



TOWN OF SHERMAN
 Planning & Zoning Commission
REGULAR MONTHLY MEETING MINUTES
 Thursday, May 5, 2016
 7:00 pm, Mallory Town Hall

JUN 9 2016
 10:25 AM
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FINAL

Members Present: J. Burruano, M. Lee, M. Sichel, T. Hollander, P. Voorhees, N. Volkmar, and Alternates R. Peaburn and W. Knaak (Alternate: A. Muoio joined the audience at 7:30 pm.)

Members Absent: J. Finch

Audience: E. Holub, R. Hudson, T. Piel, C. Cope, B. Cardovius, C. Kopp, and G. Linkletter

Call to Order: Chair J. Burruano Called the Meeting to Order at 7:00 pm.

Alternate R. Peaburn was Elevated to Voting Status for the duration of the Public Hearings

PUBLIC HEARING I

Proposed changes to the Zoning Regulations Section 322 Building Projections

AMEND	TABLE OF CONTENTS:	ARTICLE III GENERAL REGULATIONS
	SECTION 320	GENERAL REGULATIONS
AMEND	322	Building Projections
AMEND	322.1	Obstructions in Lot Area
AMEND	322.1 A	Architectural Features
AMEND & ADD	322.1 B	Fences and Walls
ADD	322.1 C	Commercial or Temporary Construction Fencing
ADD	322.1 D	Fencing Used for Agricultural Purposes
AMEND	SECTION 322	Building Projections
	322.1	Obstructions in Lot Area
	322.1 A	Architectural Features
ADD	322.1 B	Fences and Walls

These Regulations apply to fences or walls or modified construction (horizontal or vertical) of legal non-conforming fences after the adoption of the following Regulations. (date of adoption)

- i Fences and walls less than 2 feet in height: Shall be approved by the Commission by site plan review for construction in front of the Fence Setback Line if safety site lines and pedestrian passage are not compromised.
- ii Fences and walls less than 4 feet in height: Shall be permitted behind the Fence Setback line in the Front Lot.
- iii Fences and Walls Less than 6 feet in height: Shall be permitted in any Front Lot behind the 50 foot Building Setback Line, Side Lot or Rear Lot or any area of an Interior Lot except the Access way.
- iv Fences and walls greater than 6 feet in height : Shall be permitted only if that portion of such fence or wall which exceeds 6 feet in height is not less than ¼ open construction, with the following exception: any fence exceeding 6 feet in height can be installed in the side or rear lot within the Building Setback Lines.
- v Measurement of Height: Fence and wall construction or the combination of construction of both, one on top of the other, shall be measured as one. The height will be measured above the adjoining finished grade and no change to the existing grade of the property shall be made prior to the installation of the fence to gain a height advantage in excess of the permitted height.
- vi Visibility at Intersections: A residential fence or wall shall not obstruct pedestrian or motor vehicle visibility at an intersection. Refer to Section 322.6 – Visibility at Intersections of these Regulations.

- vii Materials and Construction: A residential fence or wall shall not be electrified, nor can any fence or wall be fitted with barbed wire. Materials such as, but not limited to: scrap lumber, plywood, plastic or fiberglass sheets are not permitted.
- viii Deer Fencing: Open construction deer netting or wood post and wire deer fencing shall be permitted in the Front (behind the Fence Set Back Line) , Side and Rear Lots.
- ix Historic District Requirements: All fences and walls proposed for installation within Sherman's Historic District shall require a Certificate of Appropriateness from the Historic District Commission before a Zoning Permit can be issued and Site Plan Approval by the Planning and Zoning Commission .
- x Finished Side of Fence: The side of any fence or wall considered to be its "face" (i.e. the finished side) must face the abutting property or Road Right of Way.
- xii Ownership of Parcel: Fences and walls, including footings, shall be located entirely upon the private property on which the fence is proposed to be constructed unless there is an agreement between the owners of both properties on file in the Sherman Land Records.
- xiii Lots with More Than One Frontage: Lots that abut more than one road have multiple Front Lot Lines and the Regulations and restrictions regarding fences and walls in the Front Lot apply to all areas adjacent to all streets and roads.
- xiii Interior Lots: Fences and walls are not permitted within the Access way to an Interior Lot.

ADD SECTION 322.1C Commercial or Temporary Construction Fencing Allowed by "Special Permit" only.

ADD SECTION 322.1D Fencing Used for Agricultural Purposes Exempt from these Regulations

AMEND SECTION 610-DEFINITIONS

ADD Fences and Walls: An Accessory Structure consisting of a barrier of any man made or natural material or combination of materials other than trees or other plant materials erected to surround, separate, enclose, screen or buffer areas of land.

ADD Fences and Walls, Residential: Fences and walls that are Accessory Structures to a Single Family Dwelling.

ADD Setback Line, Fence: A line that is set back 15 feet into the lot and is parallel to the travel way of the road.

ADD Lot, Front: That Lot area extending across the full width of a Lot and lying between the Front Lot Line and the nearest line of the principal building. In measuring aforesaid setback area, the line of a building shall mean a line parallel to the Front Lot Line, drawn from a point of the building nearest to such Lot Line, and the measure shall be taken at right angles from the line of the building, as defined herein, to the Lot Line.

ADD Lot, Rear: That Lot area extending across the full width of a Lot and lying between the Rear Lot line and the nearest line of the principal building. In measuring aforesaid lot area, the line of a building shall mean a line parallel to the Rear Lot Line, drawn from a point of a building nearest to such Lot Line, and the measure shall be taken at right angles from the line of the building, as defined herein, to the Lot Line.

ADD Lot, Side: That Lot area between the Side Lot Line(s) and the nearest line of the principal building and extending from the Front Lot to the Rear Lot as defined in these definitions. In measuring aforesaid Lot area, the line of a building shall mean a line parallel to the Lot Line, drawn from a point of a building nearest to such Lot

Line, and the measure shall be taken at right angles from the line of the building as defined herein, to the Lot Line.

ADD Lot, Interior: A lot which does not meet the minimum requirements of these Regulations for frontage on a road or highway. (See Section 331.4)

ADD Set Back Line, Building: A line which is parallel to the property line that delineates the minimum distance requirement from the property line to a structure as defined for each zone elsewhere in these regulations.

AMEND Structure, Accessory: A structure which is customarily incidental and subordinate to the principal structure on a lot, and located on the same lot therewith.

ADD Travel Way: That portion of the road way for the movement of vehicles exclusive of shoulders.

AMEND Use, Accessory: A use which is customarily incidental and subordinate to the principal use on a lot, and located on the same lot therewith.

Chair J. Burruano opened the Public Hearing to consider proposed changes to the Zoning Regulations Section 322 Building Projections. No Commissioners recused themselves from this Hearing. Commission Secretary, M. Lee read the Legal Warning into record. The warning was published in the Town Tribune April 21st and 28th. Abutting Towns and Municipal Agencies were notified by certified mail March 30, 2016. Correspondence was received May 5, 2016 from NHCOC stating it finds no apparent conflict with regional plans and policies or the known concerns of neighboring towns. Additional correspondence was received on April 7, 2016 from WestCog stating it is of the opinion that the proposed Zoning Regulation Change to Section 322 Building Projections is of local concern but with minimal inter-municipal impact. The email registry was sent notification on April 26th, 2016; no responses were received by email. From the audience, T. Piel, E. Holub, and R. Hudson signed in to speak in reference to the proposed changes. E. Holub spoke from the audience in opposition of the proposed Regulation, stating he feels the proposal to require the applicant to come before the Commission to review fencing of two feet is an unnecessary waste of time. Mr. Holub stated if you were to drive any road in Sherman there are fences and walls throughout the town, well within the proposed 15 foot setback, it is a characteristic of a rural New England town. Mr. Holub stated he feels that fences should be allowed as long as they pose no threat to visibility at intersections. Mr. Holub stated his property abuts two roads, therefore with a 6 foot fence; he would have to place the fence 50 feet into his yard on two sides. Mr. Holub feels this is far too restrictive and asked the Commission to consider 15 feet as the proposed fence setback line for 6 foot fences. Mr. Holub also objected to the restriction of item vii- in reference to the prohibition of "plastic sheeting" stating this needs clarification since traditional style fencing is available now in plastic. Also from the audience, R. Hudson spoke in opposition regarding the prohibition of materials such as plastic. Mr. Hudson stated some plastic fencing is visually pleasing and requires much less maintenance than wooden fencing. Mr. Piel from the audience stated he did not have any comment to add. A letter of opposition was read into record from Mr. & Mrs. Cusack, stating the proposed Regulation does not fit the character of rural Sherman and would be better suited for a heavily populated community. Mr. & Mrs. Cusack's letter also stated they oppose the restriction of facing the "nice side" of the fence toward the neighboring property and the regulation of fences less than 6 feet in height are unnecessary altogether. From the Audience, First Selectman C. Cope stated he felt the safety at intersections is a key concern. Mr. Cope recommended consulting with DPW for input along the road sides. Mr. Cope asked the Commission to consider the comments made by the public tonight regarding removing the height restrictions for all fences to be allowed in the 15 foot setback. There were no other comments from the Public. The Commission agreed the reference to "plastic sheeting" was not intended to exclude traditional style fencing that is made of plastic. The Commission discussed the proposed Regulation taking into consideration the comments made tonight by the Public.

Commissioner N. Volkmar Moved to Close the Public Hearing for Proposed changes to the Zoning Regulations Section 322 Building Projections.
Seconded by: M. Lee Vote: For: Unanimous

PUBLIC HEARING II

Proposed changes to the Zoning Regulations 324.1A.2 Accessory Apartments

AMEND	TABLE OF CONTENTS
AMEND	Article III- GENERAL REGULATIONS
AMEND	SECTION 324 Accessory Uses, Buildings and Structures
AMEND	324.1 Accessory Uses
AMEND	324.1A Accessory Apartments and Dwellings
AMEND	324.1A.2 Accessory Apartments
AMEND	SECTION 610 Definitions
AMEND	Apartment, Accessory- Garage
AMEND	Building, Accessory
AMEND	SECTION 324.3 (a) Septic Systems for Accessory Buildings:

No structure other than the principal building, accessory dwelling, or detached Accessory Apartment, on a lot shall have a septic system, except that the Commission may grant Special Permits to allow septic systems for not more than one Accessory Structure on a Lot, provided that the following conditions are met:

- (a.) The principal dwelling or Accessory Apartment shall be occupied by the property owner who shall be a natural person or persons.
- (b.) The Accessory Apartment shall be used for residential purposes only. The Town Sanitarian shall certify that the septic system service for the existing dwelling and proposed Accessory Apartment conform to current requirements of the Public Health Code.
- (c.) The Accessory Apartment shall have its own entrance from the exterior of the building and shall contain one bathroom and kitchen facilities. The Accessory Apartment shall not exceed 750 square feet in floor area.
- (d.) Parcels of 4 or more contiguous Zoning acres or 160,000 square feet with a detached garage, accessory to a residential building may contain one Accessory Apartment. This apartment shall not exceed 750 square feet. The total footprint of the garage shall not exceed the square footage required to accommodate said 750 square foot apartment. The apartment shall contain one bathroom and kitchen facilities, provide parking for one car and shall be subject to subsections b and c of Section 324.3(a) Septic Systems for Accessory Buildings.
- (e.) Accessory Apartments shall be subject to the Special Permit approval set forth in Section 340 of these Regulations.

AMEND: SECTION 610 DEFINITIONS:

ADD: Apartment, Accessory: An accessory dwelling created completely within the area of a single family dwelling or contained above or below a detached garage accessory to the principal dwelling on a lot that has a single family dwelling.

Garage: An Accessory Building used primarily for the housing of no more than three motor vehicles, either attached to the principal structure or unattached. Unattached garages do not have septic or sewer facilities except as permitted by Section 324.3(a) and 324.1A (b).

Building, Accessory: A building subordinate to the principal building on a lot and used for purposes customarily incidental to that of said principal building and does not have septic or sewer facilities, except as provided in Section 324.3(a) and Section 324.1A(b).

Chair J. Burruano opened the Public Hearing to consider proposed changes to the Zoning Regulations Section 324.1A.2 Accessory Apartments. No Commissioners recused themselves from this Hearing. Commissioner N. Volkmar read the Legal Warning into record. The warning was published in the Town Tribune April 21st and 28th. Abutting Towns and Municipal Agencies were notified by certified mail March 30, 2016. Correspondence was received May 5, 2016 from NHCOG stating it finds no apparent conflict with regional plans and policies or the known concerns of neighboring towns. Additional

correspondence was received on April 7, 2016 from WestCog stating it is of the opinion that the proposed Zoning Regulation Change to Section 322 Building Projections is of local concern but with minimal inter-municipal impact. The email registry was sent notification on April 26th, 2016; no responses were received by post or email. From the audience, T. Piel, and R. Hudson signed in to speak in reference to the proposed changes. Mr. Piel declined comment. Mr. Hudson was against the proposed Regulation due to linking of the size restriction of the Accessory Apartment of 750 square feet and the below garage space limited to three bays. From the audience, J. Phillips spoke also opposing the restriction of the size of the garage linked to the Accessory Apartment of 750 square feet. Mr. Phillips stated the best solution would be to consider applications on an individual basis if the building is oversized or pre-existing or a larger footprint. First Selectman C. Cope commended the Commission for considering this proposed Regulation. Mr. Cope stated he feels the Regulation could assist with Seniors' desire to age in place. No other comments were made from the Public. The Commission discussed the comments that were made by the Public.

Commissioner N. Volkmar Moved to Close the Public Hearing for Proposed changes to the Zoning Regulations Section 324.1A.2 Accessory Apartments.

Seconded by: M. Lee

Vote: For: Unanimous

PUBLIC HEARING III

Special Permit: McCluskey Family Limited Partnership. Applicant- Kopp, Christopher M. - 1 Route 37 East, Unit 3, (M- 77 , L- 20) For consideration to allow a Children's Boutique and Consignment retail business within the footprint of the existing building, all in accordance with Regulations, Section 340 Special Permit as indicated on Floor Plan submitted . Zone C- Business Residence Zone.

Chair J. Burrano opened the Public Hearing for a Special Permit: McCluskey Family Limited Partnership. Applicant- Kopp, Christopher M. - 1 Route 37 East, Unit 3, (M- 77 , L- 20) For consideration to allow a Children's Boutique and Consignment retail business No Commissioners recused themselves from this Hearing. Commission Secretary, M. Lee read the Legal Warning into record. The warning was published in the Town Tribune April 21st and 28th. Fifteen neighbors within 500 feet of the property were sent certified Notice of the Public Hearing. No correspondence was received regarding this application. In the application file was a business plan, the anticipated hours of operation are shown as Tuesday through Friday 8:30 am to 6 pm and Saturday and Sunday from 10 am to 4 pm, floor plan of the 260 square foot unit, a parking plan showing anticipated use of 3 parking spaces at any given time in the front of the unit and 1 for employees in the rear of the building. Health approval has been granted, dated March 5, 2016, a copy of the approval is in the file. A copy of the lease is also in the file. Applicants Christopher and Abigail Kopp were present to speak in reference to their application. There was no comment from the Public. The Commission requested information regarding the sign. Mr. Kopp stated a 16" x 59" sign will be placed over the entry door on the exterior of the building. No further questions or comments were made by the Commission.

Commissioner N. Volkmar Moved to Close the Public hearing of Special Permit: McCluskey Family Limited Partnership. Applicant- Kopp, Christopher M. - 1 Route 37 East, Unit 3, (M- 77 , L- 20) for consideration to allow a Children's Boutique and Consignment retail business.

Seconded by: M. Lee

Vote: For: Unanimous

PUBLIC HEARING IV

Special Permit: Eadie, Elouise & Ventricella, Jorge- 30 Route 37 East (M- 18, L- 5) For consideration to allow a Septic system attached to an existing Accessory Building proposed to be used as a horse stable with a half bathroom and laundry room, all in accordance with Regulations, Section 340 Special Permit as indicated on submitted Floor Plan and B100a Survey plan entitled " Proposed B100a Sanitary Code Complying Area Plan, for Elouise Eadie & Jorge Ventricella, 30 Route 37 East, Town of Sherman, County of Fairfield, State of Connecticut, prepared by Arthur H. Howland & Associates, P.C. dated November 6, 2015. Zone A

Chair J. Burrano opened the Public Hearing for a Special Permit: Eadie, Elouise & Ventricella, Jorge- 30 Route 37 East (M- 18, L- 5) For consideration to allow a Septic system attached to an existing Accessory Building proposed to be used as a horse stable with a half bathroom and laundry room within existing horse building footprint. No Commissioners recused themselves from this Hearing. Commission Secretary,

M. Lee read the Legal Warning into record. The warning was published in the Town Tribune April 21st and 28th. Ten neighbors within 500 feet of the property were sent certified Notice of the Public Hearing. No correspondence was received regarding this application. In the application file was an Agent letter designating Stephen T. Looney of STL Construction to act on behalf of the applicant, a description of the proposed laundry facility and half bathroom, a floor plan, Health approval has been granted, dated December 8, 2015, a copy of the approval is in the file. Also provided was a B-100a plan entitled " Proposed B100a Sanitary Code Complying Area Plan, for Elouise Eadie & Jorge Ventricella, 30 Route 37 East, Town of Sherman, County of Fairfield, State of Connecticut, prepared by Arthur H. Howland & Associates, P.C. dated November 6, 2015. Stephen Looney was present to speak on behalf of the application. The Commission asked if a septic tie in to the existing system had been considered. Mr. Looney replied the distance between the barn and existing septic were up hill and far away. There was no comment from the Public. No further questions or comments were made by the Commission.

Commissioner N. Volkmar Moved to Close the Public hearing of Special Permit: Eadie, Elouise & Ventricella, Jorge- 30 Route 37 East (M- 18, L- 5) For consideration to allow a Septic system attached to an existing Accessory Building proposed to be used as a horse stable with a half bathroom and laundry room.

Seconded by: M. Lee

Vote: For: Unanimous

PUBLIC HEARING V

Special Permit: Edelman, Samuel & Louise- 44 Briggs Hill Road (M- 16 , L- 5) For consideration to allow a Septic system attached to an existing Accessory Building proposed to accommodate the horse wash stables and two half baths all in accordance with Regulations, Section 340 Special Permit as indicated on submitted Floor Plans and Subsurface Sewage Disposal System Plan Riding Arena/ Horse Stall Addition plan prepared by R.J. Gallagher Jr & Associates, dated 2/23/2016. Zone A

Chair J. Burrano opened the Public Hearing for a Special Permit: Edelman, Samuel & Louise- 44 Briggs Hill Road (M- 16 , L- 5) For consideration to allow a Septic system attached to an existing Accessory Building proposed to accommodate horse wash stables and two half baths. No Commissioners recused themselves from this Hearing. Commission Secretary, M. Lee read the Legal Warning into record. The warning was published in the Town Tribune April 21st and 28th. Nine neighbors within 500 feet of the property were sent certified Notice of the Public Hearing. No correspondence was received regarding this application. In the application file was an Agent letter designating Brant Cadovius to act on behalf of the applicant, a description of the proposed addition with horse wash stables and two half baths, and a floor plan entitled "Proposed Barn, S&L Farms, Sherman, CT Interior Partition and Stall Layout, Prepared by: Tasos Kokoris, AIA, dated 1/27/16. Health approval has been granted, dated March 30, 2016, a copy of the approval is in the file. Also provided was a B-100a plan entitled " Prepared for S. Edelman, 44 Briggs Hill Road, Town of Sherman, County of Fairfield, State of Connecticut, Subsurface Sewage Disposal System Plan, Riding Arena / Horse Stall Addition. Prepared by R. J. Gallagher Jr. & Associates. Dated 2/23/16. Acting Agent B. Cadovius spoke in reference to the application, stating there were a total of 25 stalls, 6 of those stalls will be re-purposed to accommodate 4 horse wash stalls and 2 half baths for staff and riders. From the Audience, T. Piel spoke in reference to the history of the property which once belonged to his father. Mr. Piel is in favor of the proposed application and happy to see horses return to the property. No other comments were made from the Public or the Commission.

Commissioner N. Volkmar Moved to Close the Public hearing of Special Permit: Edelman, Samuel & Louise- 44 Briggs Hill Road (M- 16 , L- 5) For consideration to allow a Septic system attached to an existing Accessory Building proposed to accommodate the horse wash stables and two half baths

Seconded by: M. Lee

Vote: For: Unanimous

Old Business

Deliberations

Commissioner N. Volkmar Moved to re-order the deliberations and allow the Special Permits to be deliberated before the proposed Regulations Changes.

Seconded by: T. Hollander

Vote: For: Unanimous

PUBLIC HEARING III Special Permit: McCluskey Family Limited Partnership. Applicant- Kopp, Christopher M. 1 Route 37 East, Unit 3, (M- 77, L- 20) For consideration to allow a Children's Boutique and Consignment retail business within the footprint of the existing building

Commissioner N. Volkmar Moved to Approve Special Permit: McCluskey Family Limited Partnership. Applicant- Kopp, Christopher M. - 1 Route 37 East, Unit 3, (M- 77 , L- 20) to allow a Children's Boutique and Consignment retail business within the footprint of the existing building, all in accordance with Regulations, Section 340 Special Permit as indicated on Floor Plan submitted.

Seconded by: M. Lee

Vote: For: Unanimous

PUBLIC HEARING IV Special Permit: Eadie, Elouise & Ventricella, Jorge- 30 Route 37 East (M- 18, L--5) For consideration to allow a Septic system attached to an existing Accessory Building proposed to be used as a horse stable with a half bathroom and laundry room.

Commissioner N. Volkmar Moved to Approve Special Permit: Eadie, Elouise & Ventricella, Jorge- 30 Route 37 East (M- 18, L- 5) to allow a Septic system attached to an existing Accessory Building proposed to be used as a horse stable with a half bathroom and laundry room, all in accordance with Regulations, Section 340 Special Permit as indicated on submitted Floor Plan and B100a Survey plan entitled " Proposed B100a Sanitary Code Complying Area Plan, for Elouise Eadie & Jorge Ventricella, 30 Route 37 East, Town of Sherman, County of Fairfield, State of Connecticut, prepared by Arthur H. Howland & Associates, P.C. dated November 6, 2015.

Seconded by: M. Lee

Vote: For: Unanimous

PUBLIC HEARING V Special Permit: Edelman, Samuel & Louise- 44 Briggs Hill Road (M- 16, L- 5)) For consideration to allow a Septic system attached to an existing Accessory Building proposed to accommodate the horse wash stables and two half baths.

Commissioner T. Hollander Moved to Approve Special Permit: Edelman, Samuel & Louise- 44 Briggs Hill Road (M- 16 , L- 5) to allow a Septic system attached to an existing Accessory Building proposed to accommodate the horse wash stables and two half baths all in accordance with Regulations, Section 340 Special Permit as indicated on submitted Floor Plans and Subsurface Sewage Disposal System Plan Riding Arena/ Horse Stall Addition plan prepared by R.J. Gallagher Jr & Associates, dated 2/23/2016.

Seconded by: N. Volkmar

Vote: For: Unanimous

PUBLIC HEARING I Proposed changes to the Zoning Regulations Section 322 Building Projections

Commissioner N. Volkmar Moved to Continue Deliberation of Proposed changes to the Zoning Regulations Section 322 Building Projections to the Mid-Month Meeting of May 19th, 2016 at Mallory Town Hall, beginning at 7:00 pm.

Seconded by: M. Sichel

Vote: For: Unanimous

PUBLIC HEARING II Proposed changes to the Zoning Regulations 324.1A.2 Accessory Apartments

Commissioner T. Hollander Moved to Continue Deliberation of Proposed changes to the Zoning Regulations Section 324.1A.2 Accessory Apartments to the Mid-Month Meeting of May 19th, 2016 at Mallory Town Hall, beginning at 7:00 pm.

Seconded by: M. Sichel

Vote: For: Unanimous

New Business: None

Approval of Minutes:

Regular Monthly Meeting of April 7, 2016

Commissioner N. Volkmar Moved to Approve as Amended the Regular Monthly Meeting Minutes of April 7, 2016 with correction to Public Hearing, Warner, Christina 23 Mauweehoo Hill Road...add before the last sentence "The Commission agreed unanimously that the application did not meet the criteria for an Accessory Apartment. "
Seconded by: M. Sichel Vote: For: Unanimous

Correspondence:

Full Circle Farming, LLC Katherine MacLean- a letter of intent regarding an event to take place Saturday May 28th, 2016 from 1pm to 4pm. Ms. MacLean stated the event will be the Second Annual Memorial Day Picnic, there will be parking in the field behind the main barns, there will be several volunteers on site to direct people safely to the parking areas. George Linkletter has agreed to act as Town Constable. No Parking signs will be placed along Taber Road and Route 39. An application was submitted to the Health Department as well.

Zoning Enforcement Officer's Report: March & April 2016

ZEO R. Cooper reported a total of 10 Zoning Applications were approved, 6 Statements of Intent were approved, 1 was withdrawn, 3 were denied and 2 remain under review. Several ongoing cases were updated and reported resolved.

Commissioner N. Volkmar Moved to Approve the ZEO's report of March - April 2016 as presented with modification to the title to reflect the combination of the two months.

Seconded by: M. Lee

Vote: For: Unanimous

Public Comment: None

Committee Reports: None

Chairman Report:

Chair, J. Burruano reported a meeting between First Selectman C. Cope, ZEO R. Cooper, Commissioner N. Volkmar, and herself regarding notification when Happy Acres Farm intends to hold events. First Selectman Cope agreed P&Z should be included in notification. Additionally, T-Mobile has approached the Town about adding equipment to the silo at Happy Acres Farm, this will require an application and site plan which will be presented to P&Z. Certificated of Completion were presented to P&Z Members; Jeannene Burruano, Paul Voorhees, and Alternates Ann Muoio, Ryan Peburn, and Willy Knaak for completing the educational seminars this past March.

Adjournment:

Commissioner N. Volkmar Moved to Adjourn the Meeting at 8:44 pm

Respectfully submitted:


Christine Branson, Commission Clerk

May 12, 2016

APPROVED AS FINAL AT THE JUNE 2, 2016 RMM