TOWN OF SHERMAN  
Planning & Zoning Commission  
REGULAR MONTHLY MEETING AGENDA  
Thursday, September 6, 2018, 7:00 pm  
Mallory Town Hall, Meeting Room  

Call to Order:

Public Hearing I:

CONTINUATION OF 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  
Zone A.

Public Hearing II:

PROPOSED: CHANGE TO THE ZONING REGULATIONS:

AMEND SECTION 331. Zone A - Farm-Residence Zone

*Amended*  
Energy efficient designed dwellings which, due to their unique nature, may not be able to  
meet the Zoning Regulations as to height, size, setback, or ground floor area, and still  
maintain their energy efficiency, will be considered for a Special Permit.

AMEND SECTION 331.2 Permitted Accessory Uses:

*Amended*  
Energy efficient designed structures, which due to their unique nature, may not be able to  
meet the Zoning Regulations as to height, size, setback, or ground floor area, and still  
maintain their energy efficiency as specified in the design specifications for the structure or dwelling, may be allowed by a Special Permit in accordance with Section 340.

AMEND SECTION 322. Zone B - Residence Zone

*Amended*  
Energy efficient designed dwellings, which due to their unique nature, may not be able to  
meet the Zoning Regulations as to height, size, setback, or ground floor area, and still  
maintain their energy efficiency, will be considered for a Special Permit.

AMEND SECTION 332.2 Permitted Accessory Uses:

*Amended*  
Energy efficient designed structures, which due to their unique nature, may not be able to  
meet the zoning regulations as to height, size, setback, or ground floor area, and still  
maintain their energy efficiency as specified in the design specifications for the structure or dwelling, may be allowed by a Special Permit in accordance with Section 340.

AMEND SECTION 333. Zone C - Business and Residence Zone

*Amended*  
Energy efficient designed dwellings which, due to their unique nature, may not be able to  
meet the Zoning Regulations as to height, size, setback, or ground floor area, and still  
maintain their energy efficiency, will be considered for a Special Permit.

AMEND SECTION 333.2 Permitted Accessory Uses:

Energy efficient designed structures, which due to their unique nature, may not be able to  
meet the Zoning Regulations as to height, size, setback, or ground floor area, and still  
maintain their energy efficiency as specified in the design specifications for the structure or dwelling, may be allowed by a Special Permit in accordance with Section 340.

AMEND SECTION 610. DEFINITIONS:

ADD Energy Efficient Designed Dwellings: Dwellings which have been designed to harness wind, sun, and/ or geothermal heat sources to provide primary or supplemental energy to such dwelling.

ADD Energy Efficient Structures: Wind-powered generators, solar panel arrays, geo-thermal wells and pumps, and other structures which are designed and used to provide primary or supplemental energy as an accessory to a permitted principal use: does not include energy production facilities as a principal use.
Old Business:

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

II- DELIBERATION OF PROPOSED CHANGE TO THE ZONING REGULATIONS:

AMEND SECTION 331. Zone A - Farm-Residence Zone
AMEND SECTION 331.1 Permitted Principal Uses:
AMEND SECTION 331.2 Permitted Accessory Uses:
AMEND SECTION 332. Zone B - Residence Zone
AMEND SECTION 332.1 Permitted Principal Uses:
AMEND SECTION 332.2 Permitted Accessory Uses:
AMEND SECTION 333. Zone C - Business and Residence Zone
AMEND SECTION 333.1 Permitted Principal Uses:
AMEND SECTION 333.2 Permitted Accessory Uses:
AMEND SECTION 610. DEFINITIONS:
ADD Energy Efficient Designed Dwellings
ADD Energy Efficient Structures

New 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) Proposal: Restoration of and improvements to existing conditions which include paving, sidewalks, curbing, traffic flow and parking to improve the overall safety. Zone C.

Public Comment:

Approval of Minutes: Regular Monthly Meeting of August 2, 2018

Correspondence:

Zoning Enforcement Officer’s Report: August 2018

Committee Reports:

Chairman Report:

Approval of FY 2017-18 Planning & Zoning Annual Report: Discussion and possible action.

Regulation Review:

Adjournment:

DATED AT SHERMAN, CONNECTICUT THIS 5th DAY OF SEPTEMBER 2018
JEANNENE M. BURRUANO, CHAIR