Call to Order:

CONTINUATION OF PUBLIC HEARING I:

APPLICATION TO PETITION THE PLANNING AND ZONING COMMISSION FOR AN AMENDMENT TO THE CURRENT ZONING REGULATIONS:

PETITIONERS: Jerald Greenberg and Aldo Pascarella

PURPOSE OF PROPOSED CHANGE: To add PRIVATE BURYING GROUNDS as a Principal and Accessory Use in Zone A and Zone B.

AMEND: TABLE OF CONTENTS:
ADD: SECTION 326. PRIVATE BURYING GROUNDS
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Purpose - The purpose of this regulation is to provide for Private Burying Grounds in Zone A and B in Sherman.

326.1 General Requirements
Application for approval of a Private Burying Grounds shall include the following:

i. An A-2 Survey/site plan showing the proposed location of the burying grounds, and depicting parking, access, driveways, setbacks from property lines, distance from nearest dwellings, distance from wells, septic systems, wetlands, open water bodies and water courses.

ii. The application shall specify the total acreage of the property, dimensions of the proposed burying ground, and the number of burying lots proposed.

iii. The application shall be subject to the requirements of Section 340 Special Permit Approval.

iv. In order to give due notice, the Commission and/or the State Department of Public Health may have a Legal Notice of the application published in the local newspaper with an opportunity for comment.

v. The owner shall provide an easement or right-of-way to allow access from the street to the private burying ground, and record a plot plan with said easement or right-of-way written on the deed to the property and filed in the Town land records.

vi. A burial permit must be obtained from the Town Clerk or any other person who is authorized to issue burial permits.

326.2 Standards
i. The burying ground shall be at a distance of at least 350 feet from the nearest house.

ii. The burying ground shall be set back at least 25 feet from any neighboring property lines.

iii. The burying ground shall have good surface drainage and test holes shall be dug to determine the depth of the groundwater level and ledge rock.

iv. The property shall be inspected by a representative of the State to determine the suitability of the site conditions and also to assure that the burying ground will be located sufficiently far from water supply wells, open watercourses, sewage disposal systems and storm drains.

v. If deemed necessary by the Commission, the application shall be subject to approval by the Inland Wetland Commission, the Health Department, and the securing of driveway permits.

vi. State Approval shall be required.

AMEND: SECTION 331.1 Permitted Principal Uses:
ADD: SECTION 331.1, *o. Private Burying Ground, subject to Section 326

AMEND: SECTION 331.2 Permitted Accessory Uses
ADD: SECTION 331.2, *n. Private Burying Ground, subject to Section 326

AMEND: SECTION 332- ZONE B- RESIDENCE ZONE
ADD: SECTION 332.1, *h. Private Burying Ground, subject to Section 326

AMEND: SECTION 332.2 Permitted Accessory Uses
ADD: SECTION 332.2, *m. Private Burying Ground, subject to Section 326

AMEND: Section 610. DEFINITIONS
ADD: Private Burying Ground - A burying ground for the families of the property owners and their descendants related to each other by blood or marriage. Such burying grounds are typically small family plots on relatively large tracts of land and no lots are to be sold.
Old Business:

Deliberation of Public Hearing I:

APPLICATION TO PETITION THE PLANNING AND ZONING COMMISSION FOR AN
AMENDMENT TO THE CURRENT ZONING REGULATIONS:

PETITIONERS: Jerald Greenberg and Aldo Pascarella

PURPOSE OF PROPOSED CHANGE: To add PRIVATE BURYING GROUNDS as a Principal and
Accessory Use in Zone A and Zone B.

New Business:

HOUSING COMMISSION CHAIR REPORT:

SPECIAL PERMIT APPLICATION: Owner: McCluskey Family Limited Partnership- 1 Route 37 East,
Building 1, Unit 2. (Map- 71 , Lot- 20) Applicant: Billings, Christine. Purpose: New Business- Interior
Design Office and Retail Space. Zone C.

SPECIAL PERMIT APPLICATION: Owner: Bohan, Julia- 32 Leach Hollow Road (M-7, L-4) Purpose:
Conversion an existing Accessory Building with septic hook-up to an Accessory Dwelling in accordance
with Zoning Regulation Section 324.1A.1 Accessory Dwellings and submitted marked up survey entitled
“Plan Prepared for Mark Hawley and Ann Hawley, Leach Hollow Road, Town of Sherman, County of

CERTIFICATE OF ZONING COMPLIANCE APPLICATION: Owner: Jones, Pepper, Et Al- 2-4
Memory Lane (M-3, L-3) Purpose: “First Cut” to create a building lot, in accordance with a submitted
Septic Feasibility Plan entitled “2 & 4 Memory Lane” dated 01/10/2019. Prepared by: Michael J.
Mazzucco, P.C. and submitted A-2 Survey entitled, “Map Showing First Division of Land & Equal Area
Exchange Prepared for Pepper P. Jones, ET AL 2-4 Memory Lane, Town of Sherman, Fairfield County,

Public Comment:

Approval of Minutes:

Site Walk Meeting Minutes of January 3rd, 2019
Regular Monthly Meeting of January 3rd, 2019
Special Meeting of January 17th, 2019

Correspondence:

Zoning Enforcement Officer’s Report: January 2019

Committee Reports:

Chairman Report:

Regulation Review:

Adjournment:

DATED AT SHERMAN, CONNECTICUT THIS 5th DAY OF FEBRUARY, 2019
RYAN PEBURN, CHAIR