MALLORY TOWN HALL, 9 ROUTE 39 NORTH, SHERMAN, CT 06784

TOWN OF SHERMAN
Planning & Zoning Commission
REGULAR MONTHLY MEETING MINUTES
Thursday, June 6, 2019, 7:00 pm

Call to Order: Chair, R. Peburn Called the Meeting to Order at 7:02 pm.

PUBLIC HEARING:


Chair, R. Pehura Opened a Public Hearing for SPECIAL PERMIT APPLICATION: Pascarella, Aldo A.K.A. Timber Trails Associates- (M-42, L-23) Purpose: Private Burying Ground. Secretary M. Lee read into record the Legal Notice. The Legal Notice was published in the Town Tribune on May 23rd and again on May 30, 2019. Twenty four abutting neighbors were sent the Legal Notice by certified mail. One letter of support from abutting neighbors Tony & Helen Brazil of 3 Rising Sun Trail was received and read into record. State Health approval is pending Zoning approval. Mr. Pascarella was present to speak on behalf of the application. An A-2 survey has been received reflecting wetlands. Mr. Pascarella stated that he has received Wetlands approval. The Commission discussed the A-2 survey and the proposed burial ground and driveway. ZEO R. Cooper stated that he contacted the State of New York Watershed to inform them of the application, and they stated they have no jurisdiction and do not regulate tributaries. The Commission discussed the driveway easement to allow for access across private and state roads which will need to be filed on the Land Records. From the audience, E. Foley spoke in support of Mr. Pascarella’s application. Ms. Foley also submitted a letter in support of green burial practices which was not read into record shall be part of the application file. No one spoke in opposition to the application. There were no additional comments or questions.

J. Finch Moved to Close the Public Hearing for SPECIAL PERMIT APPLICATION: Pascarella, Aldo A.K.A. Timber Trails Associates- (M-42, L-23)
Purpose: Private Burying Ground.
Seconded by: M. Lee
Vote: For: Unanimous

OLD BUSINESS:

Deliberation of Public Hearing:


Chair, R. Pehur opened the Deliberation portion of the hearing for the Private Burying Ground. The Commission discussed the requirements of Zoning Regulation, Section 326, Private Burying Grounds. One of the concerns of the Commission was regarding the driveway and related easements. The consensus of the Commission was to condition the approval requiring all State approvals shall be filed on the Town Land Records.


Seconded by: M. Lee
Vote: For: 6 / Against: 1 (J. Burrzano)
New Business:

Special Permit Application: Lakhdhir, David & Linda- 77 Spring Lake Road (M-26, L-1)

Chair R. Peburn read the Legal description into record for a Special Permit Application: Lakhdhir, David & Linda- 77 Spring Lake Road (M-26, L-1). Mr. Peburn reviewed the Special Permit application for a Septic Connection to an Accessory Building in accordance with Section 324.3a Septic Systems for Accessory Buildings, the file contained an Agent Letter allowing Chris Francis of Arthur H. Howland & Associates. Mr. Francis was present to speak on behalf of the application. Mr. Francis presented to the Commission a new A-2 survey entitled, “Proposed Sanitary Disposal System Plan”, prepared for David & Linda Lakhdhir, 77 Spring Lake Road, Town of Sherman, County of Fairfield, State of Connecticut”. Dated July 26, 2018. Revised 12/11/2018- New House Footprint. Prepared by Arthur H. Howland & Associates. This survey shows all of the proposed buildings as well as the septic system in relation to the proposed pool house. Health Approval was received 08/21/2018. An abutters list was submitted showing 17 addresses. An approved Zoning permit was in the file. Building plans for the Pool House showing two sinks and a half bath were in the file as well. Mr. Peburn and stated the file is complete. The Commission set a Site Walk Meeting for June 26, 2019 beginning at 5:30 pm.

J. Burrusano Moved to Accept the Application for a Special Permit Application: Lakhdhir, David & Linda- 77 Spring Lake Road (M-26, L-1) Purpose: To allow a septic connection to a proposed pool house with bathroom in accordance with Section 324.3a Septic Systems for Accessory Buildings; as shown on submitted building plans entitled, “House for David and Linda Lakhdhir, 77 Spring Lake Road, Sherman, CT; Pool House Floor Plan and Foundation Plan”. Dated April 24, 2019; Last Revised for SF Reduction: April 24, 2019. Prepared by Burr & McCallum Architects and submitted A-2 survey entitled “Zoning Location Map with Proposed Construction, prepared for David & Linda Lakhdhir, 77 Spring Lake Road, Town of Sherman, County of Fairfield, State of Connection”. Dated April 11, 2019. Prepared by Arthur H. Howland & Assoc. Zone A

A site walk was set for June 26, 2019 beginning at 5:30 pm. The Public Hearing was set for Thursday, July 11, 2019 beginning at 7:00pm at Mallory Town Hall.

Seconded by: M. Lee

Vote: For: Unanimous


Chair R. Peburn read the Legal description into record for a Special Permit Application for a Proposed Business: Healing Hand Holistic Dog Grooming Services. Mr. Peburn reviewed the Special Permit application file, it contained an Agent Letter allowing Katherine Pileggi to speak on behalf of her application, a description of the proposed business was in the file, a description and photo showing a designated “pet relief area”, a parking plan was provided, a floor plan showing the proposed dog grooming business layout, a drawing of a sign was included, Health Approval has been issued, dated May 13, 2019 and a list of 16 abutters was provided. Ms. Pileggi presented a brief description of the proposed holistic dog grooming service. Mr. Peburn and stated the file is complete. There were no additional comments or questions from the Commission.

J. Burrusano Moved to Accept the Special Permit Application- Sherman Commons- Owner: McCluskey Family Limited Partnership. 1 Route 37 East, Building 2, Unit 1. (M-77, L-20) Applicant: Katherine Pileggi. Proposed Business: Healing Hand Holistic Dog Grooming Services, and set a Public Hearing for Thursday, July 11, 2019 beginning at 7:00pm at Mallory Town Hall.

Seconded by: J. Finch

Vote: For: Unanimous
Public Comment: No Public Comment.

Approval of Minutes:

Regular Monthly Meeting Minutes of May 2, 2019

N. Volkmar Moved to Approve the Minutes of Regular Monthly Meeting of May 2, 2019, as amended.  
Seconded by: M. Lee  
Vote: For: Unanimous

Correspondence:

Housing Commission Survey

White Silo Farm Winery- requesting the Commission review Section 324.3a Septic Systems for Accessory Buildings to allow Farms and other businesses the opportunity to have more than one Accessory Building with septic connection if appropriate.

Zoning Enforcement Officer’s Report: April- May 2019

Zoning Enforcement Officer Ron Cooper submitted a combined Report for April- May 2019. There were twelve Zoning applications approved. One Statement of Intent was approved. No applications were withdrawn. One application was denied. No applications were returned for lack of information. Ten applications remain under review seeking further information. Several cases were discussed that are under continued review. This report shall be attached herewith.

M. Lee Moved to Accept the Zoning Enforcement Officer’s April- May 2019 Report as presented.  
Seconded by: J. Berruano  
Vote: For: Unanimous

Committee Reports: None

Chairman Report:

R. Peburn reported to the Commission he has contacted the Land Use Attorney to check availability of dates for a P&Z Commission workshop, they are looking toward early fall. Mr. Peburn suggested that the ZBA and IWCC be included.

Regulation Review:

The Commission discussed the letter received from White Silo Farm Winery and will consider drafting an amendment to Section 324.3a Septic Systems for Accessory Buildings.

Adjournment:

R. Peburn Adjourned the Meeting at 9:26 pm.

Respectfully submitted by:

Christine Branson, Administrative Clerk

June 14, 2019
### The Following Permit Applications Have Been Approved:

<table>
<thead>
<tr>
<th>Permit No</th>
<th>Applicant</th>
<th>Address</th>
<th>Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>7940</td>
<td>Liker</td>
<td>5 Echo Lane So.</td>
<td>Installation of an A/C unit.</td>
<td>B</td>
</tr>
<tr>
<td>7947</td>
<td>VanVooren</td>
<td>26 Hubble Mountain Rd.</td>
<td>Construct Two Accessory Structures, a 8' x 12' shed and a 4' x 14' shed – &quot;Post Facto&quot;</td>
<td>B</td>
</tr>
<tr>
<td>7948</td>
<td>Merkel</td>
<td>14 Locust Lane</td>
<td>Installation of an HVAC</td>
<td>B</td>
</tr>
<tr>
<td>7950</td>
<td>Lakhdir</td>
<td>77 Spring Lake Road</td>
<td>Construction of a New Single Family Dwelling, A Pool house, pool, tennis court and installation of well septic and driveway.</td>
<td></td>
</tr>
<tr>
<td>7951</td>
<td>Byrd</td>
<td>3 Clover Leaf Farm So.</td>
<td>Installation of a wall mount HVAC unit.</td>
<td>A</td>
</tr>
<tr>
<td>7953</td>
<td>Fox &amp; MacKinnon</td>
<td>14 Bridgeworth Ln.</td>
<td>Installation of 425' long deer fence</td>
<td>A</td>
</tr>
<tr>
<td>7954</td>
<td>Downey</td>
<td>43 Route 37 South</td>
<td>Construction of two decks, 21' x 16' and 12' x 9'</td>
<td>A</td>
</tr>
<tr>
<td>7955</td>
<td>Keep Smiling, LLC</td>
<td>24 Fox Run Rd.</td>
<td>Construction of a 22' x 24' deck</td>
<td>A</td>
</tr>
<tr>
<td>7959</td>
<td>Galasso</td>
<td>148 Route 39 So.</td>
<td>Convert a screened in porch to year round space</td>
<td>B</td>
</tr>
<tr>
<td>7960</td>
<td>Bennett</td>
<td>65 Briggs Hill Road</td>
<td>Installation of two HVAC units</td>
<td>A</td>
</tr>
<tr>
<td>7961</td>
<td>Gorman</td>
<td>32 Route 37 East</td>
<td>Installation of a new HVAC unit in an accessory A building</td>
<td>A</td>
</tr>
<tr>
<td>7962</td>
<td>Lippert</td>
<td>15 Brimsmade Ln.</td>
<td>Installation of new heat pump</td>
<td>A</td>
</tr>
</tbody>
</table>

### The Following Statements Of Intents Were Approved:

<table>
<thead>
<tr>
<th>Permit No</th>
<th>Applicant</th>
<th>Address</th>
<th>Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>7949</td>
<td>Bohan</td>
<td>32 Leach Hollow Rd.</td>
<td>Finish space above garage – Apartment - Approved Special Permit.</td>
<td>B</td>
</tr>
</tbody>
</table>

### The Following Statement Of Intents Were Received And Filed For Record Only:

<table>
<thead>
<tr>
<th>Permit No</th>
<th>Applicant</th>
<th>Address</th>
<th>Description</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>7956</td>
<td>Wilburn</td>
<td>22 Saw Mill Road</td>
<td>Septic System Easement for abutting property</td>
<td>B</td>
</tr>
</tbody>
</table>
The Following Applications Were Withdrawn:

| Qty: 0 |

The Following Permit Applications Have Been Denied

| Qty: 1 |
7946  Gorman  32 Route 37 East  Construction of a 40” x 40” platform for Emergency exit from the existing Winery.  A |

The Following Applications Were Returned For Lack Of Information:

| Qty: 0 |

The Following Applications Were Not Processed Since They Were Duplicates:

| Qty: 1 |
7957  Galasso  148 Route 39 So.  Convert screened in porch to year round space.  B |

The Following Applications Require Additional Information Or Review:

| Qty: 10 |
7925  Lukse  162 Route 39 North  Clear brush, install drainage and excavate around existing dwelling.  A |
7938  Sinclair  24 Candleview Dr.  Construct 20’ round deck for installation of a 16’ diameter Yurt  B |
7952  Luske  160 Route 39 North  Demo the existing dwelling and construct a New Single Family Dwelling that includes an attached two car garage.  A |
7958  Cowman  25 Ledgewood Drive  Installation of hot tub on an existing deck  B |
7963  Munoz  47 Big Trail Road  Construction of a 10’ x 20’ accessory building  A |
7964  Kessman  9 Deer Hill Road  Construction of a 12’ x 20’ accessory building  A |
7965  Judd  1 Spring Lake Road  Erection of an 8’ x 14’ prefab playhouse and 14’ diameter above ground pool.  A |
7966  Carpanzano  9 Locust Lane  Construction of a detached garage with apartment above - Approved by Special Permit.  B |
7967  Desalvo  8 Springside Lane  Construct a new bathroom in the existing dwelling basement  B |
7968  Mattison  31 Route 37 East  Replacement wood stairs on exterior of existing dwelling  A |
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. The application is being returned for lack of information. The requested A-2 survey has never been received.**

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. A Notice of Violation was sent on August 21, 2018. The property owners spoke with the ZEO on September 4, 2018 and plans to apply for the required Special Permit. The ZEO had another meeting with the property owner on January 2, 2019. He considers the remaining birds (Approx. 30) his pets. A letter will be sent reiterating that the birds cannot stay on the property without an approved Special Permit.**

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. The application is being returned for lack of information. The requested A-2 survey has never been received.**

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 on May 10, 2018. Temporary structures are still on the property without the required permits. A second Notice of Violation was sent on September 6, 2018. No response received from the property owner.**
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. There is still evidence (construction equipment and vehicles) that a business is being run from the property. A second Notice of Violation was sent on September 6, 2018. No response received from the property owner.

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. Junk and debris are still stored on the property. A second Notice of Violation was sent on September 6, 2018. No response received from the property owner.

ZV 07-18  3 Deer Run Trail – Off-Street Parking and Storage - The use of the property for storage of boats, jet skis 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. Many of the boats and jet skis have been removed from the property. The ZEO will continue to keep investigating and a Second Notice of Violation was sent on September 6, 2018. No response received from the property owner.

ZV 08-18  46 Wakeman 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.bii of the Town of Sherman Zoning Regulations. A Notice of Violation was mailed. The property owner responded by coming into the office. The fence will be removed from the town ROW. The fence rails have been removed. A second Notice of Violation will be sent reminding the owner to remove the posts. The fence posts have been removed.

ZV 09-18  1 Route 37 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. The business has been sold and a meeting was held with the new owners. They are bringing the property into compliance and will not open the outdoor seating until exterior Special Permit conditions of approval are met. A Letter was sent on March 1, 2019 to the owner of the property and copied to the current tenants stating that the violations still exist and must be address so the Commission can allow continued operation of the restaurant. The ZEO will follow up and do a site inspection in the next couple of weeks. The ZEO conducted a site walk and the bollard has not been installed. It also appears the patio is being used in violation of the Special permit.

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. The ZEO requested an A-2 survey from the property owner of 10 Echo Lane South which was received on September 18, 2018. The ZEO is in the process of scheduling separate site visits with both parties and will respond to the complaints after determinations have been made. Zone B. The ZEO has scheduled site walks at 162 Route 39 South and 10 Echo Lane South with the Inland Wetlands Commission to observe the conditions that brought on the Complaints. The site walks took place on Saturday November 17, 2018. The ZEO will send a notice to the owner requesting the shed be removed. A letter was sent on January 10, 2019 requesting the shed be removed. I’ve spoken to the homeowner and she requested additional time due to the winter storms over the last couple of months. I will follow up in the next couple of months. The shed has been removed.

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. A Notice of Violation was sent on August 21, 2018. The property owner responded and plans on applying for a Special Permit - Zone B. The small hatch has been removed. Documentation has been received and is being reviewed regarding therapy animals. Still under review and discussion with the Town’s Land Use Attorney.

ZV 23-18
8 Spur Lane - Complaint - Quantity (2) two - chicken hutch and/or duck houses. 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. A Notice of Violation was sent on August 21, 2018. The property owner responded and plans to apply for a Zoning Permit and Variance. The small hatch has been removed and the large hut will require a variance if it’s decided the chickens and ducks can stay. Still under review. Still under review and discussion with the Town’s Land Use Attorney. The town attorney responded and provided recommendations on how the enforcement should proceed.

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. A Notice of Violation was sent on August 22, 2018. An application has been received and will be denied. After discussing the setbacks the owner decided to remove the fence and move the hot tub to a conforming location. The violation has not been corrected yet. A letter was sent on February 28, 2019 as a reminder that violations still exist on the property and the application that they submitted cannot be processed without the application fee. We determined that the fees had been paid and a second check she provided was returned. She stated she would call to set up a meeting to review what needs to be done to resolve the outstanding issues. The ZEO had a meeting with the property owners the week of 6/3/19 on the property and requested the as-built survey. The property owner called on 6/6/19 and stated that the surveyor is scheduled to come back out to locate the fence, hot tub and shed. She will provide a copy when the work is done.

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. A Notice of Violation was mailed on
August 21, 2018. The state is following up on this since it's an encroachment in their road ROW. Have not heard from the state during the Holidays. Spoke with the state representative from CTDOT. The state is pursuing action and is in the process of scheduling another meeting with the property owner. The Connecticut DOT had a meeting to inform the resident that they have until May 6, 2019 to remove the hot tub, electric fence posts remains, a portion of the retaining wall and to back fill the rest of the retaining wall. The ZEO will send a letter to the homeowner reminding them that a permits are required if anything is moved onto the lot.

**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. A Notice of Violation was sent on August 22, 2018. I was told the temporary structure will be taken down in the early spring. The ZEO will follow up next month after the weather improves. A drive by inspection was conducted and the temporary structure is still in place. A letter will be written to request its removal.

**ZV 33-18**

121 Route 39 South – An accumulation of waste, junk and debris exists on the property in violation of Section 323 and Section 323.2 of the Zoning Regulations. Zone B. A Notice of Violation was sent on August 22, 2018. The property owner came to the office of the ZEO on September 5, 2018 and promised she would clean up the property. A letter was sent on February 28, 2019 and I received a response call on March 6, 2019. Since the proposed shed location is up on a steep bank and with the snow cover we have she requested an extension until June to bring the property into compliance. The ZEO will wait until June to follow up with the owner.

**ZV 37-18**

121 Route 39 South – An Accessory Structure has been erected without the required Zoning Permit in violation of Section 410 and Section 411 of the Town of Sherman’s Zoning Regulations – Zone B. A Notice of Violation was sent on August 22, 2018. The property owner came into the ZEO’s office on September 5, 2018 and requested a 30 day extension for moving the shed. The extension was granted by the ZEO. The property owner came to the office of the ZEO on September 5, 2018 and promised she would clean up the property. A letter was sent on February 28, 2019 and I received a response call on March 6, 2019. Since the proposed shed location is on a steep bank and with the existing snow cover, she requested an extension until June to bring the property into compliance. The ZEO will wait until June to follow up with the owner.

**Case 39-18**

10 Skyline Drive – An Accessory Structure (shed) is under construction without the required permit in violation of Section 410 Zoning Permits and Section 411 of the Town of Sherman Zoning Regulation – Zone A. A Notice of Violation was mailed on November 7, 2018. The owner of the property lives in Florida during the winter and was not aware of the size or location of the structure when his contractor started work. When he come back from Florida he will apply for the required permit or take whatever action is required to resolve the situation. A Letter was sent on March 1, 2019 reminding the owner that the violation still exists and when he travels north in the spring he should schedule a meeting for discussion on how he plans to proceed. The owner did not respond to my letter yet. The property owner responded and stated that the shed will be removed. The ZEO will conduct another site walk. The ZEO conducted another site walk and the walls and roof of the structure have been removed. The platform is still in place which requires another follow up inspection by the ZEO.
ZEO Report
April & May 2019

ZV 01-19 21 Holiday Point Road – A shed was constructed without the required permits and not in compliance with the front yard property line setback requirements. Reference Section 410 Zoning Permits and Section 331.5 Minimum Setback Requirements – Zone A. A Notice of Violation was mailed on 3-1-19

No New Business

Zoning Board of Appeals Decisions –

April 2019

ZBA Case # 695 – White Silo Winery – Application for a variance to connect a second accessory building to a septic disposal system. Zone A – Application was denied.

ZBA Case # 696 – VonAacken – 34 Spring Lake Road – Application for a variance to install an emergency standby generator 90’ from the principal dwelling while maintaining a 155’ property line setback from the nearest property line. Application was granted.

May 2019

ZBA Case # 697 – Dillett & Booth – 5 Gelston Road – Application for a variance from the front property line setback and an increase in non-conformity to construct a second story addition on an existing non-conforming dwelling. Application was granted.

Ron Cooper
Zoning Enforcement Officer
Town of Sherman
LEGAL NOTICE
ZONING BOARD OF APPEALS
TOWN OF SHERMAN, CONNECTICUT

The Zoning Board of Appeals made the following decisions at the Public Hearings on Tuesday, April 2, 2019 at the Charter Hall meeting room.

DENIED- ZBA Case # 695- White Silo Farm Winery- Owner: Ralph Gorman -32 Route 37 East (M-18, L-4) Requesting variance of Section 324.3a Septic Systems for Accessory Buildings, to allow up to two accessory structures to be connected to a septic system or systems for construction of a 50' x 28' Accessory Garage structure which will be used for agricultural purposes which shall include storage of farm equipment, storage and processing of agricultural crops all in accordance with submitted building plans entitled “Customer Eric Gorman, 32 Rt. 37 East, Sherman, CT 06784”, created by Sheds Unlimited, Drawn by: Kyle Zook and in accordance with submitted survey entitled “Abutters Ma2, Site Name: White Silo Farm, 32 Route 37 East, Sherman CT 06784.” Prepared by: Pro Terra Design Group, LLC. Dated 05/20/2019. Zone A.

APPROVED- ZBA Case # 696- Owners: VonAncken, Henry & Eva- 34 Spring Lake Road (M-23, L-3) Requesting Variance of Section 324.3b Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment for placement of a 17kw generator from 50' to 90' from the dwelling while maintaining 155' from nearest property line as shown in the exact footprint on submitted map entitled, “Plot Plan, Lot 2, prepared for Warren J. Smith, Sherman, Connecticut”. Dated October 1988. Prepared by Richard W. Dibble, Licensed Land Surveyor. Zone A.

Dated at Sherman, Connecticut this 3rd day of April 2019.

Kenric Gabner, Chairman
LEGAL NOTICE
ZONING BOARD OF APPEALS
TOWN OF SHERMAN, CONNECTICUT

The Zoning Board of Appeals made the following decision at a Public Hearing on Tuesday, May 7, 2019 at Town Hall meeting room.

APPROVED- ZBA Case 607-5 Gelston Road (M-20, L-18) Patrick G. Dillett & Rachel D. Booth- Variance of Section 331.5 Minimum Setback Requirements, Front Yard Setback from 50’ to 23’ for construction of a second story dormer and screened porch with support post below. Variance of Section 384, Increase of Non-conformity, Other than Use; to construct a 2nd floor screened porch and additions within the footprint of the existing non-conforming dwelling; all in accordance with submitted building plans entitled “Dillett/Booth Residence, 5 Gelston Road, Schematic Plans”; prepared by Evolve Design Group, LLC Dated: 4-9-2019 and submitted A-2 survey entitled, “Zoning Location Map with proposed construction, prepared for Patrick G. Dillett & Rachel D. Booth, 5 Gelston Road, Town of Sherman, County of Fairfield, State of Connecticut.” Dated April 4, 2019 (Revised April 11, 2019). Prepared by Arthur H. Howland & Associates, P.C. Zone A.

Dated at Sherman, Connecticut this 10th day of May 2019.
Kenrie Gubner, Chairman