Members Present: J. Burrano, N. Volkmar, M. Lee, P. Voorhees, J. Finch, and Alternate R. Linkletter

Members Absent: R. Lenihan, R. Pehurn and Alternate J. Siegel

Also Present: ZEO R. Cooper and Administrative Clerk C. Branson

Audience: P. Scott, C. Jellen, A. Bulchandani, D. Lowe, J. Motsinger, A. Branson and C. Hagadorn

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

Alternate R. Linkletter was elevated to voting status.

Public Hearing I:

SPECIAL PERMIT APPLICATION - Town of Sherman, Happy Acres Farm, Full Circle Farming, LLC-2 Tabor Road, Sherman, CT 06784 (M-26, L-4), for a Farm and events in accordance with submitted application, description of business, parking plans and in compliance with Zoning Regulations Section 352 B Farm, Zone A.

Chair J. Burrano opened the Public Hearing for Special Permit Application - Town of Sherman, Happy Acres Farm, Full Circle Farming, LLC. Secretary M. Lee read the Legal Warning into record. The Warning was published in the Town Tribune on April 19th and April 26th, 2018. Certified Notice was sent to 24 abutting neighbors. No correspondence was received to the Zoning Office. J. Burrano reviewed the application file, it contains an application signed by John Motsinger of Full Circle Farming, LLC, a statement of intent, a parking plan, a list of 24 abutting neighbors addresses with the certified mail slips and receipts. John Motsinger was present to speak on behalf of his application. J. Burrano invited Mr. Motsinger to the table. When the application was submitted to the Zoning Office, Mr. Cooper requested a comprehensive Statement of Use. Ms. Burrano read the Statement of Use into record. Mr. Motsinger states in his letter the Farm Store is located in an existing 25' x 30' barn, shown on the site plan. Store hours of operation will be June through October on Sundays 11 am. to 2 pm. and closed November through May. There are two full time year round employees, plus two part time summer employees and occasional volunteers. Fifty percent of the gross sales per annum shall be their farm raised, grass fed beef, eggs, vegetables and fruit. Up to forty five percent of goods and handicrafts produced locally. The remaining five percent of sales shall be from non-regionally produced products. There are 17 parking spaces for the farm store to accommodate 34 customers at any given time, these spaces in addition to the number of parking spaces required for concurrently running events are shown on the site plan. They plan on hosting Farm Related events throughout the year including but not limited to school house, spring open house/ baby goat day, young farmers playgroup, summer farmer's market, chili cook-off, 5k-10k fun run (partnership with Friends of Happy Acres) harvest fairs and workshops. Non-Farm Related Events: up to 15 events per year. Outdoor Non-Farm Related events with more than 50 guests at any given time not exceeding 150 guests unless approved by the Commission these events shall be held in the back yard behind the farm house, within one of the large hay barns or outside in the fields. Open Public Events: they will hold occasional art receptions, music, and farm related seminars, meetings, and farm to table dinners the maximum anticipated attendance shall be 50 at any given time not including employees. Health Approval and Health Approval are on file. This Statement of Use was sent to the Land Use Attorney to confirm compliance with the Zoning Regulations. Ms. Burrano read the recommendations from the Land Use Attorney into record. The recommendations are listed below.

1. The applicant shall submit a Statement of Intent (Calendar of Events) annually, two months prior to the scheduled event.

2. The applicant shall submit for approval to the Land Use Enforcement Officer an application for an Event Permit four days prior to all Non Farm Related Events and Activities and Open Outdoor Events and obtain approval in accordance with Sections 352 B 7 and 352 B 8 of the Zoning Regulations.
3. The serving of alcoholic beverages at events will be considered for approval by the Commission, subject to inclusion in the annual Statement of Intent.

4. Temporary Event Signs as described in the Statement of Use and Site "Plan Exhibit A" shall be erected not more than 24 hours before the event and removed no later than 24 hours after the event has ended.

5. The Farm Stand replaces the Farm Stand in use at the time of this approval.

Mr. Motinger agreed to these recommendations. The site plan shows parking for the store as well as for events, lighting (all existing), and the location of signs. The driveway is 18 feet wide with parking at the top of the driveway. There were no questions or comments from the Commission. There were no questions or comments from the Applicant. There were no questions or comments from the audience.

N. Volkmar Moved to close the Public Hearing for Special Permit Application
Town of Sherman, Happy Acres Farm, Full Circle Farming, LLC-
2 Tabor Road, Sherman, CT 06784 (M-26, L-4)

Seconded by: M. Lee

Vote: For: Unanimous

Public Hearing II:

SPECIAL PERMIT APPLICATION- Bulchandani, Devika & Ash, 3 Quaker Ridge Road, Sherman, CT (M-28, L-5) in accordance with Zoning Regulations, Section 324.3 A Septic Systems for Accessory Buildings to allow a sink to be installed within an existing structure as shown on proposed building plans entitled "Crabapple Farm" 3 Quaker Ridge Road, Sherman, CT 06784, sheets A10, EX1, and A1,1 prepared by Louis Arroyo, dated 03/28/2018 and submitted survey showing the existing structure entitled, "Property Survey prepared for Richard M. & Barbara M. Feldman, 3 Quaker Ridge Road, Town of Sherman, Fairfield County, CT Dated September 29, 2005". Zone A

Chair J. Burruano opened the Public Hearing for Special Permit Application- Bulchandani, Devika, 3 Quaker Ridge Road, Sherman, CT (M-28, L-5). Secretary M. Lee read the Legal Warning into record. The Warning was published in the Town Tribune on April 19th and April 26th, 2018. Certified Notice was sent to 12 abutting neighbors. No correspondence was received to the Zoning Office. J. Burruano reviewed the application file, it contains a Special Permit application; Town Health Approval, dated May 3, 2018; State Health Approval, dated May 3, 2018; an existing floor plan, a proposed floor plan, an Agent letter was in the file designating Luis Arroyo as their representation. There was a list of 12 abutting neighbors addresses with the certified mail slips and receipts. There was a copy of an A-2 Survey showing the existing structure entitled, "Property Survey prepared for Richard M. & Barbara M. Feldman, 3 Quaker Ridge Road, Town of Sherman, Fairfield County, CT Dated September 29, 2005". A copy of the Tax Assessor's Field Card was also in the file. Property owner, Ash Bulchandani was present to speak on behalf of his application. Ms. Burruano read into record Zoning Regulation Section 324.3 A, Septic Systems for Accessory Buildings, item a states "The structure must be a farm barn 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..." etc. Mr. Bulchandani was invited to the table. Mr. Bulchandani stated he has recently renovated their 1,500 square foot barn that was built in 1875. He is before the Commission tonight to apply for a Special Permit to allow septic connection for a sink within the existing Accessory Structure. Ms. Burruano stated that the Regulations don't allow septic systems to be connected to Accessory Structures that are greater than 400 sq. ft. and asked the applicant if he was aware of this limitation. ZEO R. Cooper stated that he met with the applicant on site and did explain the Regulation. The Commission discussed the application in regard to a Special Permit allowing for conditions to be set if necessary. There were no additional comments from the Commission. There were no additional comments from the Applicant. There were no additional comments from the Public.

N. Volkmar Moved to close the Public Hearing for Special Permit Application
Bulchandani, Devika & Ash, 3 Quaker Ridge Road, Sherman, CT (M-28, L-5)

Seconded by: M. Lee

Vote: For: Unanimous
Old Business:

DELIBERATION OF SPECIAL PERMIT I

Town of Sherman, Happy Acres Farm, Full Circle Farming, LLC- 2 Tabor Road, Sherman, CT 06784 (M-26, L-4)

Chair J. Burruano opened the deliberations for Special Permit Application - Town of Sherman, Happy Acres Farm, Full Circle Farming, LLC- 2 Tabor Road, Sherman, CT 06784 (M-26, L-4). The Commission discussed the Farm Regulation in relation to the Special Permit Application and agreed the application satisfied the criteria for Zoning Regulation Section 352 B Farm and in accordance with the stipulated conditions listed in the motion below.

N. Volkmar Moved to Approve Special Permit - Town of Sherman, Happy Acres Farm, Full Circle Farming, LLC- 2 Tabor Road, Sherman, CT 06784 (M-26, L-4), Zone A for a Farm and events in accordance with submitted application, description of business, parking plans and in compliance with Zoning Regulations Section 352 B Farm, and in accordance with the following conditions:
1. The applicant shall submit a Statement of Intent (Calendar of Events) annually, two months prior to the scheduled event.
2. The applicant shall submit for approval to the Land Use Enforcement Officer an application for an Event Permit four days prior to all Non Farm Related Events and Activities and Open Outdoor Events and obtain approval in accordance with Sections 352 B 7 and 352 B 8 of the Zoning Regulations.
3. The serving of alcoholic beverages at events will be considered for approval by the Commission, subject to inclusion in the annual Statement of Intent.
4. Temporary Event Signs as described in the Statement of Use and Site "Plan Exhibit A" shall be erected not more than 24 hours before the event and removed no later than 24 hours after the event has ended.
5. The Farm Store replaces the Farm Stand in use at the time of this approval.

Seconded by: R. Linkletter

Vote: For: Unanimous

DELIBERATION OF SPECIAL PERMIT II

Bulchandani, Devika, 3 Quaker Ridge Road, Sherman, CT (M-28, L-5)

Chair J. Burruano opened the deliberations for Special Permit Application - Bulchandani, Devika & Ash, 3 Quaker Ridge Road, Sherman, CT (M-28, L-5). The Commission discussed the criteria for Zoning Regulations, Section 324.3. A Septic Systems for Accessory Buildings, in relation to the proposed floor plan exceeding the allowable square footage. The Motion was Denied Without Prejudice.

S. Finch Moved to Approve Special Permit Bulchandani, Devika & Ash, 3 Quaker Ridge Road, Sherman, CT (M-28, L-5), in accordance with Zoning Regulations, Section 324.3. A Septic Systems for Accessory Buildings to allow a sink to be installed within an existing structure as shown on proposed building plans entitled "Crabapple Farm" 3 Quaker Ridge Road, Sherman, CT 06784, sheets A10, EX1, and A1,1 prepared by Louis Arroyo, dated 03/28/2018 and submitted survey showing the existing structure entitled, Property Survey prepared for Richard M. & Barbara M. Feldman, 3 Quaker Ridge Road, "own of Sherman, Fairfield County, CT Dated September 29, 2005", Zone A

Seconded by: N. Volkmar

Vote: For: 0 / Against: 6

New Business:

Section 8-24 Approval Request, Town of Sherman: for transfer of a .09 acre triangle of property located within the Town Green, Zone A

Chair J. Burruano read into record an 8-24 Request letter from First Selectman D. Lowe dated April 18, 2018 asking the Commission to consider approval of the transfer of a .09 acre of Town owned property located along Route 39 on the northern edge of the Town Green to allow future development. This letter was accompanied by a marked up copy of an A-2 survey entitled, "Property Survey, Showing Merger of 4 Lots and Old Highway Into the Knoll Complex, Route 37 & Route 39, Sherman, Connecticut", Prepared by John M. Farnsworth & Associates P.C. Dated November 4, 2009. The .09 acre portion is highlighted in green, First Selectman D. Lowe was present to speak on behalf of the request. The Commission briefly discussed the location of this parcel.
N. Volkmar Moved to Approve the First Selectman's 8-24 Referral Request to transfer a 0.49 acres of Town owned property located along Route 39 on the northern edge of the Town Green to allow future development.

Seconded by: R. Linkletter

Vote: For: Unanimous

AMENDMENT TO AN EXISTING SPECIAL PERMIT APPLICATION - 57 Wakeman Hill Road (M-8, L-47) - CT Audubon, Deer Pond Farm - to expand the existing parking area to accommodate an additional 10 parking spaces, in accordance with Section 324.1 e Accessory Uses to Conservation Organizations as shown on submitted map entitled "The Connecticut Audubon Society, Deer Pond Farm, 57 Wakeman Hill Road." Prepared by: Sara N. daSilva Quintal, Dated February 7, 2017. Zone A.

Chair J. Bunnano reviewed the contents of the application file for an Amendment to an Existing Special Permit- 57 Wakeman Hill Road (M-8, L-47) - CT Audubon, Deer Pond Farm. The file contained an application signed by C. Hagadorn, Director of Deer Pond Farm, a letter of intent with a description of the amendment request to allow accommodation for 10 additional parking places, a marked up map of the proposed enlarged parking space, a list of abutting neighbors within 500 feet of the property. The Clerk provided a copy of the original Special Permit which was approved by the Commission April 28, 2017 for reference. Ms. Hagadorn was present to speak on behalf of her application. The CT Audubon Society would like to increase access to the walking trails within the Deer Pond Farm property, therefore are requesting the permission to add 10 more parking spaces.

M. Lee Moved to Accept the Application for an Amendment to an Existing Special Permit for 57 Wakeman Hill Road (M-8, L-47) - CT Audubon, Deer Pond Farm - to expand the existing parking area to accommodate an additional 10 parking spaces, in accordance with Section 324.1 e Accessory Uses to Conservation Organizations as shown on submitted map entitled "The Connecticut Audubon Society, Deer Pond Farm, 57 Wakeman Hill Road." Prepared by: Sara N. daSilva Quintal, Dated February 7, 2017. Zone A, and set a Public Hearing to be heard on June 7, 2018 beginning at 7:00pm at Mallory Town Hall, Sherman, CT.

Seconded by: N. Volkmar

Vote: For: Unanimous

SPECIAL PERMIT APPLICATION- Crooked Furrows Lane (M-24, L-11) NAROMI Land Trust, Brookland Preserve- to allow a 20' X 60' designated parking area, an access gate, sign and kiosk in accordance with Section 324.1 e Accessory Uses to Conservation Organizations as shown on submitted map entitled "Property Survey, prepared for NAROMI Land Trust, Dated October 30, 2017. Zone A.

Chair J. Bunnano reviewed the contents of the application file for a Special Permit for Crooked Furrows Lane (M-24, L-11) NAROMI Land Trust, Brookland Preserve- Crooked Furrows Lane (M-24, L-11) NAROMI Land Trust, Brookland Preserve- The file contained a Special Permit application signed by A. Branson, Executive Director of NAROMI Land Trust. The file also contained a letter of intent with a description of the proposed activity, a copy of the proposed sign that will be posted, a photo of the kiosk that is proposed, a drawing of the proposed access gate, a list of abutting neighbors within 500 foot of the property, an enlarged copy of the section of property where the trail exists, a sketch of the gate and layout of the parking area, a photo of the proposed parking area, and the field card for the parcel. A. Branson was present to speak on behalf of the Special Permit application. The purpose of this application is to request permission to create a parking area for three cars with an iron access gate and kiosk to post rules to allow passive recreational access to the walking trails on Brookland Preserve. J. Bunnano read the letter of intent into record. The Commission discussed the location of the proposed parking area.

N. Volkmar Moved to Accept the Application for a Special Permit Application- Crooked Furrows Lane (M-24, L-11) NAROMI Land Trust, Brookland Preserve- to allow a 20' X 60' designated parking area, an access gate, sign and kiosk in accordance with Section 324.1 e Accessory Uses to Conservation Organizations as shown on submitted map entitled "Property Survey, prepared for NAROMI Land Trust, Dated October 30, 2017. Zone A, and set a Public Hearing to be heard on June 7, 2018 beginning at 7:00pm at Mallory Town Hall, Sherman, CT.

Seconded by: M. Lee

Vote: For: Unanimous
Approval of Minutes: Regular Monthly Meeting of April 5, 2018

N. Volkmar Moved to Approve the P&Z Minutes of Regular Monthly Meeting of April 5, 2018 as written.

Seconded by: M. Lee

Vote: For: Unanimous

Correspondence: No correspondence was received.

Zoning Enforcement Officer’s Report: March & April 2018

Zoning Enforcement Officer Ron Cooper submitted a combined Report for March and April 2018. There were seven Zoning applications approved. Ten Statements of Intent were approved. No applications were withdrawn. One application was denied. Two were returned for lack of information. Ten applications remain under review. Several cases were discussed that are under continued review. The Commission reviewed a new form for Event Permits. This report shall be attached herewith.

Commissioner N. Volkmar Moved to Accept the Zoning Enforcement Officer’s March and April 2018 Report as presented.

Seconded by: M. Lee

Vote: For: Unanimous
Public Comment: No one was present to speak.

Committee Reports: No reports were submitted.

Chairman Report: J. Surruano reported she has been working with the Land Use Attorney to schedule a workshop. The date still has to be determined.

Regulation Review: Tabled for a mid month meeting on Thursday, May 17, 2018 at 7:00 pm.

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

Respectfully submitted by: [signature]
Christine Branson
May 15, 2018
# Planning & Zoning Office
## Sherman, Connecticut
### Zoning Enforcement Officers Report
#### March and April 2018

**The Following Applications Have Been Approved:**

<table>
<thead>
<tr>
<th>№</th>
<th>Name</th>
<th>Address</th>
<th>Description</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>7812</td>
<td>Kessler</td>
<td>11 Pepper Pond Rd</td>
<td>Construct a playhouse with deck in a conforming location to correct an existing violation</td>
<td>B</td>
</tr>
<tr>
<td>7823</td>
<td>Mill</td>
<td>24 Wagon Wheel Rd</td>
<td>Construct a new single family dwelling, install well, driveway and septic system.</td>
<td>B</td>
</tr>
<tr>
<td>7824</td>
<td>Enright</td>
<td>6 Farm Road</td>
<td>Install a new in-ground pool with associated equipment on the southwest side of the existing dwelling</td>
<td>A</td>
</tr>
<tr>
<td>7825</td>
<td>Scheer</td>
<td>5 Wakeman Hill Rd</td>
<td>Repair existing 16’ x 23’ deck</td>
<td>A</td>
</tr>
<tr>
<td>7826</td>
<td>Ribisl</td>
<td>13 Chestnut Hill Rd</td>
<td>Install an in-ground pool, spa and associated equipment.</td>
<td>B</td>
</tr>
<tr>
<td>7840</td>
<td>Lakeview Development</td>
<td>25 Ledgewood Drive</td>
<td>Enclose existing deck and change the use to a master bedroom with bath</td>
<td>B</td>
</tr>
<tr>
<td>7841</td>
<td>Mellravey</td>
<td>18 Cedar Lane</td>
<td>Construct a Handi-cap ramp at front of dwelling.</td>
<td>B</td>
</tr>
</tbody>
</table>

**The Following Statements Of Intent Were Approved:**

<table>
<thead>
<tr>
<th>№</th>
<th>Name</th>
<th>Address</th>
<th>Description</th>
<th>Qty</th>
</tr>
</thead>
<tbody>
<tr>
<td>7822</td>
<td>Stark</td>
<td>4 Liz Ann Lane</td>
<td>Convert the existing dwelling basement into</td>
<td>B</td>
</tr>
<tr>
<td>7829</td>
<td>Thold</td>
<td>1 Wakeman Hill Rd</td>
<td>Replace an existing emergency standby generator.</td>
<td>A</td>
</tr>
<tr>
<td>7827</td>
<td>Cooperman</td>
<td>22 Quaker Ridge Rd</td>
<td>Install a new emergency standby generator</td>
<td>A</td>
</tr>
<tr>
<td>7828</td>
<td>Cowan</td>
<td>4 Smoke Ridge Drive</td>
<td>Repair/replace existing deck and construct two new decks on existing dwelling.</td>
<td>A</td>
</tr>
<tr>
<td>7830</td>
<td>Suttmieier</td>
<td>1 Benchmark Rd.</td>
<td>Adding loft to the existing detached garage to be used for storage and constr. of a 6’ roof overhang on the North side of the same structure.</td>
<td>B</td>
</tr>
</tbody>
</table>
7821  Li  8 North Cove Road  Install a new heat pump – Heat/A/C  B
7834  DaCunha  11 Osborn Road  Convert existing basement garage into gym and storage  A
7837  Romano  37 Cozier Hill Rd  Install an emergency standby generator  A
7839  Nelson  9 Orchard Beach Rd  Demo and install new stair case leading to basement  D
7843  Travis  32 Anderson Rd East  Installation of an emergency standby generator.  A

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

The Following Applications Were Withdrawn:  Qty: 0

The Following Applications Have Been Denied  Qty: 1

7836  Baird  9 Spur Lane  Raise roof and add porch roof to existing dwelling  B

The Following Applications Were Returned For Lack of Information:  Qty: 2

7778  Grassler  46 Anderson Road  Construct a new single family dwelling and install a driveway, septic and well.  B
7811  Flood  1 Woods Road  Construct a new single family dwelling with driveway, well and septic  A

The Following Applications Require Additional Information or Review:  Qty: 10

7598  Murray  41 Wanzer Hill Rd  Install a 48’ high fence across the front of the property.  B
7773  Noe  140 Route 39 North  Erect 2 hoop house temporary structures  A
7813  Doyle  18 Pinewood Shores  Install an 8’ x 8’ hot tub on and existing deck  B
7816  Wiener  45 Wanzer Hill Road  Install a new tennis court, retaining wall and fencing.  B
<table>
<thead>
<tr>
<th>Address</th>
<th>Description</th>
<th>Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>7831 Anderson</td>
<td>Install a new A/C condenser unit next to the existing dwelling</td>
<td>B</td>
</tr>
<tr>
<td>7832 Anderson</td>
<td>Install new stairs at rear and side doors of the existing dwelling</td>
<td>B</td>
</tr>
<tr>
<td>7833 Febbraio</td>
<td>Install a 16' x 32' in ground pool w/equip.</td>
<td>A</td>
</tr>
<tr>
<td>7835 Bulchandani</td>
<td>Hook up existing accessory structure to a septic system</td>
<td>A</td>
</tr>
<tr>
<td>7838 Anderson</td>
<td>Install an 18' x 40' in ground pool and equipment</td>
<td>B</td>
</tr>
<tr>
<td>7842 Naromi Land Trust Crooked Furrows</td>
<td>Erect an entrance gate and informational kiosk.</td>
<td>A</td>
</tr>
</tbody>
</table>

**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 47-17** 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. The sign has been removed.**

**ZV 49-17** 16 B Insimade 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. An application was submitted to ZBA for the necessary variances and the Zoning Board approved a variance during their 5-1-18 meeting. Part of the fence will have to be removed.**
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 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. The original Real Estate Company's sign has been removed, but the new company is in violation for a similar oversize sign. A Notice of Violation will be sent.

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.

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.

Case 02-18 3 Deer Run Trail - Multiple temporary structures erected and construction equipment are stored on the property. Under investigation. A Notice of Violation will be sent.

New Business:

ZV 03-18 10 Locust Lane - Two Real Estate Signs posting property for sale. One on the property and one off the property at the intersection of Locust Lane and Cedar Lane. Zone B - A Notice of Violation will be sent.

ZV 04-18 2 Locust Lane - Two Real Estate Signs posted on property for sale. Violation of Section 361 of the Town of Sherman Zoning Regulations. A Notice of Violation will be sent.

Zoning Board of Appeals Decisions - February 6, 2018 & May 1, 2018 (Attached)

Ron Cooper 
Zoning Enforcement Officer 
Town of Sherman

Accepted by PZC as submitted at their meeting on 4/5/18
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, May 1, 2018 beginning at 7:00 p.m. at the Mallory Town Hall meeting room.

DENIED: - ZBA Case 682-16 Brinsmade Lane- (M-18, L-03) Couture, Jamie & Chiodo, Jessica- Variance of Section 331.5 Minimum Setback Requirements with a Front Yard Setback from 50' to 46', to allow construction of a fence located along the Route 37 East portion of the property, in the exact location indicated on a marked up plan entitled "Subsurface Sewage Disposal System Plan, prepared for Jamie & Jessica Couture" dated May 6, 2018. Prepared by: Arthur H. Howland & Associates. Zone A.

APPROVED: - ZBA Case 68246 Brinsmade Lane- (M-18, L-03) Couture, Jamie & Chiodo, Jessica- Variance of Section 322.1.b iv) Fences and Walls greater than 6 feet in height to allow construction of a fence 10', 6" in maximum height and reference to Section 322.1.b xii) Lots with more than one frontage to allow construction of a fence located along the Route 37 East portion of the property, in the exact location indicated on a marked up plan entitled "Subsurface Sewage Disposal System Plan, prepared for Jamie & Jessica Couture" dated May 6, 2018. Prepared by: Arthur H. Howland & Associates. Zone A.

APPROVED: ZBA Case 683-9 Spar Lane - (M-74, L-17) Baird, Dale- Variance of Section 384- Increase of Non-Conformity Other Than Use- to allow the change of the pitch of the existing roof by raising 1' at base, 5.7' at peak. Variance from Section 332.5 Front Yard Setback from 50' to 37.5' to change the pitch of the existing roof. Variance from Section 332.5 Front Yard Setback from 50' to 31' for construction of a covered porch. Variance from Section 332.5 Front Yard Setback from 50' to 40' for construction of a covered porch built all in accordance as shown in the exact footprint on an A-2 survey submitted entitled "Zoning Location Survey prepared for Dale Baird, 9 Spar Lane, Sherman, CT" Dated March 15, 2018, Prepared by John M. Farnsworth & Associates. Zone B.

APPROVED: ZBA Case 681: Ruane, Paul & Amanda - 1 Anderson Road West- (M-33, L-30) Variance of Section 384, Increase of Non-Conformity, Other than Use to modify the roof at the front of the dwelling and increase the foot-print of the structure of the legal non-conforming dwelling. Variance of Section 331.5 Side Yard Set-Back, from 25' to 8.5' to allow proposed 30' x 5', 6" porch and addition with balcony to the rear of the existing dwelling and Variance of Section 331.5 Front Yard Setback to allow vertical expansion within the existing footprint as shown in the exact footprint presented on a submitted A2 survey entitled "Property Survey prepared for Paul P. Ruane, 1 Anderson Road West, Town of Sherman, Fairfield County, CT" Latest revision dated January 12, 2018 for proposed additions. Prepared by the office of PAH, Inc. Land Surveyors; and as shown on submitted architectural plans entitled, "A Renovation and Addition for the Ruane Residence", Revised January 8, 2018.

Dated at Sherman, Connecticut this 4th day of May, 2018.
Samantha Addonizio-Butts, Chairman
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, February 6, 2018
beginning at 7:00 p.m. at the Mallory Town Hall meeting room.

APPROVED: Amendment of Case 670: Neil, Erick & April- 2 Cove Lane- (M-74, L-32) Amendment to an
existing variance granted to correct the measurement of Section 332.5 Side Yard Set-Back, from 25' to 10.1' (TO
CORRECT A SURVEYORS ERROR) with the same deck dimensions as previously approved within the
footprint shown on an A-2 survey entitled "Deck-As Built, Zoning Location Survey, Prepared for Erick Neil,
Depicting Property situated at 2 Cove Lane, a/k/a 10 Crest Road, Sherman, CT Tax Assessor Map 74, Lot 32"

DENIED WITHOUT PREJUDICE: Case 681: Ruane, Paul & Amanda - 1 Anderson Road West- (M-33,
L-30) Variance of Section 384, Increase of Non-Conformity, Other than Use to modify the roof at the front of the
dwelling and increase the foot-print of the structure of the legal non-conforming dwelling. Variance of Section 331.5
Side Yard Set-Back, from 25' to 8.5' to allow proposed 16' x 5', 6" porch and addition with balcony to the rear of the
existing dwelling and Variance of Section 331.5 Front Yard Setback to allow vertical expansion within the existing
footprint as shown in the exact footprint presented on a submitted A2 survey entitled "Property Survey prepared for
Paul P. Ruane, 1 Anderson Road West, Town of Sherman, Fairfield County, CT" Latest revision dated January 12,
2018 for proposed additions". Prepared by the office of PAH, Inc. Land Surveyors; and as shown on submitted

Dated at Sherman, Connecticut this 9th day of February, 2018.
Samantha Addonizio-Butts, Chairman