way.

Amendment to Accessory Apartments, Section 324. 1. A .2:

Correspondence was received from the Land Use Attorney and was read into record. The Commission thought it might be advantageous to invite the Land Use Attorney to a workshop in the near future to clarify the reasoning behind amending the existing Apartment Regulation which is to provide a diversity of housing options in Sherman.

Adjournment:

Commissioner N. Volkmar Moved to Adjourn the Meeting at 9:10 pm.

Respectfully submitted:



Christine Branson, Commission Administrative Clerk
October 22, 2015

APPROVED AS AMENDED AT THE 11/05/2015 RMM