Call to Order:

Public Hearing I:

Special Permit Application: 9 Locust Lane, (M-73, L-24) - Carpanzano, Michael to allow an Accessory Apartment not to exceed 750 square feet to be constructed above a new detached garage with connection to existing septic in accordance with Zoning Regulations 324.1A.2 Accessory Apartments as indicated on submitted building plans entitled "Sherman Lake House, T-1, Revised May 4, 2017, Prepared by Sherman Building Design and in the exact footprint location shown on survey Map entitled "Proposed Sanitary Disposal System Plan, for Michael Carpanzano, 9 Locust Lane, Town of Sherman, County of Fairfield, State of Connecticut. Dated March 3, 2017". Zone A.

Public Hearing II:

Special Permit Application: 39 Wanzer Hill Road- Murray, Kevin (M-53, L-26) 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 III:

Special Permit Application: 24 Cozier Hill Road- Spengler, Donald (M-9, L-39) to allow an Accessory Apartment not to exceed 750 square feet constructed above an existing detached garage with connection to existing septic all in accordance with Zoning Regulations, Section 324.1A.2 Accessory Apartments as indicated on submitted floor plans entitled "24 Cozier Hill Road, Sherman, CT Proposed bathroom and kitchenette 2nd floor detached garage". Zone B

Public Hearing IV:

Special Permit Application: 24 Fox Run Road- Estate of David C. Flatau (M-14, L-6) to allow an Accessory Dwelling not to exceed 1,200 square feet to be constructed within an existing accessory building with existing septic all in accordance with Zoning Regulations, Section 324.1A Accessory Dwellings as indicated on submitted floor plans. Zone A.

Old Business:

Deliberation of Special Permit Application: 9 Locust Lane, (M-73, L-24) - Carpanzano, Michael
Deliberation of Special Permit Application: 39 Wanzer Hill Road- Murray, Kevin (M-53, L-26)
Deliberation of Special Permit Application: 24 Cozier Hill Road- Spengler, Donald (M-9, L-39)
Deliberation of Special Permit Application: 24 Fox Run Road- Estate of David C. Flatau (M-14, L-6)

New Business:

Modification of a Special Permit: 12 Chimney Hill Road- Dr. Oppenheimer, Roger & Linda (M-17, L-6) to modify hours of operation.
Application for a Special Permit: 46 Route 39 North, - Beatty, Elizabeth S. L/U, Beatty, George, Allen, Timothy (M-23, L-45) to allow an Accessory Apartment, not to exceed 750 square feet, constructed within an existing dwelling with connection to existing septic, all in accordance with Zoning Regulations, Section 324.1.A.2 Accessory Apartments as indicated on submitted floor plans. Zone A.

Approval of Minutes:
Regular Monthly Meeting of May 4, 2017

Correspondence:

Zoning Enforcement Officer’s Report: April - May 2017

Public Comment:

Appointment of Alternate to fill Vacancy: Discussion and possible Action.

Committee Reports:

Chairman Report:

Regulation Review:

   Proposed Amendment to Zoning Regulations, Section 352 A Farm Winery- Discussion and possible action.

   Proposed Amendment to Zoning Regulations, Section 352 Farming- Discussion

Adjournment:

Dated at Sherman, Connecticut this 31st day of May 2017
JEANNENE M. BURRUANO, CHAIR