Members Present: J. Burruano, R. Peburn, R. Lenihan, P. Voorhees, J. Finch and Alternate: J. Seigel
Absent: M. Lee, N. Volkmar and Alternate R. Linkletter
Audience and Invited: M. Lord, R. Locascio, T. Beatty, M. McNichol
Also: ZFO R Coopér, and Commission Clerk C. Branson

Call to Order: Chair, J. Burruano Called the Meeting to Order at 7:02 pm.

Public Hearing I:

Application for an Amendment to an existing Special Permit: Sherman Town Center, 3 Route 39 North, Owner: Sherman Town Center, LLC (M.- 77, L.-8) Proposal: Restoration of and improvements to existing conditions which include paving, sidewalks, curbing, traffic flow and parking to improve the overall safety in accordance with submitted property survey entitled "Property Survey, Prepared for Sherman Town Center, LLC, Route 39 North, Sherman, CT" Prepared by: John M. Farnsworth & Associates, dated April 26, 2018 and map entitled "Sherman Town Center, 15 Route 39 (North), Sherman, CT 06784, Schematic Design, Final Master Plan," Prepared by: SANOK Design Group, Dated: Zone C.

Chair J. Burruano opened the Public Hearing for the application for an amendment to an existing Special Permit: Sherman Town Center, 3 Route 39 North, Owner: Sherman Town Center, LLC. R. Peburn read the Legal Warning into record. Notice was published in the Town Tribune on September 20th and again on September 27th, 2018. Eighteen abutters within 500 ft. were sent certified notice. No correspondence was received to the Zoning Office. Chair. Burruano reviewed the application file contents and stated the application was complete. Acting Agent, Randy Locascio was present to speak on behalf of the application. A new site plan entitled, "Project 3-13 Route 39 North, Sherman, CT (Sherman Town Center, LLC)" prepared by Michael Mazzucco, P.C. Dated September 6, 2018 was reviewed by the Commission. Discussion followed regarding the number of parking spaces. Mr. Locascio stated based on the Regulations regarding commercial space the calculation came to 64 required spaces. The Commission noted that the width of the entrance to the complex has not been enlarged on this plan because the official transfer of property between the Town and Sherman Town Center, LLC has not taken place. This will be addressed in the second phase of the project. The Commission discussed several easements that are noted on the survey. There are no flood zones on this property. Mr. Locascio brought a sample paver to show the Commission an example of what the sidewalks will look like. There will be granite curbing and three sizes of pavers. Parking will be on an angle. Chair Burruano asked if there will be access to the rear of the grocery store for delivery trucks to enter and continue through. Mr. Locascio stated that was the intent. Mr. Locascio additionally stated the accessible parking spaces will be clearly marked and the abutting sidewalk will be flush with the ground. Electric vehicle charging spaces will not be addressed in this phase of the project. Mr. Locascio stated there will be plantings along Route 39 North to shield visibility. There were no additional comments or questions from the Commission or audience.

J. Finch Moved to Close the Public Hearing for the Application for an Amendment to an existing Special Permit: Sherman Town Center, 3 Route 39 North, Owner: Sherman Town Center, LLC.

Seconded by: J. Seigel

Vote: For: Unanimous

Old Business:

Application for an Amendment to an existing Special Permit: Sherman Town Center, 3 Route 39 North, Owner: Sherman Town Center, LLC (M.- 77, L.-8)

Chair J. Burruano opened the Deliberations for the Application for an Amendment to an existing Special Permit: Sherman Town Center, 3 Route 39 North, Owner: Sherman Town Center, LLC (M.- 77, L.-8). The Commissioners agreed the proposed activity will greatly improve the current conditions and create a safer traffic flow. The Chair mentioned this application is coming to the Commission in a few different phases, she agreed this phase seems well planned and thought out. No additional comments were made.
P. Voorhees Moved to Approve the Application for an Amendment to an existing Special Permit: Sherman Town Center, 3 Route 39 North, Owner: Sherman Town Center, LLC (M.-77, L.-8) Proposal: Restoration of and improvements to existing conditions which include paving, sidewalks, curbing, traffic flow and parking to improve the overall safety in accordance with submitted property survey entitled "Property Survey, Prepared for Sherman Town Center, LLC, Route 39 North, Sherman, CT" Prepared by: John M. Farnsworth & Associates, dated April 26, 2018 and map entitled "Sherman Town Center, 15 Route 39 (North), Sherman, CT 06784, Schematic Design, Final Master Plan," prepared by: SANOK Design Group, Dated Zone C.
Seconded by: R. Lenihan

Vote: For: Unanimous

New Business: None

Public Comment: None

Approval of Minutes: Regular Monthly Meeting of September 6, 2018

J. Finch Moved to Approve the Minutes of Regular Monthly Meeting September 6, 2018 with amendment to include Commissioner R. Pehurn in attendance.
Seconded by: R. Pehurn

Vote: For: Unanimous

Correspondence:

Town of New Milford- Zoning Board of Appeals- Notice of a Public Hearing regarding 22 Blueberry Lane, dated September 21, 2018

McNichol, M. – duplicate letter that was read into record at the P&Z Meeting September 4, 2018 - complaint of recent building activity on direct neighbor’s property regarding possible encroachment of property lines and water damage.

*Ms. McNichol was present and requested a new letter of correspondence be read into record. Chair, J. Burrano agreed to accept the new correspondence.

McNichol, M. – submitted a follow up letter, dated October 4, 2018, in reference to the same complaint above, requesting this matter be considered as a formal complaint to be addressed by the Commission. Ms. McNichol stated in the letter she feels the ZEO, R. Cooper has been deceptive in relaying her complaints to the Commission. She stated she hopes to resolve the issues in an amicable manner. Photographs were included with the letter showing various areas of her property that is located along the side of #10 Echo Lane South.

Zoning Enforcement Officer’s Report: September 2018

Zoning Enforcement Officer Ron Cooper submitted a Report for September 2018. There were fifteen Zoning applications approved. One Statement of Intent was approved. One application was withdrawn. One application was denied. None were returned for lack of information. Seven applications remain under review. Several cases were discussed that are under continued review. This report shall be attached herewith.

Commissioner J. Seigel Moved to Accept the Zoning Enforcement Officer’s September 2018 Report as presented.
Seconded by: J. Finch

Vote: For: Unanimous

Committee Reports: None

Chairman Report:

Chair, J. Burrano reminded the Commission of an upcoming Land Use Seminar and encouraged members to enroll if they have not done so already. Ms. Burrano stated to date Full Circle Farm, LLC at 2 Taber Road has not filed their Special Permit letter with the Town Clerk. Ms. Burrano stated if this is not filed by the next meeting, this will become an agenda item. The Cell tower equipment update has been approved, also at 2 Taber Road. Discussion followed regarding the November Meeting date, the Commission agreed to hold a Special Meeting on November 15th at 7pm in the Emergency Services Building Meeting Room.
P. Voorhees Moved to change the date of the normally scheduled November 1st, 2018. Planning and Zoning Special Meeting to November 15th 2018 beginning at 7:00 pm. Seconded by: R. Lenihan Vote: For: Unanimous

Regulation Review: Section 333.6 Maximum Building Coverage for Residential or Municipal Use in the C Zone.

The Commission discussed what other Towns allow for their maximum building coverage in their Commercial districts. The Commissioners agreed that increasing the allowable building coverage in the commercial Zone could provide incentive for new business to come to Sherman.

J. Finch Moved to accept the proposed amendment (shown in bold) to the Zoning Regulations of the Town of Sherman CT, last amended September 29, 2018: PROPOSED: CHANGE TO THE ZONING REGULATIONS: SECTION 333- ZONE C- BUSINESS AND RESIDENCE ZONE. AMEND: SECTION 333.6 Maximum Building Coverage for Residential, Commercial or Municipal Use: The land area covered by all principal and accessory buildings shall not be permitted to exceed 15% of the total lot area. This proposed amendment will be presented at a Public Hearing at the Planning & Zoning Commission's Special Meeting on November 15th, 2018 beginning at 7:00 p.m. to be held at the Charter Hall Meeting Room, the second floor, in the Emergency Services Facility located at 1 Route 39 North. Seconded by: J. Seigel Vote: For: Unanimous

Adjournment:

J. Finch Adjourned the Meeting at 9:31 pm.

Respectfully submitted by:

Christine Branson
October 25, 2018
**Planning & Zoning Office**  
**Sherman, Connecticut**  

**Zoning Enforcement Officers Report**  
**September 2018**

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Full Name</th>
<th>Address</th>
<th>Description</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>7863</td>
<td>Kaelber</td>
<td>20 Brinsmade Ln.</td>
<td>Construct a 12’ x 10’ storage shed.</td>
<td>A</td>
</tr>
<tr>
<td>7872</td>
<td>Wein</td>
<td>16 Deer Hill Rd.</td>
<td>Construct a second story addition on existing Dwelling, repair an existing deck in the same footprint and construct new stairs to existing pool.</td>
<td>B</td>
</tr>
<tr>
<td>7882</td>
<td>Theodore</td>
<td>5 Wiggins Road</td>
<td>Install a new 24’ x 24’ pre-fabricated shed</td>
<td>A</td>
</tr>
<tr>
<td>7889</td>
<td>Wiener</td>
<td>45 Wanzer Hill Rd</td>
<td>Installation of new split rail fence</td>
<td>B</td>
</tr>
<tr>
<td>7890</td>
<td>Morocco</td>
<td>16 Coburn Road East</td>
<td>Install an Emerg. Standby Generator.</td>
<td>A</td>
</tr>
<tr>
<td>7891</td>
<td>Everett</td>
<td>166 Route 39 South</td>
<td>Replace existing A/C Unit</td>
<td>A</td>
</tr>
<tr>
<td>7892</td>
<td>Rybski</td>
<td>7 Leach Hollow Rd.</td>
<td>Installation of Emerg. Standby Generator.</td>
<td>B</td>
</tr>
<tr>
<td>7893</td>
<td>Osborn</td>
<td>5 Osborn Road</td>
<td>Install in-ground pool and equipment</td>
<td>A</td>
</tr>
<tr>
<td>7894</td>
<td>Gorman</td>
<td>32 Route 37 East</td>
<td>Install 12’ x 8’ pre-fab shed.</td>
<td>A</td>
</tr>
<tr>
<td>7895</td>
<td>Palumbo</td>
<td>3 Cedar Lane</td>
<td>Construct new Single Family Dwelling, install well and septic and construct driveway.</td>
<td>B</td>
</tr>
<tr>
<td>7896</td>
<td>Town of Sherman</td>
<td>2 Taber Road</td>
<td>Add T-Mobile equipment to existing communication site.</td>
<td>A</td>
</tr>
<tr>
<td>7897</td>
<td>Deatty</td>
<td>52 Route 39 North</td>
<td>Install an in-ground pool and equipment</td>
<td>A</td>
</tr>
<tr>
<td>7899</td>
<td>Binette-Tortora</td>
<td>20 Ledgewood Dr.</td>
<td>Add second story Master Bedroom over existing attached garage.</td>
<td>B</td>
</tr>
<tr>
<td>7902</td>
<td>Roche</td>
<td>160 Green Pond Rd.</td>
<td>Install an Emerg. Standby Generator.</td>
<td>B</td>
</tr>
<tr>
<td>7803</td>
<td>Scala</td>
<td>10 Locust Lane</td>
<td>Construct a screened porch on an existing deck. “Post Facto”</td>
<td>B</td>
</tr>
</tbody>
</table>
The Following Statements Of Intents Were Approved:  
7898  Nigiri   49 Cozier Hill Road  Replace existing deck in same footprint.  

The Following Statement Of Intents Were Received andFiled for Record Only:  

The Following Applications Were Withdrawn:  
7874  Trott   7 Route 37 Center  Install hot tub.  

The Following Applications Have Been Denied  
7842  Naromi Land Trust Crooked Furrows  Erect an entrance gate and informational kiosk.  

The Following Applications Were Returned For Lack of Information:  

The Following Applications Require Additional Information or Review:  
7598  Murray  41 Wanzer Hill Rd  Install a 48” high fence across the front of the property.  
7773  Noe  140 Route 39 North  Erect 2 hoop house temporary structures  
7878  Woodage  28 Wanzer Hill Rd.  Install 12’ x 16’ shed, 6’ tall fence and a hot tub.  
7883  Jacknick  9 Mary Bee Lane  Replace 35’ x 9’ deck attached to the existing dwelling.  
7901  Mendell  34 Smoke Ridge Dr.  Construct a 7’ x 14’ deck  
7904  Mendell  34 Smoke Ridge Dr.  Add a third bay to an existing two car garage  
7905  Buio, LLC  14 Locust Lane  Construct a new Single Family Dwelling, Install well, septic and construct driveway.
Old Business:

Case 06-12: 140 Route 39 North – Operating an automotive body and mechanic repair shop. Violation of Town of Sherman’s Zoning Regulations – Not a permitted use in Zone A. **Ongoing Investigation.**

Case 10-14: 140 Route 39 North – An accessory building erected without the required permit. Violation of Town of Sherman’s Zoning Regulations - Section 410 - Zoning Permits. Zone A. **Ongoing investigation.**

**ZV 53-17** 14 Quaker Ridge Road – Accumulation of junk and debris – Including, but not limited to Four (4) Camper Trailers, Multiple junk mowers, snow blowers and miscellaneous waste and second hand materials – Violation of Section 323 of the Town of Sherman Zoning Regulations - Zone A - A Notice of Violation was sent. A meeting was held with the owner’s husband and he agreed to clean up the property. **Further follow-up is required.**

**ZV 65-17** 18 Pinewood Shores – Hot tub installed without the required permit. Zone B - A Notice of Violation was sent. A Zoning Application has been received, and is under review by the ZEO. The current location may require a variance from the Zoning Board of Appeals. An A-2 survey has been received and it was determined by the ZEO that a setback variance from the 440’ contour is required.

Case 68-17 2 Holiday Point Road – Complaint - Raising chickens in Zone B without the required Special Permit. Zone B - **Under investigation.**

Case 69-17 4 Holiday Point Road – Complaint - Raising chickens in Zone B without the required Special Permit. Zone B - **Under investigation.** A Notice of Violation was sent on August 21, 2018. The property owners spoke with the ZEO on September 4, 2018 and plan to apply for the required Special Permit.

**ZV 72-17** 140 Route 39 North – Temporary Structure (Hoop House) erected without the required permit. Zone A. A Notice of Violation was sent. An application has been received and is being reviewed while the property is under investigation.

**ZV 02-18** 3 Deer Run Trail – Multiple temporary structures were erected on the property. **Under investigation.** Violation of Section 324.2.B, “Building, Accessory – Temporary” of the Town of Sherman Zoning Regulations. A Notice of Violation was sent on May 10, 2018. Temporary structures are still on the property without the required permits. A second Notice of Violation was sent on September 6, 2018.

**ZV 05-18** 3 Deer Run Trail – Operating a Resident Contractor Business without the required determination of “No Impact Business” or issuance of a “Special Permit” by the Planning and Zoning Commission – Violation of Section 324.1.C, “Resident Contractor” and Section 324.1.C.2, “All Impact Businesses Resident Contractors” of the Town of Sherman Zoning Regulations. A Notice of Violation was mailed on May 10, 2018. There is still evidence (construction equipment and vehicles) that a business is being run from the property. A second Notice of Violation was sent on September 6, 2018.
ZV 06-18  3 Deer Run Trail – Junk and waste materials are being stored on the property causing an unsightly appearance of the property that impacts the neighbors and general public. Zone B – Violation of Section 323 “Nuisances and Prohibited Uses” of the Town of Sherman Zoning Regulations. A Notice of Violation was mailed on May 10, 2018. Junk and debris are still stored on the property. A second Notice of Violation was sent on September 6, 2018.

ZV 07-18  3 Deer Run Trail – Off-Street Parking and Storage - The use of the property for storage of boats, jet skis, and other equipment is not a permitted accessory use and is a violation of Section 332, Section 332.1 “Permitted Principal Uses” and Section 332.2 “permitted Accessory Uses” of the Town of Sherman Zoning Regulations, Zone B. A Notice of Violation was mailed on May 10, 2018. Many of the boats and jet skis have been removed from the property. The ZEO will continue to keep investigating and a Second Notice of Violation was sent on September 6, 2018.

ZV 08-18  46 Wakeman Hill Road – A “Split Rail” Fence was constructed in the Town Road Right of Way exceeding 4’ in height in violation of Section 322.1.bii of the Town of Sherman Zoning Regulations. A Notice of Violation was mailed. The property owner responded by coming into the office. The fence will be removed from the town ROW. The fence rails have been removed. A second Notice of Violation will be sent reminding the owner to remove the posts.

ZV 09-18  1 Route 37 East – Amore Ristorante – Violation of Special Permit issued on September 10, 2008. Also Reference Section 340 “Special Permit Approval”, Section 344 “Conditions” and Section 346 “Revocation of Special permit” Of the Zoning Regulations of the Town of Sherman, Connecticut. – Zone C. A Notice of Violation was sent. The owner responded in a meeting with Don Lowe and the ZEO. No action has been taken on their part. Follow-up required.

ZV 11-18  23 Fox Run - An illegal accessory dwelling was constructed on the property in Zone A in violation of Section 324.1A.1 “Accessory Dwellings” without the required Zoning Permit - Town of Sherman Zoning Regulations. Since then, a Special Permit was issued by Planning and Zoning. The ZEO has spoken to the owners and a formal Notice of Violation will be sent. The owner has been responsive. The owner submitted a preliminary plan for review by the ZEO prior to applying for the required permits. The plan is under review.

ZV 12-18  29 Ledgewood Drive – Short Term Rental - Violation of Section 324.1D of the Town of Sherman Zoning Regulations. Zone B - A Notice of Violation was sent. The addressee responded and informed the ZEO that the property was recently sold and the new owners should be contacted. A Notice of Violation will be sent to the new owners.

ZV 13-18  210 Route 37 South – Short Term Rental - Violation of Section 324.1D of the Town of Sherman Zoning Regulations. Zone B - A Notice of Violation was sent. The property owner never responded. Follow up is required.

ZV 15-18  175 Green Pond Road – Short Term Rental - Violation of Section 324.1D of the Town of Sherman Zoning Regulations. Zone B - A Notice of Violation was sent. The NOV was returned as non-deliverable. The ZEO called the owner and informed him that he is in violation. The ZEO will send a formal NOV for record.
6 Spur Lane – Short Term Rental - Violation of Section 324.1D of the Town of Sherman Zoning Regulations. Zone B - A Notice of Violation was sent. The property owner never responded. Follow up is required.

12 Orchard Beach Road – Short Term Rental - Violation of Section 324.1D of the Town of Sherman Zoning Regulations. Zone B - A Notice of Violation was sent. The property owner responded in person in the ZEO’s office and stated they will no longer advertise for short term rentals and that the current renter is long term.

20 Terrace Drive – Short Term Rental - Violation of Section 324.1D of the Town of Sherman Zoning Regulations. Zone B - A Notice of Violation was sent. The property owner never responded. Follow up is required.

5 Shore Drive – Short Term Rental - Violation of Section 324.1D of the Town of Sherman Zoning Regulations. Zone B - A Notice of Violation was sent. The property owner never responded. Follow up is required.

3 Bench Mark Road - Short Term Rental - Violation of Section 324.1D of the Town of Sherman’s Zoning Regulations. Zone B - A Notice of Violation was sent. Received response letter debating the application of the regulation to “short term” rentals. ZEO will prepare a written response.

10 Echo Lane South – An accessory structure was erected without the required permit (Shed). In violation of Section 410 “Zoning Permits” of the Town of Sherman Zoning Regulations. Zone B. A Notice of Violation was sent. The homeowner responded and plans on applying for a variance and an Inland Wetlands Permit. The ZEO requested an A-2 survey from the property owner of 10 Echo Lane South which was received on September 18, 2018. The ZEO is in the process of scheduling separate site visits with both parties and will respond to the complaints after determinations have been made. Zone E.

8 Spur Lane - Complaint - Raising chickens in Zone B without the required Special Permit. Reference Section 332.1 Permitted Uses - Zone B - A Notice of Violation will be sent. A Notice of Violation was sent on August 21, 2018. The property owner responded and plans on applying for a Special Permit – Zone B.

8 Spur Lane – Complaint - Quantity (2) two -chicken hutchs and/or duck houses. Both structures erected without the required permits. In violation of Section 410 “Zoning Permits” of the Town of Sherman’s Zoning Regulations – Zone B. A Notice of Violation will be sent. A Notice of Violation was sent on August 21, 2018. The property owner responded and plans to apply for a Zoning Permit and Variance.

Route 39 North, Map 29 Lot 12 – Oversize Real Estate sign – In violation of Section 360 “Signs” and Section 361 “Sale, Lease or Contractor’s Sign” of the Town of Sherman Zoning Regulations – Zone A. A Notice of Violation will be sent. Notice of Violation mailed August 10, 2018.

1 Route 37 East – Amore Ristorante – Sign/ Banner – In violation of Section 364 “Business Signs” – “but shall not include billboards or other types of advertising signs”
of the Town of Sherman Zoning Regulations – Zone C. *A Notice of Violation will be sent. The ZEO spoke with the tenant and the banner/sign was removed. It was re-installed during the week of September 27th. The ZEO requested that it be removed again.*

**ZV 27-18**

1 Holiday Point Road – An A/C unit was installed without the required permit. In violation of Section 410 “Zoning Permits” of the Town of Sherman’s Zoning Regulations – Zone B. *The architect has been contacted and a Notice of Violation was sent.*

**Case 28-18**

12 Cedar Lane – Complaint – An illegal apartment was constructed in the basement of the dwelling. *Under investigation.*

**ZV 29-18**

28 Wanzer Hill Road – A 6’ high stockade fence and hot tub was installed without the required permits. In violation of Section 410 “Zoning Permits” of the Town of Sherman’s Zoning Regulations – Zone B. *The contractor and home owner have both been contacted and a Notice of Violation will be sent. A Notice of Violation was sent on August 22, 2018. An application has been received and will be denied. After discussing the set the owner decided to remove the fence and move the hot tub to a conforming location.*

**ZV 30-18**

4 Holiday Point Road - A shed was constructed without the required permit. In violation of Section 410 “Zoning Permits” of the Town of Sherman’s Zoning Regulations – Zone B. *A Notice of Violation will be sent. A Notice of Violation was sent on August 21, 2018. The property owners spoke with the ZEO on September 4, 2018 and plan to apply for the required Zoning Permit.*

**ZV 31-18**

152 Route 39 South – A Hot tub with electrical hookup was installed in State of Connecticut Road Right of Way. In violation of Section 410 “Zoning Permits” of the Town of Sherman’s Zoning Regulations – Zone B. The site was inspected by the Town of Sherman’s ZEO, a representative from the States permit division and the Resident State Trooper. *A Notice of Violation will be sent. A Notice of Violation was mailed on August 21, 2018.*

**ZV 32-18**

63 Church Road – A temporary structure (hoop house) was erected without the required permit. In violation of Section 410 “Zoning Permits” of the Town of Sherman’s Zoning Regulations – Zone B. *A Notice of Violation will be sent. A Notice of Violation was sent on August 22, 2018.*

**ZV 33-18**

121 Route 39 South – An accumulation of waste, junk and debris exists on the property in violation of Section 323 and Section 323.2 of the Zoning Regulations. Zone B. *A Notice of Violation was sent on August 22, 2018. The property owner came to the office of the ZEO on September 5, 2018 and promised she would clean up the property.*

**ZV 34-18**

32 Briggs Hill Road – Oversize Real Estate sign – In violation of Section 360 “Signs” and Section 361 “Sale, Lease or Contractor’s Sign” of the Town of Sherman Zoning Regulations – Zone A. *A Notice of Violation was mailed on August 21, 2018.*
ZV 35-18 45 Wanzer Hill Road – Split Rail fence under construction without the required permits. The ZEO spoke with the engineer on the project and a Zoning Permit was submitted and a permit can be granted after they receive the required approval from the Inland and Wetlands Commission.

ZV 36-18 Route 39 South – Oversize Real Estate sign – In violation of Section 360 “Signs” and Section 361 “Sale, Lease or Contractor’s Sign” of the Town of Sherman Zoning Regulations – Zone A. A Notice of Violation will be sent.

ZV 37-18 121 Route 39 South – An Accessory Structure has been erected without the required Zoning Permit in violation of Section 410 and Section 411 of the Town of Sherman’s Zoning Regulations. – Zone B. A Notice of Violation was sent on August 22, 2018. The property owner came into the ZEO’s office on September 5, 2018 and requested a 30 day extension for moving the shed. The extension was granted by the ZEO.

ZV 38-18 6 Echo Lane South – An oversize real estate sign was erected in front of the property for sale in violation of Section 360 and 361 of the Town of Sherman’s Zoning Regulations. Zone B. A Notice of Violation was sent on August 22, 2018.

New Business:

No New Business to report

Zoning Board of Appeals Decisions - September 4, 2018 Meeting

Case 686 Bellino – 7 Oak Drive – Granted – Side Yard Setback relief for installation of an Emergency Standby Generator. See attached Legal Notice

Special Permits

White Silo Winery - Special Permit Follow-up

After reaching out to Eric Gorman, he let us know that they are planning a large event in August and will submit paperwork for that event and provide a list of other events scheduled for the balance of the year. The ZEO spoke with Ralph Gorman - No events scheduled this year that requires reporting. Events are harvest related and all other events involve 50 or less attendees.

Happy Acres Farm - Special Permit Follow-up

John Notzinger has been contacted by phone, e-mail and by 1st Class Mail letting him know that the Special Permit that the Planning and Zoning Commission approved on May 4, 2018 has to be filed – the permit is in the office waiting for him to pick it up. The permit does not become effective until it’s been filed on the Sherman Land Records. The ZEO has not received a list of events planned for this year. Christine spoke with John in person and he stated he would return with a check and file the permit. As of October 4, 2018, John has not filed the Special Permit.

Ron Cooper
Zoning Enforcement Officer
Town of Sherman
LEGAL NOTICE
ZONING BOARD OF APPEALS
TOWN OF SHERMAN, CONNECTICUT

The Zoning Board of Appeals made the following decisions at these Public Hearings on Tuesday, September 4, 2018 beginning at 7:00 p.m. at the Mallory Town Hall meeting room.

APPROVED- ZBA Case 686- Bellino, Salvatore & Maureen- 7 Oak Drive- (M- 74, L-11) Variance of Zoning Section 384- Increase of Non-Conformity Other Than Use- with reference to Section 324.3 B Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment for placement of a 16 kW generator in a non-conforming location. Variance of Zoning Section 332.5 Minimum Setback requirement, Side yard setback from 25' to 23' for placement of a 16 kW generator as shown in the exact footprint on submitted A-2 Survey entitled, "Property Survey Prepared for Salvatore & Maureen P. Bellino, 7 Oak Drive, Town of Sherman, Fairfield County, CT with the last revision dated July 24, 2018- Revised to add proposed generator". Prepared by the office of PAH, Inc. Land Surveyors. Zone B.

Dated at Sherman, Connecticut this 5th day of September, 2018.
Samantha Addonizio- Butts, Chairman