REGULAR MONTHLY MEETING MINUTES  
Thursday, December 5, 2019, 7:00 pm.

Members Present: R. Peburn, J. Burruano, M. Lee, R. Lenihan, P. Voorhees, and Alternate: R. Linkletter

Members Absent: N. Volkmar, J. Finch and Alternate: J. Siegel

Also: Commission Administrative Clerk, C. Branson

Audience: C. Hagadorn, M. Lord, D. Segars, P. Szymanski, G. Piest, J. Brady, J. Lucious, M. Everett, and J. Olivier

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

Alternate R. Linkletter was Elevated to Voting Status.

Public Hearing:

APPLICATION TO AMEND THE EXISTING SPECIAL PERMIT - 57 Wakeman Hill Road (M-8, L-47) CT Audubon, Deer Pond Farm- Change the use of the existing dwelling to an Educational, Scientific, and Environmental Facility that will be accessory to the primary use of the property which is passive recreation and add outdoor lighting to the parking areas and associated walkways in accordance with submitted floor plan, prepared by Hudson Valley Preservation, Dated October 23, 2019 and shown on submitted marked up survey entitled "The Connecticut Audubon Society, Deer Pond Farm, 57 Wakeman Hill Road," Prepared by: Sara N. daSilva Quintal, Dated February 7, 2017 and in accordance with Section 324.1 e Accessory Uses to Conservation Organizations. Zone A.

Chair R. Peburn opened the Public Hearing. Secretary M. Lee read the Legal Notice into record. Legal Notice was published in the Town Tribune on November 21st and again on November 28, 2019. Forty four abutting neighbors were sent certified notice. No correspondence was received. Applicant, CT Audubon Director, Deer Pond Farm C. Hagadorn was present to speak on behalf on the application. Appointed Agents M. Lord and D. Segers of Hudson Valley Preservation of were also present. Ms. Hagadorn and Mr. Segers came forward to speak on behalf of the application. Ms. Hagadorn discussed the new proposed lighting plan with the Commission. Ms. Hagadorn presented a color map that showed the areas that would be lit in the parking lot. The type of lighting fixtures they are proposing to install are downward facing, "dark sky, down lights" that will be mounted on 12’ poles, there are nine lights proposed in the parking lot that shall point downward. Additionally there are small lights proposed along the walkway from the parking area to the entrance. The Commission reviewed the proposed lighting map. Ms. Hagadorn confirmed the lights will not be on a motion activated sensor or timer, the lights shall be manually activated as needed only. Included with this application, the dwelling is set for renovations to bring the building in compliance for access of the general public. There is a proposed change of use of the dwelling to be used as an educational center. The applicants discussed several updates with the Commission that are necessary to become ADA compliant. There shall be no change to the existing footprint of the dwelling. From the audience J. Lucious, J. Olivier, and M. Everett all spoke in support of the proposed amendments to the Special Permit. Also from the audience, J. Brady spoke in opposition of the proposed amendments stating he lives directly across the road and feels the new lighting shall cause a negative impact on his property. Mr. Brady also shared his concern regarding the possible expansion to programming in the future. Ms. Hagadorn spoke in response to Mr. Brady's concerns, stating there is no future plan to expand programming to day camps or large format tours. The hours of operation shall remain as originally permitted, dusk to dawn with up to four evening events annually. There were no additional comments from the audience or the Commission.
J. Burruano Moved to Close the Public Hearing for Application to Amend the Existing Special Permit - 57 Wakeman Hill Road (M-8, L-47) CT Audubon, Deer Pond Farm.
Seconded by: M. Lee
Vote: For: Unanimous

Old Business:

Deliberation of Public Hearing: APPLICATION TO AMEND THE EXISTING SPECIAL PERMIT - 57 Wakeman Hill Road (M-8, L-47) CT Audubon, Deer Pond Farm- Change the use of the existing dwelling to an Educational, Scientific, and Environmental Facility that will be accessory to the primary use of the property which is passive recreation and add outdoor lighting to the parking areas and associated walkways in accordance with submitted floor plan, prepared by Hudson Valley Preservation, Dated October 23, 2019 and shown on submitted marked up survey entitled "The Connecticut Audubon Society, Deer Pond Farm, 57 Wakeman Hill Road," Prepared by: Sara N. daSilva Quintal, Dated February 7, 2017 and in accordance with Section 324.1 e Accessory Uses to Conservation Organizations. Zone A.

Chair, R. Peburn opened the deliberations for the Application to Amend the Existing Special Permit - 57 Wakeman Hill Road (M-8, L-47) CT Audubon, Deer Pond Farm. J. Burruano stated the proposed change of use is in compliance and consistent with the Zoning Regulations. Additionally Ms. Burruano complimented the applicants for the proposed lighting plan, stating she felt the choice of dark sky, down lighting was consistent with the requirements of the Zoning Regulations. R. Lenihan disagreed stating nine poles seems extreme and not consistent with the practices that other conservation organizations are held to. Ms. Burruano stated the difference is, the other organizations in town do not have a building open to the public on their properties. Discussion followed regarding possible impact on the residential neighborhood caused by the proposed lighting. The Commission discussed requesting an events calendar with the projected dates of night time events. The Commission agreed to table the deliberation of this application to the next Regular Monthly P&Z Meeting, January 9th, 2020, beginning at 7:00 pm.

J. Burruano Moved to table the Deliberation of the Application to Amend the Existing Special Permit - 57 Wakeman Hill Road (M-8, L-47) CT Audubon, Deer Pond Farm- Change the use of the existing dwelling to an Educational, Scientific, and Environmental Facility that will be accessory to the primary use of the property which is passive recreation and add outdoor lighting to the parking areas and associated walkways in accordance with submitted floor plan, prepared by Hudson Valley Preservation, Dated October 23, 2019 and shown on submitted marked up survey entitled "The Connecticut Audubon Society, Deer Pond Farm, 57 Wakeman Hill Road," Prepared by: Sara N. daSilva Quintal, Dated February 7, 2017 and in accordance with Section 324.1 e Accessory Uses to Conservation Organizations. Zone A.

Seconded by: M. Lee
Vote: For: Unanimous

New Business:

APPLICATION FOR A SPECIAL PERMIT- 1 Glenbrook Farms Road (M- 29, L- 21) Glenbrook Farm, LLC- Special Permit to allow the Change of Use of the existing principal dwelling with septic connection to an Accessory Dwelling in accordance with Zoning Regulations, Section 324.1.A.1, and Section 324.3.A in accordance with submitted floor plans and as shown on submitted A-2 survey entitled “Property Survey Prepared for Glen Brook Farm LLC, 1 Glen Brook Farm Road, Town of Sherman, Fairfield County.” Prepared by: PAH, INC. Last revised: December 13, 2017 and Zone A.

Chair R. Peburn reviewed the application file for a Special Permit for 1 Glenbrook Farms Road. This application is to change the use of what was once the primary dwelling to an Accessory Dwelling with existing Septic. A new home was constructed on this property this past year. The existing dwelling is now being proposed as an Accessory Dwelling to accommodate family and guests. In the application file there was an Agent Letter designating Gary Piest, Project Manager the ability to speak on behalf of the owners. A floor plan was provided, an A-2 Survey was provided, and a copy of the health approval was provided. The Commission reviewed the survey and floor plan. The application was considered complete. The Commission agreed to conduct a site walk on December 11th, 2019 beginning at 4:00 pm.
Mr. Szymanski presented the Commission with the application. Mr. Szymanski then moved to approve the APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE for 5 Brinsmade Lane (M-21, L-2) Marcella Lourd, Trustee c/o Paul Lourd- Certificate of Zoning Compliance for a parcel to be recognized as a “Lot” as shown on a submitted A-2 survey entitled, “Existing Conditions Map, prepared for applicant: Jim Clark; owner Marcella Lourd, Trustee, Area = 14.3066 acres, 5 Brinsmade Lane, Town of Sherman, County of Fairfield, State of Connecticut”. Dated: October 7, 2019. Prepared by - Arthur H. Howland & Assoc. P.C. Zone A.

Chair, R. Peburn reviewed the file contents of the Application for Certificate of Zoning Compliance for 5 Brinsmade Lane (M-21, L-2) Marcella Lourd, Trustee c/o Paul Lourd. The file contained a fully executed application, fees were received. An agent letter appointing Arthur H. Howland & Associates to speak on behalf of the owners. A letter of intent was included. A copy of Health approval was also included. An A-2 survey showing existing conditions was included. An A-2 survey showing proposed conditions was also included. Paul Szymanski, of Arthur H. Howland & Associates was present to speak on behalf of the application. Mr. Szymanski presented the Commission with the A-2 Survey showing existing conditions explaining the property in detail, pointing out topographical features. Mr. Szymanski then moved to the proposed conditions A-2 survey and explained the intent of the application to the Commission. The Commission agreed this application met all the required criteria as stipulated in the Regulation. This application was approved.


Chair, R. Peburn reviewed the file contents of the Application for the APPLICATION FOR A SPECIAL PERMIT-5 Brinsmade Lane (M-21, L-2) Marcella Lourd, Trustee c/o Paul Lourd- to allow an Accessory Apartment. Fees were received for this application. In the file there was a copy of Health approval. An A-2 survey showing proposed conditions was also included. A list of abutting neighbors was submitted along with the fees for certified mailing. Paul Szymanski, of Arthur H. Howland & Associates was present to speak on behalf of the application. Mr. Szymanski presented the Commission with the proposed floor plan, an A-2 survey and elevation views were also submitted. Chair Peburn noted all required criteria has been submitted for this application.
M. Lee Moved to Accept the APPLICATION FOR A SPECIAL PERMIT- 5 Brinsmade Lane (M-21, L-2) Marcella Lourd, Trustee c/o Paul Lourd- to allow an Accessory Apartment attached to a proposed new single family dwelling, in compliance with to Zoning Regulations, Section 324. 1. A. 2 Accessory Apartments, as shown on submitted building plans entitled, “Floor Plan, Clark Residence”. Prepared by: Stephen Lasar Architects, AIA. Dated November 22, 2019 and in the location shown on a submitted A-2 survey entitled, “Proposed Zoning Location Map, Prepared for Applicant: Jim Clarke, Owner: Marcella Lourd, Trustee. Area = 14.3066 Acres. 5 Brinsmade Lane, Town of Sherman, County of Fairfield, State of Connecticut.” Dated: December 4, 2019. Prepared by Arthur H Howland & Assoc. P.C. Zone A. A Public Hearing was set for January 9th, 2020 beginning at 7:00 pm. at Mallory Town Hall.

Seconded by: P. Voorhees  Vote: For: Unanimous

Public Comment: None

Approval of Minutes: Regular Monthly Meeting of November 7, 2019

J. Burruanno Moved to Approve the Minutes of Planning & Zoning Regular Monthly Meeting of November 7, 2019, as written.

Seconded by: M. Lee  Vote: For: Unanimous

Correspondence:

John Celio- correspondence to First Selectman D. Lowe & Planning & Zoning Commission regarding concern of the recent activity conducted by the Sherman Housing Commission.

Town of Pawling, NY- Notice of a Public Hearing to consider changes to the Zoning Regulations regarding Farm Uses.

Zoning Enforcement Officer’s Report: The ZEO was not present, no report was submitted.

Committee Reports: None

Chairman Report:

Chair R. Peburn appointed Commissioners J. Burruano, J. Finch and R. Lenihan to the Nominating Committee. The Committee has been tasked to nominate members to fill Chair, Vice-Chair, and Secretary Seats. Additionally, Mr. Peburn requested the Commission review the By-Laws for possible revisions at the Administrative portion of the January 9, 2020 Meeting.

Regulation Review:

The Commission discussed the Review of Zoning Regulations, Section 324.3a- Septic Systems for Accessory Buildings.

Adjournment

R. Peburn Adjourner the Meeting at 9:35 pm.

Respectfully submitted by:

Christine Branson, Administrative Clerk to the Commission
December 13, 2019