



TOWN OF SHERMAN
Planning & Zoning Commission
REGULAR MONTHLY MEETING MINUTES
Thursday, June 2, 2016
7:00 pm, Mallory Town Hall

FINAL

Members Present: J. Burruano, N. Volkmar, J. Finch, P. Voorhees and Alternates: R. Peburn, A. Muoio, and W. Knaak

Members Absent: M. Lee, M. Sichel, and T. Hollander

Audience and Invited: Commission Clerk C. Branson

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

Alternates R. Peburn, A. Muoio and W. Knaak were Elevated to Voting Status for the Meeting.

Commissioner N. Volkmar Moved to Amend the Agenda to add Approval of Minutes of Mid Month Meeting May 19, 2016.

Seconded by: W. Knaak

Vote: For: Unanimous

Commissioner N. Volkmar Moved to Amend the Agenda to re-order under New Business to allow Special Permit Application for 40 Hubbell Mountain Road to be presented first.

Seconded by: R. Peburn

Vote: For: Unanimous

Old Business: None

New Business:

Special Permit Application

40 Hubbell Mountain Road (Map- 18, Lot- 38) -Chick, Stephen & Shubha- Special Permit Application to allow a Section 324.1.A.1, Accessory Dwelling, with-in an existing structure and Section 324.3 A, Septic to an Accessory Building, all in accordance with a submitted B100a and A-2 Survey Map entitled " Existing Conditions Map, Prepared for Stephen Chick & Shubha Chick, 40 Hubbell Mountain Road, Town of Sherman, County of Fairfield, State of Connecticut." Dated May 24, 2016. Prepared by Arthur H. Howland & Associates. Zone A

Chair, J. Burruano reviewed the contents of the application file. In the file was a completed Special Permit application, a mailing list of 14 neighbors within 500 feet of the property, an Agent letter designating Mason Lord to act on behalf of the applicant, Health Approval dated 5/25/16 for a 2 bedroom septic system for the proposed Accessory dwelling, a B-100a plan, an A-2 survey, and a description of the proposed dwelling including a detailed floor plan. Chair, Burruano stated all required items were received and are in order. Acting Agent, Mason Lord was present to speak on behalf of the application. Mr. Lord stated the structure where the accessory dwelling is proposed is within an existing late 18th century barn. Mr. Lord stated that the homeowner's intent is to preserve the historic barn structure on their property and adapt the use to an Accessory Dwelling with garage facility. Mr. Lord showed the Commission the building plans which illustrated how the 1,199 square foot dwelling would fit within the existing structure. Chair, J. Burruano recommended the Commission meet on site to fully understand and clarify the intent of the application. A site walk was scheduled to take place at 40 Hubbell Mountain Road June 8th, 2016 beginning at 5:00 pm.

Commissioner N. Volkmar Moved to Accept 40 Hubbell Mountain Road (Map- 18, Lot- 38) - Chick, Stephen & Shubha- Special Permit Application to allow a Section 324.1.A.1, Accessory Dwelling, with-in an existing structure and Section 324.3 A, Septic to an Accessory Building, all in accordance with a submitted B100a and A-2 Survey Map entitled " Existing Conditions Map, Prepared for Stephen Chick & Shubha Chick, 40 Hubbell Mountain Road, Town of Sherman, County of Fairfield, State of Connecticut." Dated May 24, 2016. Prepared by Arthur H. Howland & Associates. Zone A and set a Site Walk for June 8th, 2016 beginning at 5:00 pm and set the Public Hearing for the Regular Monthly Meeting of July 7th, 2016 at Mallory Town Hall, beginning at 7:00 pm.

Seconded by: P. Voorhees

Vote: For: Unanimous

Application to Modify a Special Permit -

1 Route 37 East, Sherman Commons, Unit 2 B (Map-77, Lot -20- McClusky, Malcolm-Eidelson, Robbyn (dba) Robbyn's Nest - (Mommy & Me) - Application to Modify a Special Permit - to provide services to broader age groups and change name. Zone C

Chair, J. Burruano reviewed the contents of the application file. In the file was a Special Permit application, a mailing list of 18 neighbors within 500 feet of the property, an updated business plan with detailed description of increased scope of services, number of employees, number of anticipated patrons daily, parking plan, and a detailed floor plan. Health Approval was not provided. No one was in attendance to speak on behalf of the application. The Commission discussed briefly the specific conditions the Health Department had imposed upon the original Special Permit, where there were to be no more than 26 patrons/ employees per day. With the new proposal showing an increase of hours, scope of services, and anticipated increase up to 32 people per day, the Commission determined this application did not fit the criteria to be considered a modification. A full Special Permit Application will be required, new Health Approval will be required, agreeing to the increase of people, and written consent from the property owner agreeing to the proposed increases will be required in addition to an updated fee to cover the cost of a new application. A letter will be written to the applicant informing them the application will be returned and considered incomplete until receipt of the items required including additional fees of \$ 70.00, which will cover the cost of a new Special Permit application. No public Hearing was set.

Commissioner J. Finch Moved to Accept Application to Modify a Special Permit -1 Route 37 East, Sherman Commons, Unit 2 B (Map-77, Lot -20- McClusky, Malcolm- Eidelson, Robbyn (dba) Robbyn's Nest - (Mommy & Me) - Application to Modify a Special Permit - to provide services to broader age groups, increased number of patrons and hours of operation and change name. Zone C.

Seconded by: P. Voorhees **Vote: For: None / Against : Unanimous**

Approval of Minutes:

Regular Monthly Meeting of May 5, 2016

Commissioner N. Volkmar Moved to Approve Minutes of Regular Monthly Meeting of May 5, 2016 as written.

Seconded by: P. Voorhees

Vote: For: Unanimous

Mid-Month Meeting of May 19, 2016

Commissioner N. Volkmar Moved to Approve Minutes of Mid-Month Meeting of May 19, 2016 as written.

Seconded by: P. Voorhees

Vote: For: Unanimous

Correspondence: No correspondence was received.

Zoning Enforcement Officer's Report: No Report was submitted.

Public Comment: No one was present to speak.

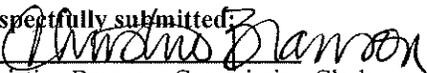
Committee Reports: No Reports were submitted.

Chairman Report: No Report was submitted.

Adjournment:

Commissioner N. Volkmar Moved to Adjourn the Meeting at 9:30 pm

Respectfully submitted:



Christine Branson, Commission Clerk

June 9, 2016

* APPROVED AS FINAL AT THE JULY 7, 2016 RMM