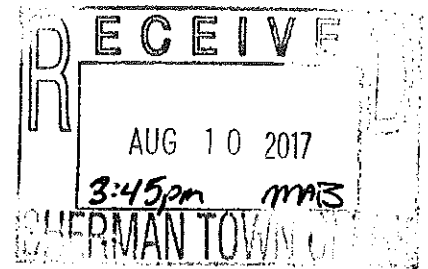




**Town of Sherman
Planning & Zoning Commission
Regular Monthly Meeting Minutes
Thursday, August 3, 2017, 7:00 p.m.
Mallory Town Hall**



Draft

Members Present: J. Burruano, N. Volkmar, T. Hollander, R. Peburn, P. Voorhees and Alternates: W. Knaak, and J. Siegel

Members Absent: M. Lee, J. Finch, and Alternate: A. Muoio

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

Audience: N. Picco, V. Picco, and R. LaCassio

Call To Order: Chair J. Burruano Called the Meeting to Order at 7:03 p.m.

Alternates W. Knaak and J. Siegel were Elevated to Voting status due the absence of Commissioners M. Lee, and J. Finch for the Public Hearings.

T. Hollander acted as Secretary in the absence of M. Lee.

Public Hearing I:

Application for a Special Permit: Picco, Nat & Vickie- 8 River Oaks Lane (M- 37, L-34)- to allow an accessory building with connection to existing septic all in accordance with Zoning Regulations, Section 324.3A Septic Systems for Accessory Buildings- for construction of a 10' x 10' pool cabana with a shower as shown in the exact footprint on a marked up A-2 survey submitted.

Chair J. Burruano opened the Public Hearing and reviewed the contents of the application file. No Commissioners recused themselves from the Hearing. The Applicant had no objection to the seated Commissioners. Acting Secretary T. Hollander read the Legal Warning into record. The Warning was published in the Town Tribune on June 22 and June 29, 2017. A list of 13 abutting property owners was provided for certified mailing. No correspondence was received in reference to the application. The application included a marked up survey showing the proposed location of the 10' x 10' x 10' pool cabana. Building plans were submitted, showing the height and width of the cabana. Health approval was granted on May 17, 2017. Mr. & Mrs. Picco were present to speak on behalf of the application. The Commission discussed the location of the prefabricated cabana. The height including the cupola will be no taller than 14'. There were no additional questions or comments from the Commission or audience.

Commissioner N. Volkmar Moved to Close the Public Hearing for the Application for a Special Permit: Picco, Nat & Vickie- 8 River Oaks Lane (M- 37, L-34)

Seconded by: T. Hollander

Vote: For: Unanimous

Public Hearing II:

Application for a Special Permit: Korsant, Philip & Catherine- 20 Spring Lake Road (M- 80, L-666) to allow an accessory dwelling not to exceed 1,200 square feet in accordance with Zoning Regulations, Section 324.1 A.1 Accessory Dwellings as shown in the exact footprint on a submitted A-2 survey.

Chair J. Burruano opened the Public Hearing and reviewed the contents of the application file. No Commissioners recused themselves from the Hearing. The Applicant had no objection to the seated Commissioners. Acting Secretary T. Hollander read the Legal Warning into record. The Warning was published in the Town Tribune on June 22 and June 29, 2017. The property owner owns the abutting properties so no certified mailings were sent. The application included an A-2 survey showing the primary dwelling and proposed accessory dwelling. There will be a lot line revision subsequent to the approval of this application and the new property lines are reflected on the survey. The floor lay out for both dwellings was included in the file. Health approval has been received. Agent for the applicant, R. LaCassio was present to speak on behalf of the application. Mr. LaCassio explained that the intent for the Lot Line Revision was to take three lots that all contain a dwelling and make two properties, one with a primary

dwelling and an Accessory Dwelling the other with a single dwelling. All of the dwellings are pre-existing and are attached to their own septic systems. The Commission discussed the configuration of the lots and agreed the lot with two dwellings will meet the criteria for an accessory dwelling. There were no additional questions or comments from the Commission or audience.

Commissioner N. Volkmar Moved to Close the Public Hearing for the Application for Special Permit: Korsant, Philip & Catherine- 20 Spring Lake Road (M- 80, L-666)
Secoded by: R. Peburn Vote: For: Unanimous

Old Business:

Deliberation of Special Permit Application: Picco, Nat & Vickie- 8 River Oaks Lane (M- 37, L-34)

Commissioner T. Hollander Moved to Approve Special Permit Application: Picco, Nat & Vickie- 8 River Oaks Lane (M- 37, L-34)- to allow an accessory building with connection to existing septic, all in accordance with Zoning Regulations, Section 324.3A Septic Systems for Accessory Buildings- for construction of a 10' x 10' pool cabana with a shower to be attached to existing septic system as shown in the exact footprint on a marked up survey submitted .
Secoded by: N. Volkmar Vote: For: Unanimous

Deliberation of Special Permit: Korsant, Philip & Catherine- 20 Spring Lake Road (M- 80, L-666)

Commissioner N. Volkmar Moved to Approve Special Permit Application: Korsant, Philip & Catherine- 20 Spring Lake Road (M- 80, L-666) to allow an accessory dwelling not to exceed 1,200 square feet in accordance with Zoning Regulations, Section 324.1 A.1 Accessory Dwellings as shown in the exact footprint on a submitted A-2 survey entitled "Lot Line Revision Map, Prepared for Philip B. Korsant, Lots 1R, 2R, & 3R, 22 Spring Lake Road, Town of Sherman, County of Fairfield, State of Connecticut" Dated March 11, 2017. Prepared by Arthur H. Howland & Associates, P.C.
Secoded by: J. Siegel Vote: For: Unanimous

Approval of Minutes:

Regular Monthly Meeting of July 6, 2017

Commissioner N. Volkmar Moved to Approve the Minutes of Regular Monthly Meeting of July 6, 2017 as amended.
Secoded by: T. Hollander Vote: For: Unanimous

Correspondence:

Town of Pawling NY, Zoning Department- Notice of a Public Hearing for an Amendment to the Zoning Regulations. To create a Commercial Highway Business District.

Zoning Enforcement Officer's Report: July 2017

Zoning Enforcement Officer Ron Cooper submitted a combined Report for July 2017. There were eleven applications approved. Six Statements of Intent was approved. No applications were withdrawn. No applications have been denied. Twelve applications remain under review. The ZEO reported updates on several cases that have required ongoing investigation as well as a complaint reported regarding dangerous parking during events held at the Lake Mauweehoo Club .

Commissioner N. Volkmar Moved to Accept the Zoning Enforcement Officer's July 2017 Report as presented.
Secoded by: J. Siegel Vote: For: Unanimous

Public Comment: No one was present to speak.

Committee Reports: None

Chairman Report:

Chair J. Burruano reported a meeting with First Selectman C. Cope and Town Atty. R. DiBella to discuss the Housing Commission's request for P&Z to consider creating multidimensional housing development regulations.

Regulation Review:

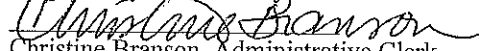
Proposed Amendment to Zoning Regulations, Section 352 Farming-

The Commission reviewed the latest draft of the Farming Regulations with amendments from the workshop meeting incorporated. Additional amendments were made. The Commission agreed to send the amended draft to the Land Use Atty. for review. ZEO Cooper stated former First Selectman A. O'Connor has offered to come to speak to the Commission in reference to the Happy Acres Farm Trust.

Adjournment:

Commissioner N. Volkmar Moved to Adjourn the Meeting at 8:10 pm.

Respectfully submitted by:


Christine Branson, Administrative Clerk

August 10, 2017

