Call to Order:

Public Hearing

PROPOSED AMENDMENT TO ZONING REGULATIONS, SECTION: 324.3A SEPTIC SYSTEMS FOR ACCESSORY BUILDINGS

AMEND: Section 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.

P. 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.

OLD BUSINESS:

Deliberation of proposed Amendment to Zoning Regulations, Section: 324.3A Septic Systems for Accessory Buildings
New Business:

Special Permit Application: to propose a Mental Health Services /Psychotherapy Office located at 1 Route 37 East, Building 2, Second Floor. (M-77, L-20) Property Owner: McClusky Family Limited Partnership. Permit Applicant: Fritz Maignan, Four Seasons Therapy, LLC

* Special Permit Application: Connecticut Audubon Society, Deer Pond Farm, 57 Wakeman Hill Road (M-8, L-47) to allow recreational public access to established walking trails on a 388+ acre parcel.

Approval of Minutes:

Regular Monthly Meeting of February 2, 2017

Correspondence:

Zoning Enforcement Officer’s Report: February 2017

Public Comment:

Committee Reports:

Chairman Report:

Regulation Review:

Regulation Workshop:

Proposed new Section: 352 A.- Farm Winery: Discussion and Possible Action to set a Public Hearing

Adjournment:

Dated at Sherman, Connecticut this 28th day of February 2017
JEANNENE M. BURRUANO, CHAIR