
Members Absent: J. Finch, R. Lenihan and Alternate: J. Seigel

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

Audience: K. Pileggi, C. Francis, C. Jellen, and M. McNichol

Call to Order: Chair, R. Peburn Called the Meeting to Order at 7:03 pm.

In the absence of R. Lenihan, Alternate R. Linkletter was elevated to Voting status.

P. Voorhees Moved to make the following Amendments to the Agenda:
Correction to Public Hearing II description: Correction: Unit “5”, Add “Zone – C”.
Seconded by: R. Linkletter    Vote: For: Unanimous

J. Burruano Moved to make the following Amendments to the Agenda:
Seconded by: M. Lee    Vote: For: Unanimous

J. Burruano Moved to make the following Amendments to the Agenda to correct under Old Business: Deliberation of Public Hearing II: remove from the business description: “Healing Hand”. Add to the description: Unit “5” and “Zone C”.
Seconded by: M. Lee    Vote: For: Unanimous

Seconded by: M. Lee    Vote: For: Unanimous

PUBLIC HEARING I:

Special Permit Application: Lakhdhir, David & Linda- 77 Spring Lake Road (M-26, L-1)
Chair R. Peburn opened the Public Hearing. Secretary, M. Lee read the Legal Warning into record. The Legal Warning was published in the Town Tribune on June 23, 2019 and again on July 3, 2019. Seventeen abutters were sent certified mail. No correspondence was received. Appointed Agent, Christopher Francis, of Arthur H. Howland & Associates was present to speak on behalf of the application. Mr. Francis furnished a presentation board of the A-2 Survey showing the lay-out of the property, including the pool, pool house and connection to a septic system serving the primary dwelling. The Commission conducted a site walk of this property on June 26th, 2019. No one from the audience had any questions or comments. The Commission had no additional questions for the applicant.

J. Burruano Moved to Close Public Hearing I- Special Permit Application: Lakhdhir, David & Linda- 77 Spring Lake Road (M-26, L-1).
Seconded by: M. Lee 
Vote: For: Unanimous

PUBLIC HEARING II:
Chair R. Peburn opened the Public Hearing. Secretary, M. Lee read the Legal Warning into record. The Legal Warning was published in the Town Tribune on June 23, 2019 and again on July 3, 2019. Sixteen abutters were sent certified mail. No correspondence was received. Appointed Agent, Katharine Pileggi was present to speak on behalf of the application. Ms. Pileggi submitted a letter of withdrawal by email, dated July 2, 2019. Chair, R. Peburn read the withdrawal letter into record. No further discussion took place.

Seconded by: R. Linkletter.
Vote: For: Unanimous

Old Business

DELIBERATION of PUBLIC HEARING I:

Seconded by: N. Volkmar 
Vote: For: Unanimous

DELIBERATION of PUBLIC HEARING II:

No action took place, this application has been withdrawn.
New Business:


Chair, R. Peburn read the description of the Modified Special Permit Application into record. The original application was received on July 2, 2019. The modification took place on July 11, 2019. Appointed Agent K. Pileggi was present to speak on behalf of the modification. ZEO R. Cooper provided an explanation regarding the modification of the original application; Ms. Pileggi wishes to split the 1,200 square foot unit to accommodate a studio apartment and holistic dog grooming services. Ms. Pileggi submitted a new floor plan showing the lay out of the two spaces. Ms. Pileggi also supplied photographs of the unit. The Commission discussed the application and determined that Zone C allows commercial and residential. Chair R. Peburn reviewed the materials submitted and stated of the application is complete. The Commission agreed to set a site walk to take place on July 24, 2019 beginning at 5:30 pm.

J. Burruano Moved to Accept as modified, Special Permit Application- Sherman Commons- Owner: McCluskey Family Limited Partnership. 1 Route 37 East, Building 2, Unit 5. (M-77, L-20) Agent: Katharine Pileggi. Proposed Business: Combined Use- Holistic Dog Grooming Services & Studio Apartment (Zone C) and set a Public Hearing for August 1, 2019 beginning at 7:00 pm at Mallory Town Hall, Town of Sherman, CT. The Commission set a site walk to take place on July 24, 2019 beginning at 5:30 pm.

Seconded by: N. Volkmar

Vote: For: Unanimous

Special Permit Application- Owner: NAROMI Land Trust, INC. Crooked Furrows Lane. (M-23, L-78) Purpose: Access to Brookland Preserve to permit a 20’ x 60’ designated parking area, an access gate and kiosk in accordance with Section 324.1E Accessory Uses to Conservation Organizations shown on submitted exhibit 2A and exhibit 2B both dated 08/17/18 and map entitled “Property Survey Prepared for Naromi Land Trust, Inc, Crooked Furrows Lane, Sherman, Connecticut”, dated October 30, 2017 Showing parcel “A” filed as map # 2069 on the Town of Sherman Land Records. Zone A.

Chair R. Peburn read the description of the Special Permit Application into record. C. Jellen, President of Naromi Land Trust was present to speak on behalf of the application. Mr. Jellen stated they are submitting the same application that was before the Commission last year, which was denied without prejudice. Mr. Jellen noted the proposed parking area has been revised and moved out of the easement area. There are two maps which were submitted labeled “Exhibit 2a” and “Exhibit 2b” showing the conservation easement as not part of the right if way. Also submitted with this application was correspondence from Naromi’s attorney M.A. Cecorulli of Pullman & Comley which was read into record by R. Peburn describing the history of this land and the easement formalized by a lot line revision as well as a Maintenance Agreement dated April 1992 which was filed on the Land Use Records, also referenced in letter was a Quit Claim deed filed on the land records on April of 2002. Chair R. Peburn reviewed the materials submitted and stated of the application is complete.

M. Lee Moved to Accept Special Permit Application- Owner: NAROMI Land Trust, INC. Crooked Furrows Lane. (M-23, L-78) Purpose: Access to Brookland Preserve to permit a 20’ x 60’ designated parking area, an access gate and kiosk in accordance with Section 324.1E Accessory Uses to Conservation Organizations shown on submitted exhibit 2A and exhibit 2B both dated 08/17/18 and map entitled “Property Survey Prepared for Naromi Land Trust, Inc, Crooked Furrows Lane, Sherman, Connecticut”, dated October 30, 2017 Showing parcel “A” filed as map # 2069 on the Town of Sherman Land Records. Zone A. The Commission set a Public Hearing for August 1, 2019 beginning at 7:00 pm at Mallory Town Hall, Town of Sherman, CT.

Seconded by: R. Linkletter

Vote: For: Unanimous
Public Comment: There was no Public Comment.

Approval of Minutes: Regular Monthly Meeting of June 6, 2019

N. Volkmar Moved to Approve the Minutes of Planning & Zoning Regular Monthly Meeting of June 6th, 2019 as amended.
Seconded by: M. Lee
Vote: For: Unanimous

Site Walk Meeting of June 26, 2019

R. Linkletter Moved to Approve the Minutes of the Site Walk Meeting of June 26, 2019 as written.
Seconded by: M. Lee
Vote: For: Unanimous

Correspondence:

Town of Dover Planning Board, Notice of a Lot Line Change Hearing. (Dated June 17, 2019)

McNichol, Melanie- follow up correspondence regarding a complaint submitted to the Commission in March 2019. (Dated July 11, 2019)

Zoning Enforcement Officer’s Report: June 2019

ZEO R. Cooper did not submit a formal report, however updated the Commission on several ongoing cases that have required further investigation.

Committee Reports: None

Chairman Report: None

Regulation Review:

The Commission discussed possible updates to Section 326 and Section 610 Definition for Private Burying Grounds, specifically the wording regarding the requirement of State Approval and requirements for a designated parking area. This discussion shall continue at a later date.

Adjournment:

R. Peburn Adjourned the Meeting at 9:10 pm.

Respectfully submitted by:

Christine Branson, Administrative Clerk to the Commission
Dated: July 19, 2019