TOWN OF SHERMAN
Planning & Zoning Commission

ANNUAL ORGANIZATIONAL MEETING &
REGULAR MONTHLY MEETING AGENDA
Thursday, January 5, 2017, 7:00 pm
Mallory Town Hall, Meeting Room

ANNUAL ORGANIZATIONAL MEETING

Call to Order:
  Election of Officers
  Review of current Commission By-Laws

Adjournment:

REGULAR MONTHLY MEETING

Call to Order:

Public Hearing I

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.

Public Hearing II

Proposed Amendment to add the following shown in *italics* to the Sherman Zoning Regulations, Section 324.1.A. 1 Accessory Dwellings (a) and Section 324.1.A.2 Accessory Apartments (a):

**AMEND (a.)** The principal or Accessory Dwelling shall be occupied by the property owner who shall be a natural person or persons.

**ADD**

*Proof of occupancy shall be provided as part of the Special Permit Application, and may be requested thereafter by the Zoning Enforcement Officer where there is reason to believe that the property owner is not an occupant.*

324.1.A.2 Accessory Apartments

**AMEND: (a.)** The principal or Accessory Apartment shall be occupied by the property owner who shall be a natural person or persons.

**ADD**

*Proof of occupancy shall be provided as part of the Special Permit Application, and may be requested thereafter by the Zoning Enforcement Officer where there is reason to believe that the property owner is not an occupant.*

Old Business:

Deliberation of request for an extension of Approval for Farview Farms Sub-division

Deliberation of 39 Wanzer Hill Road- Murray, Kevin (M-53, L-26) Application for a Special Permit:

Deliberation of Proposed Amendment to add the following shown in *italics* to the Sherman Zoning Regulations, Section 324.1.A. 1 Accessory Dwellings (a) and Section 324.1.A.2 Accessory Apartments (a):

New Business:

Approval of Minutes:

Regular Monthly Meeting of December 1, 2016

Correspondence:

Zoning Enforcement Officer’s Report: December 2016

Public Comment:

Nominating Committee:
Committee Reports:

Chairman Report:

Regulation Review:

Discussion and possible action regarding amendment to 324.3A Septic Systems for Accessory Buildings to include original content previous to the last amendment on June 17, 2016:

324.3A 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:

*ADD*

a. The structure must be a farm barn that is used for agricultural purposes, or a garage, or an accessory building that has less than 400 square feet of floor space. The structure may not contain kitchen or sleeping facilities. The structure may not contain kitchen facilities except that a farm barn that is used for agricultural purposes may contain kitchen facilities that are necessary for, and limited to, the processing of an agricultural or horticultural commodity from stock produced on the farm for market or for direct sale.

b. The structure must meet all requirements of the Town of Sherman Sanitary Code without affecting those portions of the lot used by the principal building to meet its sanitary code requirements.

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.

*AMEND*

d. The principal dwelling or Accessory Apartment shall be occupied by the property owner who shall be a natural person or persons.

e. 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.

f. 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.

*g.* 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 facility, provide parking for one car and shall be subject to subsections b and c of Section 324.3(a) Septic Systems for Accessory Buildings.

h. Accessory Apartments shall be subject to the Special Permit approval set forth in Section 340 of these Regulations.

Adjournment:

Dated at Sherman, Connecticut this 23rd day of December 2016

JEANNENE M. BURRUANO, CHAIR