



**Town of Sherman
Planning & Zoning Commission
Regular Monthly Meeting Minutes
Thursday February 2, 2017 7:00 p.m.
Mallory Town Hall**

FINAL

Members Present: J. Burruano, M. Lee, M. Sichel, T. Hollander, P. Voorhees, J. Finch and Alternates: W. Knaak and R. Peburn

Members Absent: N. Volkmar, and Alternate A. Muoio

Also: ZEO R. Cooper and Administrative Clerk C. Branson

Audience: K. Murray, and M. Lord

Call To Order: Chair J. Burruano Called the Meeting to Order at 7:01 p.m.

Continuation of Public Hearing :

39 Wanzer Hill Road- Murray, Kevin (M-53, L-26) Application for a Special Permit to allow a horse farm on a 29.5 acre property located in the B Zone as shown on an A-2 Survey entitled "Existing Conditions Map", prepared for Kevin Murray, Owners of Record, Mary E. Coyne and James E. Coyne, Trustees, 41 Wanzer Hill Road and Wanzer Hill Road, Town of Sherman, County of Fairfield, State of Connecticut" prepared on November 7, 2014, by Arthur H. Howland & Associates, P.C.. Zone B.

Alternate W. Knaak remained recused from this Public Hearing .

Commissioners J. Finch and P. Voorhees were not present at last month's meeting for the Opening of the Public Hearing and were not seated for the Continuation.

Alternate R. Peburn was elevated for the Public Hearing.

Chair J. Burruano opened the Public Hearing for 39 Wanzer Hill Road- Murray, Kevin (M-53, L-26) Application for a Special Permit to allow a horse farm on a 29.5 acre property located in the B zone and reviewed new materials received since the last Meeting. A letter from Gary Pfaff read into record which was dropped off at the Zoning Office on January 5, 2017 this was written on behalf of his parents who are abutting property owner's (Pfaff) . In the letter were concerns regarding the number of horses, placement of proposed barn , as well as the location of manure in proximity of their property and shared stream. The Applicant, K. Murray was invited to come forward to speak in reference to his application. Mr. Murray provided the Commission with an updated A-2 survey entitled "Proposed Farm Development Map, Prepared for Kevin Murray owners of record: Mary E Coyne & James E. Coyne, Trustees, 41 Wanzer Hill Road & Wanzer Hill Rd. Town of Sherman, County of Fairfield, State of Connecticut. Dated: January 31, 2017, Prepared by Arthur H. Howland & Associates, P.C.". The new survey showed the proposed location of the barn, and fenced paddock. The proposed barn is approximately 133 feet from the streambed. Mr. Murray informed the Commission he is seeking Wetlands approval for the proposed location which could take an additional month before it is decided. Mr. Murray requested a 65 day extension for this Special Permit application to allow time for the Wetlands Commission to determine a decision. The Commission provided an Extension Request form for Mr. Murray to fill out, which was signed and added to the application file. Chair J. Burruano suggested that the Commission conduct a site walk and set a date for Saturday, March 18, 2017 beginning at 10:00 am.

Commissioner T. Hollander Moved to accept the request for extension submitted by the applicant to extend the Public Hearing for an additional 65 days to be Continued at the April 6th, 2017 Regular Monthly meeting at Mallory Town Hall beginning at 7:00 pm. for 39 Wanzer Hill Road- Murray, Kevin (M-53, L-26) Application for a Special Permit to allow a horse farm in the B Zone.

Seconded by: M. Lee

Vote: For: Unanimous

Commissioners J. Finch and P. Voorhees and Alternate W. Knaak returned to Voting status.

Old Business:

Continuation of deliberation of request for an extension of Approval for Farview Farms Sub-division

Chair J. Burruano reopened deliberations to consider the property owner's request to extend the expiration date set to expire October 24, 2017 for an additional five years. There are eighteen lots in this sub-division of varying size as well as a considerable amount of open space. The ZEO provided a map that explained the lots, and percentage of open space and non-disturbance areas relative to the sub-division, discussion followed. The Commission agreed that it is apparent that much thought went into the configuration of the lots and protection of open space and buffers.

Commissioner J. Finch Moved to Approve the applicant's request to extend the expiration date set to expire October 24, 2017 for five years for Farview Farms Sub-division, the new expiration date will be October 24, 2022.

Seconded by: P. Voorhees

Vote: For: Unanimous

New Business: None

Approval of Minutes:

Regular Monthly Meeting of December 1, 2016

Commissioner T. Hollander Moved to Approve the Minutes of the Planning & Zoning Regular Monthly Meeting of December 1, 2016 as written.

Seconded by: M. Lee

Vote: For: Unanimous

Regular Monthly Meeting of January 5, 2017

Commissioner T. Hollander Moved to Approve the Minutes of the Planning & Zoning Regular Monthly Meeting of January 5, 2017 as written.

Seconded by: M. Lee

Vote: For: Unanimous

Correspondence:

NAROMI Land Trust, Inc Executive Director, Amanda Branson requesting the support from the P&Z Commission on seeking grant funding from the CT DEEP to acquire for permanent preservation, 37.838 acres of property from the Estate of Lucia Eastman which is adjacent to NAROMI's Herrick Preserve and the Appalachian Scenic Trail. (Marge Josephson was present and read this letter into record and explained the location of the Eastman property on the attached map).

Sherman First Selectman C. Cope, 2017-18 Budget Request deadline is February 15, 2017 for departments. P&Z Commission is set to present their Budget at a pre- budget meeting on Wednesday, March 1, 2017, beginning at 7:00 pm.

Zoning Enforcement Officer's Report: December 2016- January 2017

The ZEO submitted a combined December 2016- January 2017 Report. There were five applications approved. Four Statements of Intent were approved. No applications were withdrawn or denied. Six Applications remain under review. The ZEO reported updates on several cases that have required ongoing investigation as well as several Violation Notices sent due to oversized Real Estate signs. The First Selectman was sent a Notice of Violation for the Department of Public Works for displaying an oversized sign on the new wash station. Several property owners were sent a Notice of Violation for conducting short term rentals for renting their dwelling for a term less than 31 days. The ZEO has received several complaints as a result of weekend rentals that are adversely affecting the lake communities.

Commissioner M. Lee Moved to Accept the Zoning Enforcement Officer's December 2016- January 2017 Report as presented.

Seconded by: M. Sichel

Vote: For: Unanimous

Public Comment:

M. Lord- asked what the small silver boxes were that were mounted on some of the road signs. The ZEO explained that they were traffic counters. The Town has applied for State funding to improve the roads along Wakeman Road and Taber Road and the roads have to serve a certain threshold of traffic to qualify.

Committee Reports:

There were no reports.

Chairman Report:

Chair Burruano reported there is an upcoming Land Use Seminar put on by the Connecticut Bar Association at Wesleyan University for Saturday March 25, 2017 beginning at 8:30 am to 4:30 pm. She encourages everyone attend if their schedules allow, it is very beneficial for new and long term Commissioners. Carpooling will be set up as the date gets closer.

Approval of the 2017-18 Proposed FY Budget:

The Commission reviewed the proposed FY 2017-18 Budget Request. It has been pointed out by the BoS that the Legal Warnings line has already gone over considerably. The Clerk compiled a report to accompany the Budget to speak to the request of an increase. The size of each publication varies depending if it is a proposed Regulation change or Public Hearing. The average cost of a Legal Warning publication is between \$150.00 (\$50.00 each time published) and \$300.00 (\$100.00 each time published) which needs to be published twice before the meeting and once following a decision. Typically we try to use the local newspaper (Town Tribune), however there are State Statutes that must be followed and from time to time it becomes necessary to use the Spectrum or Danbury News Times which increase the publication cost tremendously.

Commissioner J. Finch Moved to Accept the proposed FY 2017-18 as Amended .
Seconded by: P. Voorhees **Vote: For: Unanimous**

Regulation Review:

Discussion and possible action regarding amendments to the Sherman Zoning Regulations:

1. **ADD: Section 610- Definition of "Transient"**
2. **AMEND: Modification to item "c" from Section 324.3A Septic Systems for Accessory Buildings**
 - c. Special permits for such use shall be granted under the procedure set forth in Section 340. The premises involved may be inspected by the Commission throughout the life of the special permit. The Commission may require the applicant to post a bond with the First Selectman of the Town of Sherman sufficient to ensure removal or disconnection of the system if it is determined by the Commission that the requirements of this section have been violated.

Adjournment:

Commissioner M. Lee Moved to Adjourn the Meeting at 8:06 pm.

Commissioner M. Lee Moved to Adjourn the Meeting at 8:45 pm.

Respectfully submitted by:


Christine Branson, Commission Clerk

February 9, 2017

*APPROVED AS FINAL AT THE 3/2/17 RMM