
Absent: J. Finch R. Lenihan, R. Pebb, and Alternate: R. Linkletter

Audience and Invited: A. Branson, M. Josephson, C. Jellen, R. Hudson, J. Taylor, B. Shoels, M. McNichol, S. Greenbaum and R. Martin

Also: ZEO R. Cooper and Commission Clerk C. Branson

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

Alternate J. Seigel was Elevated to voting status in the absence of Commissioner J. Finch

It was noted for the record, R. Martin (from the audience) was audio taping the meeting.

PUBLIC HEARING I:

CONTINUATION OF SPECIAL PERMIT APPLICATION- Crooked Furrows Lane (M-24, L-11 )
NAROMI Land T’ust, 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. Burrano opened the continuation of the Public Hearing which began June 7, 2018, and continued on July 5th, 2018. Chair Burrano read into record new correspondence dated August 2, 2018 from A. Branson, Executive Director of NAROMI. The letter was intended to provide clarity of the history of the Brookwoods Preserve over the past forty years and moving to the future the intended use, rules and proposed parking area. Chair Burrano read into record an email from the Land Use Attorney Matt Willis sharing concern regarding the documentation of the conservation easement. M. Josephson spoke from the audience stating there has been continuous use over the past forty years and feels it would be beneficial to allow the proposed parking spaces with posted rules and the understanding that access must be available for the abutting properties who share the right of way. A. Branson stated she would like to submit a new plan for the September 6th, 2018 meeting, and requested an additional 35 day extension. Ms. Branson was provided a consent form to sign. Abutting neighbor R. Hudson spoke in opposition to the application. Mr. Hudson submitted a map to the Commission as well as a copy of a police report dated November 15, 2013 in which he was involved in an incident at the Brookwoods Preserve. Mr. Hudson reserved any additional comment for the September Meeting. From the audience, abutting neighbor E. Agistino spoke in opposition to the application. Ms. Agistino expressed her concern that public access to the property will be an invitation for abuse and will result in unlawful use. Ms. Agistino feels the abutting property owners will suffer should the Commission approve NAROMI’s Special Permit. No other comments were made by the Commission or Audience. The Commission accepted the 35 day extension. The Public Hearing shall be continued on September 6th, 2018 at Mallory Town Hall beginning at 7:00 pm.

PUBLIC HEARING II:

PROPOSED CHANGE TO THE ZONING REGULATIONS:

Amendment to Section 333.1. L. Automotive Service Stations:

L. Automotive service stations- as defined in section 610, provided that any such station is located in a place approved by the Commission as not interfering with the normal operation of the movement of pedestrian and vehicular traffic thereto and there from.

Amendment to Section 610, Definitions:

Automotive Service Station- A retail place of business engaged in the sale of petroleum products and/or the supplying of goods and services required in the operation and routine maintenance of automotive vehicles and the filling of motorists’ immediate needs. These may include recharging stations for electric vehicles, the sale and servicing of tires, batteries, automotive accessories and replacement items, washing and lubrication servicing and the performance of minor repairs, and other incidental customer services and products, but excluding any body and fender work or painting by mechanical means.
Chair J. Burrano opened the Public Hearing for Proposed: Change to the Zoning Regulations: Amendment to Section 333.1. L - Automotive Service Stations. The Legal Warning was read into record by Commission Secretary M. Lee. The Legal Notice was published in the Town Tribune on July 19th and again on July 26th, 2018. Ten abutting Towns and Planning Agencies were notified. One piece of correspondence was received from NHCOCO, which stated the amendments appear to be small clarifications and they find no apparent conflict. No other correspondence was received. There were no Comments from the Commission. From the Audience, R. Matrin shared concern asking the Commission consider what precautions are being made to protect the environment from contamination. There were no other comments from the audience.

**J. Seigel Moved** to Close the Public Hearing for Proposed Change to the Zoning Regulations: Amendment to Section 333.1. L - Automotive Service Stations.  
**Seconded by:** N. Volkmar  
**Vote:** For: Unanimous

**PUBLIC HEARING III:**

**PROPOSED CHANGE TO THE ZONING REGULATIONS:**  
**Amendment to 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 connection except that the Commission may grant Special Permits to allow a septic system connection for not more than one accessory structure on a lot, provided that the following conditions are met.

Chair J. Burrano opened the Public Hearing for Proposed: Change to the Zoning Regulations: Amendment to Section 333.1. L - Automotive Service Stations. The Legal Warning was read into record by Commission Secretary M. Lee. The Legal Notice was published in the Town Tribune on July 19th and again on July 26th, 2018. Ten abutting Towns and Planning Agencies were notified. One piece of correspondence was received from NHCOCO, which stated the amendments appear to be small clarifications and they find no apparent conflict. No other correspondence was received. There were no Comments from the Commission. There were no comments from the audience.

**N. Volkmar Moved** to Close the Public Hearing for Proposed Change to the Zoning Regulations: Amendment to Section 324.3A Septic Systems for Accessory Buildings.  
**Seconded by:** M. Lee  
**Vote:** For: Unanimous

**Old Business:**

**DELIBERATION OF PUBLIC HEARING I: SPECIAL PERMIT APPLICATION- Crooked Furrows Lane (M-24, L- 11) NAROMI Land Trust, Brookland Preserve**

No action took place, this Public Hearing shall be continued to the September 6, 2018 Regular Monthly Meeting beginning at 7:00pm at Mallory Town Hall.

**DELIBERATION OF PUBLIC HEARING II: PROPOSED CHANGE TO THE ZONING REGULATIONS: Amendment to Section 333.1. L - Automotive Service Stations:**

**J. Seigel Moved** to Approve the change to the Zoning Regulations: Amendment to Section 333.1. L - Automotive Service Stations:

L. Automotive service stations- as defined in section 610, provided that any such station is located in a place approved by the Commission as not interfering with the normal operation of the movement of pedestrian and vehicular traffic thereto and therefrom. Amendment to Section 610, Definitions: Automotive Service Station-A retail place of business engaged in the sale of petroleum products and/or the supplying of goods and services required in the operation and routine maintenance of automotive vehicles and the filling of motorists’ immediate needs. These may include recharging stations for electric vehicles, the sale and servicing of tires, batteries, automotive accessories and replacement items, washing and lubrication servicing and the performance of minor repairs, and other incidental customer services and products, but excluding any body and fender work or painting by mechanical means. THIS CHANGE SHALL BECOME EFFECTIVE AUGUST 30, 2018.  
**Seconded by:** N. Volkmar  
**Vote:** For: Unanimous
DELIBERATION OF PUBLIC HEARING III: PROPOSED CHANGE TO THE ZONING REGULATIONS: Amendment to Section 324.3A Septic Systems for Accessory Buildings:

N. Volkmant Moved to Approve the change to the Zoning Regulations:
Amendment to the Zoning Regulations: 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 connection except that the Commission may grant Special Permits to allow a septic system connection for not more than one accessory structure on a lot, provided that the following conditions are met...
THIS CHANGE SHALL BECOME EFFECTIVE AUGUST 30, 2018.
Seconded by: M. Lee
Vote: For: Unanimous

New Business: None

Approval of Minutes: Regular Monthly Meeting of July 5, 2018

M. Lee Moved to Approve the Minutes of Regular Monthly Meeting of July 5, 2018 as written.
Seconded by: M. Lee
Vote: For: Unanimous

Correspondence:

P. Bailey- follow up from letter submitted at February 2018 Meeting requesting the Town create an Ordinance against fracking in the town.

M. McNichol- letter addressed to J. Burrano written as a follow up from previous correspondence dated June 2018 addressed to ZEO R. Cooper regarding her neighbor's placement of a shed in a close proximity to their property line.

P&Z Clerk, C. Branson- to Housing Commission, Chair B. Hoag- this letter was composed in response to a request for the number of new accessory apartments, attached / detached and accessory dwellings have been approved since their implementation. (the answer was 4 accessory dwellings, 2 attached apartments, and 2 detached apartments)

Public Comment:

M. McNichol- was present and spoke in reference to her letter.

ZEO R. Cooper - addressed Ms. McNichol and said he has spoken to the homeowner and she intends to be proactive regarding the shed and has indicated that she will be submitting an application to ZBA.

Zoning Enforcement Officer's Report: June and July 2018

Zoning Enforcement Officer Ron Cooper submitted a combined Report for June and July 2018. There were nine Zoning applications approved. Eight Statements of Intent were approved. One application was withdrawn. No applications were denied. None were returned for lack of information. Fifteen applications remain under review. Several cases were discussed that are under continued review. This report shall be attached herewith.

Commissioner P. Voorhees Moved to Accept the Zoning Enforcement Officer’s June and July 2018 Report as amended.
Seconded by: J. Seigel
Vote: For: Unanimous

Committee Reports: None submitted.

Chairman Report:

Chair, J. Burrano reported that she attended the Planning & Zoning Meeting in New Fairfield where the topic of discussion was short term rentals. Several attendees spoke in opposition of short term rentals stating it is negatively affecting their property value and their own enjoyment of their properties.
Regulation Review:

The Commission discussed Section 333.6 Maximum Building Coverage for Residential, Commercial or Municipal Use; Zone C (Business and Residence Zone)- The land area covered by all principal and accessory buildings shall not be permitted to exceed 10% of the total lot area. The Commission discussed the possibility of amending the allowable percentage of coverage. More research is necessary for clarity, this discussion will continue at a later date. ZEO R. Cooper stated he will reach out to WECOG for input.

Adjournment:

N. Volkmar Moved to Adjourn the Meeting 9:02 pm.

Respectfully submitted by:

Christine Branson
July 12, 2018
### The Following Applications Have Been Approved:

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Name</th>
<th>Address</th>
<th>Description</th>
<th>Approval Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>7832</td>
<td>Anderson</td>
<td>35 Route 39 South</td>
<td>Install new stairs at rear and side doors of the existing dwelling</td>
<td>B</td>
</tr>
<tr>
<td>7856</td>
<td>Meenan</td>
<td>2 Shady Farm Lane</td>
<td>Construct a 10’ x 20’ addition on an existing storage structure.</td>
<td>A</td>
</tr>
<tr>
<td>7858</td>
<td>Aquarion Water Co.</td>
<td>57 Timber Lake Rd</td>
<td>Construct a new 16’ x 28’ “shed” well station (public utility)</td>
<td>B</td>
</tr>
<tr>
<td>7859</td>
<td>Dahl</td>
<td>30 Spring Lake Rd</td>
<td>Replace existing front entries, replace landings and stairs.</td>
<td>A</td>
</tr>
<tr>
<td>7862</td>
<td>Micelson</td>
<td>47 Route 39 So.</td>
<td>Construct a new single family dwelling on existing foundation. Original house destroyed by fire.</td>
<td>B</td>
</tr>
<tr>
<td>7866</td>
<td>Lubber</td>
<td>25 Osborn Rd.</td>
<td>Install hot tub and construct stairs to existing deck.</td>
<td>A</td>
</tr>
<tr>
<td>7867</td>
<td>Hollander</td>
<td>19 Mauweehoo Hill</td>
<td>Demo and reconstruction of existing detached garage in the same footprint. Original garage destroyed by tornado.</td>
<td>A</td>
</tr>
<tr>
<td>7875</td>
<td>Smith</td>
<td>23 Leach Hollow Rd.</td>
<td>Install an emergency standby generator.</td>
<td>A</td>
</tr>
<tr>
<td>7877</td>
<td>Hall</td>
<td>27 Chapel Hill Rd.</td>
<td>Construct a new detached two car garage and new two story porch with stairs on the rear of the existing dwelling.</td>
<td>A</td>
</tr>
</tbody>
</table>

### The Following Statements Of Intents Were Approved:

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Name</th>
<th>Address</th>
<th>Statement</th>
<th>Approval Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>7831</td>
<td>Anderson</td>
<td>35 Route 39 South</td>
<td>Install a new A/C condenser unit next to the existing dwelling</td>
<td>B</td>
</tr>
<tr>
<td>7845</td>
<td>Aquarion Water Company</td>
<td>Durgy Ln (pump station)</td>
<td>Replace existing standby generator</td>
<td>B</td>
</tr>
<tr>
<td>7860</td>
<td>Taylor</td>
<td>80 Rt. 55 West</td>
<td>Install a new A/C condenser</td>
<td>A</td>
</tr>
<tr>
<td>7865</td>
<td>Bilbrough</td>
<td>2 Clover Leaf Farm No.</td>
<td>Replace existing deck in same footprint.</td>
<td>A</td>
</tr>
<tr>
<td>7868</td>
<td>Ct Audubon</td>
<td>57 Wakeman Hill Rd.</td>
<td>Erection of identification sign. CT Audubon</td>
<td>A</td>
</tr>
</tbody>
</table>
7870  Grob  7 Highview Ln.  Install an emergency standby generator.  A

7871  Bonnell  13 Long River Rd.  Replace existing 14’5” x 21’8” deck in existing footprint.  A

7873  Magnussen  29 Ledgewood Dr.  Regrade and pave driveway including drainage installation.  B

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

The Following Applications Were Withdrawn:  Qty: 1

7861  Coons  13A Osborn Road  Construct a new single family dwelling, septic, Well, driveway and deck.  A

The Following Applications Have Been Denied  Qty: 0

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

The Following Applications Require Additional Information or Review:  Qty: 15

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

7816  Wiener  45 Wanzer Hill Road  Install a new tennis court, retaining wall and fencing. Proposed location in C.L. & P easement.  B

7842  Naromi Land Trust  Crooked Furrows  Erect an entrance gate and informational kiosk.  A

7846  Wiener  45 Wanzer Hill Rd  Repair of existing accessory dwelling  B

7847  Wiener  45 Wanzer Hill Rd  Repair of existing cottage  B

7863  Kaelber  20 Brinsmade Ln.  Construct a 12’ x 10’ storage shed.  A


7869  Kozelouzek  10 Echo Lane So.  Replace 8’ x 6’ shed. Original destroyed by tornado.  B
7872 Wein 16 Deer Hill Rd. Construct a second story addition on existing dwelling, repair an existing deck in the same footprint and construct new stairs to existing pool. B

7874 Trott 7 Route 37 Center Install hot tub. C

7876 Bellino 7 Oak Drive Install an emergency standby generator. B

7878 Woodage 28 Wanzer Hill Rd. Install 12’ x 16’ shed, 6’ tall fence and a hot tub. A

7879 Leung 3 Sherwood Hill Rd. Install a new A/C condenser. B

7880 Wiener 45 Wanzer Hill Rd. Remodel existing garage and install a ½ bath. B

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.
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.

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 324.1C, “Resident Contractor” and Section 324.1C.2, “All Impact Businesses Resident Contractors” of the Town of Sherman Zoning Regulations. A Notice of Violation was mailed on May 10, 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.

ZV 07-18 3 Deer Run Trail – Off-Street Parking and Storage - The use of the property for storage of boats, jet skies 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.

ZV 08-18 46 Wakenan 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 hii of the Town of Sherman Zoning Regulations. - A Notice of Violation was mailed. Property owner responded by coming into the office. The fence will be removed from the town ROW.

ZV 09-18 1 Route 57 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 10-18 6 Echo Lane South – An illegal accessory dwelling was constructed on the property in Zone B in violation of Section 324.1A.1 “Accessory Dwellings” of the Town of Sherman Zoning Regulations. The ZEO has spoken to the owners and a formal Notice of Violation will be sent. The ZEO did inspect the removal of all interior plumbing fixtures. The removal of the exterior hookup to the septic system is being scheduled.

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. Note: 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. A formal Notice of Violation was not sent. The owner submitted a preliminary plan for review by the ZEO prior to applying for the required permits.
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

ZV 14-18  157 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 responded by phone and it was made apparent that the violation was sent to their address in error. The ZEO responded in writing to correct the error.

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

ZV 16-18  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

ZV 17-18  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.

ZV 18-18  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

ZV 19-18  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

New Business:

ZV 20-18  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.

ZV 21-18  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.

ZV 22-18  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.
ZV 23-18  8 Spur Lane -- Complaint - Quantity (2) two - chicken hutch and/or duck house. 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.

ZV 24-18  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.

ZV 25-18  21 Holiday Point 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 will be sent.

ZV 26-18  1 Route 57 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.

ZV 27-18  1 Holiday Point Road - A/C 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 will be sent.

Case 28-18  12 Cedar Lane – Complaint - Illegal apartment in basement. 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.

ZV 30-18  4 Holiday Point Road - 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.

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.

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.
Zoning Board of Appeals Decisions – There were no cases so no meeting was held in June. One case was heard at the July 10, 2018 ZBA meeting. The decision for Case 685 is attached.

Temporary Liquor Permits:

The Jewish Community Center, 9 Route 39 South – event date October 13, 2018 – Non-Commercial Organization (On Premises Beer Only)

Naromi Land Trust, Route 37 East - event was held on July 28, 2018 - Charitable Organization (On Premises Full Liquor)

3% Farm Outdoor Dinner Fundraiser – Route 39 North – (Clock Tower Grill – Alchemy Project) Dinner Fundraiser – Julia’s Wings Foundation – event was held on June 30, 2018. (On Premises Full Liquor)

Pawling Farmers Market – Donald & Catherine Heald’s Farm at the corner of Cozier Hill Road and (63)Route 37 South. The event is scheduled for Saturday August 25, 2018. (On Premises Full Liquor)

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.

Happy Acres Farm - Special Permit Follow-up

John Mozinger 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.

Ron Cooper
Zoning Enforcement Officer
Town of Sherman

Attachment: Town of Sherman’s Zoning Board of Appeals Legal Notice – Decisions made at the July 10, 2018 meeting.

Approved and accepted with amendments by the Planning and Zoning Commission at their Regular monthly meeting on August 2, 2018.