



TOWN OF SHERMAN
Planning & Zoning Commission
REGULAR MONTHLY MEETING MINUTES
Thursday, November 5, 2015
7:00 pm, Mallory Town Hall

FINAL

Members Present: J. Burruano, N. Volkmar, M. Lee, M. Sichel, J. Finch P. Voorhees and

Absent: T. Hollander and Alternates: J. Siegel, and W. Knaak

Audience: A. Perz

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.

Commissioner N. Volkmar Moved to Amend the Agenda to include Approval of the 2016 Schedule of Meetings and Appointment of a Nomination Committee.

Seconded by: M. Lee

Vote: For: Unanimous

Old Business: No Old Business

New Business:

Application for a No- Impact Home Occupation- Section 324.1- B Perz, Anna- 21 Big Trail Road, (Map 42, Lot 11)- Zone B- Proposed Business- to dry and package wild mushrooms for small batch distribution at retail locations outside of the home.

Chair, J. Burruano reviewed the Special Permit Application for Perz, Anna- 21 Big Trail Road, (Map 42, Lot 11). The Applicant, Anna Perz was present to speak to the Commission in reference to the nature of her home occupation. Ms. Perz explained that she picks a single variety of wild mushrooms in the fall from an offsite location, and dries the mushrooms in her kitchen. Once the product is dried, Ms. Perz packages the mushrooms herself by hand for small batch distribution at local retail business. There are no additional employees, cars, shipments, customers, or on site gardens and no sign. She picks and dries approximately five pounds annually. Ms. Perz is currently seeking approval from the State to operate this business and in doing so she learned she is required to register her business with the Town and possibly seek approval for a Special Permit. The Commission discussed the proposed business and since there were no additional employees and no additional vehicles, nor traffic relating to the business, the Application was determined to be a no impact business.

Appointment of a Nominating Committee

Chair, J. Burruano Appointed Commissioners Mary Lee, Marc Sichel and Jill Finch to act as Nominating Committee and to present a Nomination Report at the December 3rd meeting.

Approval of the 2016 Schedule of Meetings

Commissioner N. Volkmar Moved to Approve the 2016 Schedule of Meetings as amended with the Mid-Month Meeting of November 17th 2016 added.

Seconded by: M. Lee

Vote: For: Unanimous

Public Comment: No Public Comment

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2:11 PM
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Approval of Minutes:

Regular Monthly Meeting of October 1, 2015

Commissioner P. Voorhees Moved to Approve the Minutes of Regular Monthly Meeting of October 1, 2015 as written.

Seconded by: M. Lee

Vote: For: Unanimous

Mid-Monthly Meeting October 15, 2015

Commissioner M. Lee Moved to Approve the Minutes of Mid-Monthly Meeting of October 15, 2015 as written.

Seconded by: J. Finch

Vote: For: Unanimous

Correspondence:

Siegel, J.- Resignation from the P&Z Commission effective immediately.

Royal, C. of Strawberry Fields Farm- correspondence in reference to farming.

Mantzaris, A. of Full Circle Farming, LLC- correspondence in reference to proposing a new Regulation regarding Farming.

Schulman, C. FOHA- requesting P&Z's consideration of allowing non-farming activities at farms to encourage alternative income during the non-growing seasons.

Zoning Enforcement Officer's Report: September/ October 2015

ZEO R. Cooper reported a combined total of 16 Zoning Applications were approved, 15 Statements of Intent were approved, 0 were withdrawn, 4 were denied and 13 remain under review. Several ongoing cases were updated and reported resolved.

Commissioner N. Volkmar Moved to Approve the ZEO's combined report of September & October 2015 as written.

Seconded by: M. Lee

Vote: For: Unanimous

Committee Reports:

No Committee reports were given.

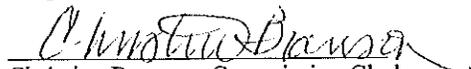
Chairman Report:

Chair, J. Burruano congratulated the re-elected Commissioners and reported there were two new elected Alternates that will be joining the Commission in January. Ms. Burruano reported a meeting between Full Circle Farming and Strawberry Fields Farm to discuss protocol for proposing a new regulation in reference to farming. The Land Use Attorney has agreed to conduct a workshop with the Commission at the Mid Month Meeting this month, the date will be November 19, 2015. Ms. Burruano also read into record a letter to the editor from the Citizen News from Commission Alternate W. Knaak.

Adjournment:

N. Volkmar Adjourned the Meeting at 9:30 pm.

Respectfully submitted,



Christine Branson, Commission Clerk

November 20, 2015

APPROVED AS FINAL AT THE DECEMBER 3, 2015 RMM