TOWN OF SHERMAN
Planning & Zoning Commission
REGULAR MONTHLY MEETING MINUTES
Thursday, March 1, 2018, 7:00 pm
Mallory Town Hall, Meeting Room


Members Absent: Alternates J. Siegel, V. Rehders, and R. Linkletter

Also Present: Zoning Enforcement Officer R. Cooper and Administrative Clerk C. Branson


Call to Order: Chair J. Burrano Called the Regular Meeting to Order at 7:03 pm.

J. Finch Moved to Amend the Agenda to add "Deliberation of Special Permit Application: Gorman, Ralph, White Silo Farm Winery, 32 Route 37 East (M-18, L-4) to the "Old Business" section of the Agenda. Seconded by: M. Lee Vote: For: Unanimous

Public Hearing 1:

Special Permit Application: Gorman, Ralph, White Silo Farm Winery, 32 Route 37 East (M-18, L-4) for a Farm Winery and events in accordance with submitted application, description of business, parking plans and in compliance with Zoning Regulations, Section 352 A Farm Winery.

Chair J. Burrano opened the Public Hearing. M. Lee read the Legal Warning into record. The warning was published in the Town Tribune on February 15, 2018 and again on February 22, 2018. Eleven abutting neighbors were notified. No correspondence was received. ZEO R. Cooper compiled a check list of questions for the applicants to answer. Owners Ralph Gorman and Eric Gorman were present to speak on behalf of their Special Permit Application. Chair J. Burrano asked the applicant a series of 30 questions to determine compliance with the Farm Winery Regulation, Section 352.A of the Zoning Regulations. The applicants answered yes to most of the questions where applicable. No proponents spoke on behalf of the application. No opponents spoke on behalf of the application. During questions and comments from the General Public, Rolf Martin stated the farm Winery has been in operation for several decades and has been a great asset to the town. Mr. Martin encouraged the Commission to approve the Gorman’s Special Permit application with no restrictions. Also from the General Public Keith Martin spoke on behalf of himself and his wife. They are direct abutters and were concerned the approval of this permit may allow large and noisy events lasting late into the evening every weekend. Chair J. Burrano explained to Mr. Martin that this application meets the requirements stipulated in the Farm Winery Regulation. Applicant E. Gorman spoke on behalf of the Special Permit, stating they have no intention of holding large scale events every weekend, nor do they intend to be disruptive to the neighborhood. There were no additional comments from the audience, applicants or Commission.

Commissioner M. Lee Moved to Close the Public Hearing of Special Permit Application: Gorman, Ralph, White Silo Farm winery, 32 Route 37 East (M-18, L-4) for a Farm Winery and events in accordance with submitted application, description of business, parking plans and in compliance with Zoning Regulations, Section 352 A Farm Winery.

Seconded by: N. Volkmar Vote: For: Unanimous
Old Business:

Deliberations of Public Hearing 1:

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Commissioner J. Finch Moved to Approve the Public Hearing of Special Permit Application: Gorman, Ralph, White Silo Farm Winery, 32 Route 37 East (M-18, L-4) for a Farm Winery and events in accordance with submitted application, description of business, parking plans and in compliance with Zoning Regulations, Section 352 A Farm Winery.

Seconded by: M. Lee 
Vote For: Unanimous

New Business:

None Received

Approval of Minutes: Regular Monthly Meeting of February 1, 2018

Commissioner N. Volkmar Moved to Approve the Regular Monthly Meeting Minutes of February 1, 2018 as written.

Seconded by: R. Lenihan 
Vote For: Unanimous

Correspondence:

Town Tribune: Notification of fee increase for publishing Legal Warnings and Decisions.

Town of Kent: Notification of Zoning Regulation Changes Hearing set for March 29th, 2018.

Zoning Enforcement Officer’s Report: January-February 2018

Zoning Enforcement Officer Ron Cooper submitted a combined Report for January-February 2018 which is attached to these Minutes. There were five Zoning applications approved. No Statements of Intent were approved. No applications were withdrawn. One application was denied. None were returned for lack of information. Ten applications remain under review. Several cases were discussed that are under continued review.

Commissioner P. Voorhees Moved to Accept the Zoning Enforcement Officer’s January-February 2018 Report as presented.

Seconded by: N. Volkmar 
Vote For: Unanimous

Committee Reports:

None

Chairman Report:

Chair J. Burruano reported the FY 2018-19 Budget Requests were submitted to the Board of Selectman.

Regulation Review:

The Commission discussed a list of Regulations that have been identified as needing review to prioritize a short list for the year.

Adjournment:

Commissioner M. Lee Moved to Adjourn the Meeting at 9:45 pm.

Respectfully submitted by:

Christine Branson
March 9, 2018
APPROVED AS FINAL AT THE APRIL 5, 2018 RMM
TOWN OF SHERMAN
Planning & Zoning Commission
REGULAR MONTHLY MEETING MINUTES
Thursday, March 1, 2018, 7:00 pm
Mallory Town Hall, Meeting Room


Members Absent: Alternates J. Siegel, V. Rehders, and R. Linkletter

Also Present: Zoning Enforcement Officer R. Cooper and Administrative Clerk C. Brauwin

Audience: R. Martin, M. Lerd, R. Gorman, E. Gorman, K. Martin and D. Love

Call to Order: Chair J. Burrano Called the Regular Meeting to Order at 7:04 pm.

J. Finch Moved to Amend the Agenda to add "Deliberation of Special Permit Application: Gorman, Ralph, White Silo Farm Winery, 32 Route 37 East (M-18, L-4) to the "Old Business" section of the Agenda. Secended by: M. Lee Vote: For: Unanimous

Public Hearing I:

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Commissioner M. Lee Moved to Close the Public Hearing of Special Permit Application: Gorman, Ralph, White Silo Farm Winery, 32 Route 37 East (M-18, L-4) for a Farm Winery and events in accordance with submitted application, description of business, parking plans and in compliance with Zoning Regulations, Section 352 A Farm Winery. Secended by: N. Volkmar Vote: For: Unanimous

1
Old Business:

Deliberations of Public Hearing:

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Seconded by: M. Lee

Vote: For: Unanimous

New Business:

None Received

Approval of Minutes:

Regular Monthly Meeting of February 1, 2018

Commissioner N. Volkmar Moved to Approve the Regular Monthly Meeting Minutes of February 1, 2018 as written.

Seconded by: R. Lenihan

Vote: For: Unanimous

Correspondence:

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Commissioner P. Vouhees Moved to Accept the Zoning Enforcement Officer’s Report as presented.

Seconded by: N. Volkmar

Vote: For: Unanimous

Committee Reports:

None

Chairman Report:

Chair J. Burrurano reported the FY 2018-19 Budget Requests were submitted to the Board of Selectmen.

Regulation Review:

The Commission discussed a list of Regulations that have been identified as needing review to prioritize a short list for the year.

Adjournment:

Commissioner M. Lee Moved to Adjourn the Meeting at 9:45 p.m.

Respectfully submitted by:

Christine Branson
March 9, 2018
### Planning & Zoning Office
Sherman, Connecticut

**Zoning Enforcement Officers Report**
January and February 2018

<table>
<thead>
<tr>
<th>The Following Applications Have Been Approved:</th>
<th>Qty: 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>7808 Mitchell Laving Tru. 4 North Cove Road</td>
<td></td>
</tr>
<tr>
<td>7815 Bizier 52 Big Trail</td>
<td></td>
</tr>
<tr>
<td>7818 Beatty 48 Route 39 North</td>
<td></td>
</tr>
<tr>
<td>7819 Kloiber 162 Route 39 South</td>
<td></td>
</tr>
<tr>
<td>7820 Greenwald 23 Ledgewood Drive</td>
<td></td>
</tr>
<tr>
<td>Add 5’ x 6’8” vestibule and 4’ x 4’6” porch attached to existing dwelling.</td>
<td>B</td>
</tr>
<tr>
<td>Construct a new single family dwelling with a driveway septic and well.</td>
<td>B</td>
</tr>
<tr>
<td>Construct a 34’ wide x 22’ long addition on an existing storage building.</td>
<td>A</td>
</tr>
<tr>
<td>Add roof dormers to the east and west side of the existing dwelling roof.</td>
<td>B</td>
</tr>
<tr>
<td>Construct stairs with landings from the dwelling to Candlewood Lake.</td>
<td>B</td>
</tr>
</tbody>
</table>

| The Following Statements Of Intents Were Approved: | Qty: 0 |

| The Following Statement Of Intents Was Received and Filed for Record Only: | Qty: 0 |

| The Following Applications Were Withdrawn: | Qty: 0 |

<table>
<thead>
<tr>
<th>The Following Applications Have Been Denied</th>
<th>Qty: 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>7817 Chomero 133 Route 37 South</td>
<td></td>
</tr>
<tr>
<td>Construct a 12’ x 12’ deck on an existing garage/storage building.</td>
<td>A</td>
</tr>
</tbody>
</table>

| The Following Applications Were Returned For Lack of Information: | Qty: 0 |

<table>
<thead>
<tr>
<th>The Following Applications Require Additional Information or Review:</th>
<th>Qty: 10</th>
</tr>
</thead>
<tbody>
<tr>
<td>7598 Murray 41 Wanzer Hill Rd</td>
<td></td>
</tr>
<tr>
<td>Install a 48’ high fence across the front of the property.</td>
<td>B</td>
</tr>
<tr>
<td>7773 Noe 140 Route 39 North</td>
<td></td>
</tr>
<tr>
<td>Erect 2 hoop house temporary structures</td>
<td>A</td>
</tr>
</tbody>
</table>
7778 Grassler 46 Anderson Road

Construct a new single family dwelling and install a driveway, septic and well.

7811 Flood 1 Woods Road

Construct a new single family dwelling with driveway, well and septic.

7812 Kessler 11 Pepper Pond Road

Construct a playhouse with deck in a conforming location to correct an existing violation.

7813 Doyle 18 Pinewood Shores

Install an 8' x 8' hot tub on and existing deck.

7816 Wiener 45 Wanzer Hill Road

Install a new tennis court, retaining wall and fencing.

7821 Li 8 North Cove Road

Install a new heat pump - Heat/A/C.

7822 Stark 4 Liz Ann Lane

Convert the existing dwelling basement into finished living space.

7823 Mill 24 Wagon Wheel Rd

Construct a new single family dwelling, install well, driveway and septic system.

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 01-17 34 Route 39 South - A Temporary Accessory Structure was erected on the property without a permit as required by Section 411 "No buildings or structures shall be erected, constructed, reconstructed, enlarged, altered or moved ... until a zoning permit has been issued by the Planning and Zoning Commission" and Section 324.2.B "Building, Accessory - Temporary ... of the Zoning Regulations of the Town of Sherman, Connecticut - Zone A. A Notice of Violation was mailed. The property owner is cooperating with the Zoning Enforcement Office and scheduling to have the structure removed.

ZV 15-17 10 Hemlock Point Road - Short Term Rental - Violation of Section 324.1D.4 "Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses" of the Zoning Regulations of the Town of Sherman, Connecticut - Zone B. A Notice of Violation was mailed. After an extensive recent search on the internet, there was no evidence found that the dwelling is being advertised as a short term rental property. No further action required by the Zoning Enforcement Officer at this time.
14 Laurel Drive South - Short Term Rental - Violation of Section 324.1D.4 "Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses" of the Zoning Regulations of the Town of Sherman, Connecticut - Zone B. A Notice of Violation was sent. After an extensive recent search on the internet, there was no evidence found that the dwelling is no longer being advertised as a short term rental property. No further action required by the Zoning Enforcement Officer at this time.

62 Route 55 West - Oversize Real Estate Sign erected on the property in violation of Section 161 of the Town of Sherman Zoning Regulations. Zone A - A Notice of Violation has been sent. The sign was removed as observed by the ZEO on 1/25/18. No further action required by the ZEO.

57 Route 55 West - A business sign has been erected in front of the property without the require permit. Reference Section 364 - Business Signs - Zone A - A Notice of Violation will be sent.

16 Brisnaden Lane - Fence installed without the required permit. Zone A - The fence is in violation of Section 322.1.b.iv Building Projections (fences and walls greater than 6 feet in height of the Town of Sherman Zoning Regulations. A Notice of Violation was sent. The property owners understand that a variance will have to be granted by ZBA to allow a fence over 6' high to remain in a non-conforming location or the fence will have to be removed.

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.

47 Quaker Ridge Road - Oversize Real Estate Sign erected on the property in violation of Section 361 of the Town of Sherman Zoning Regulations. Zone A - A Notice of violation was sent. The sign has been modified and is now in compliance. No further action is required by the ZEO.

2 Shore Drive - Two (2) Real Estate Signs erected on the property in violation of Section 361 of the Town of Sherman Zoning Regulations. Zone A - A Notice of Violation was sent. One sign has been modified and is now in compliance and the other sign was removed. No further action is required by the ZEO.

23 Candlewood Lake Drive - Two (2) Oversize Real Estate Sign erected on the property in violation of Section 361 of the Town of Sherman Zoning Regulations. Zone B - A Notice of Violation was sent. Both signs have been removed as observed by the ZEO on 1/26/18.
ZV 60-17 158 Route 37 South - Oversize Real Estate Sign erected on the property in violation of Section 361 of the Town of Sherman Zoning Regulations. Zone A - A Notice of Violation was sent.

ZV 61-17 25 Ledgewood Drive - Oversize Real Estate Sign erected on the property in violation of Section 361 of the Town of Sherman Zoning Regulations. Zone B - A Notice of Violation was sent. The signs were removed. No further action required by the ZEO.

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.

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.

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 01-18 12 Route 55 West - Oversize Real Estate Sign erected on the property in violation of Section 361 of the Town of Sherman Zoning Regulations. Zone B - The Notice of Violation was sent. The sign has been removed as observed by the ZEO on 1/25/18. No further action required by the ZEO.

Case 02-18 3 Deer Run Trail - Multiple temporary structures erected and construction equipment are stored on the property. Under Investigation.

New Business:

No new business

[Signature]
Ron Cooper
Zoning Enforcement Officer
Town of Sherman

Accepted by the P&ZC as submitted at their meeting on March 1, 2018