NOTE: This Meeting took place by way of a virtual forum following required State Statutes and COVID19 guidelines recommended for safe practices by State and Federal mandates.

Members Present: R. Peburn, J. Burruano, M. Lee, N. Volkmar, R. Lenihan, J. Finch (joined the meeting at 7:13pm), P. Voorhees, and Alternates: R. Linkletter and J. Siegel

Members Absent: None

Absent: ZEO R. Cooper

Also: Commission Administrative Clerk, C. Branson

Audience: D. Lowe, J. Beatty, P. Kuring, L. Quaranto, S. Greenbaum, R. Vergati, J. Dwyer, and H. Roberts-McKinnon,

Call to Order: Chair R. Peburn Called the ZOOM Meeting to Order at 7:06 pm

N. Volkmar Moved to Amend the Agenda to reorder the items to put Committee Reports before Public Comment.

Seconded by: J. Burruano Vote: For: Unanimous

PUBLIC HEARING:

APPLICATION FOR A SPECIAL PERMIT- 44 Spring Lake Road (Map- 22, Lot-17) McKinnon, Hannah Roberts.
Special Permit to allow connection of an existing Accessory Building to a septic system in accordance with Sherman Zoning Regulations, Section 324.3A and as shown on submitted floor plans entitled “44 Spring Lake Road, Sherman, CT 06784, Hannah McKinnon” and within the footprint of the existing structure “Barn” shown on A-2 survey entitled, “Existing Foundation Location Map, property of Hannah R. McKinnon, 44 Spring Lake Road, Town of Sherman, County of Fairfield, State of Connecticut”. Dated November 22, 2017. Prepared by: Arthur H. Howland & Associates, P.C. Zone A.

Chair Peburn opened the Public Hearing. Secretary M. Lee read the Legal Notice into record. The Legal Notice was published on the Town website on November 19th, 2020. Ten abutting property owners were notified by certified mail sent on November 19th, 2020. No correspondence was received. Clerk, C. Branson verified all necessary materials have been received. ZEO, R. Cooper was present and spoke in reference to a report he sent the Commission regarding this application. Mr. Cooper measured the exterior of the existing accessory building and verified the size of the finished office space with full bathroom did not exceed the 400 square feet maximum. Owner, H. Roberts McKinnon was present to speak on behalf of her application. She stated that her intention is to revitalize the historic barn on her property and to utilize the space for modern use by constructing a small 216 square foot office space with bathroom within a portion of the interior, the remainder of the interior space shall be used for storage of gardening equipment.

R. Lenihan Moved to close the Public Hearing for the application for a Special Permit- 44 Spring Lake Road (Map- 22, Lot-17) McKinnon, Hannah Roberts.

Seconded by: J. Burruano Vote: For: Unanimous

OLD BUSINESS:

DELIBERATION OF APPLICATION FOR A SPECIAL PERMIT- 44 Spring Lake Road (Map- 22, Lot-17) McKinnon, Hannah Roberts. Special Permit to allow connection of an existing Accessory Building to a septic system in accordance with Sherman Zoning Regulations, Section 324.3A and as shown on submitted floor plans entitled “44 Spring Lake Road, Sherman, CT 06784, Hannah McKinnon” and within the footprint of the existing structure “Barn” shown on A-2 survey entitled, “Existing Foundation Location Map, property of Hannah R. McKinnon, 44 Spring Lake Road, Town of Sherman, County of Fairfield, State of Connecticut”. Dated November 22, 2017. Prepared by: Arthur H. Howland & Associates, P.C. Zone A.
Chair, R. Peburn opened the deliberation for the Special Permit. The Commission discussed the modernization of the historic building, and agreed that it fit the required criteria in Zoning Regulations, Section 323 for a septic hook up to an accessory building.

N. Volkmar Moved to Approve APPLICATION FOR A SPECIAL PERMIT- 44 Spring Lake Road (Map- 22, Lot-17) McKinnon, Hannah Roberts. Special Permit to allow connection of an existing Accessory Building to a septic system in accordance with Sherman Zoning Regulations, Section 324.3A and as shown on submitted floor plans entitled “44 Spring Lake Road, Sherman, CT 06784, Hannah McKinnon” and within the footprint of the existing structure "Barn” shown on A-2 survey entitled, “Existing Foundation Location Map, property of Hannah R. McKinnon, 44 Spring Lake Road, Town of Sherman, County of Fairfield, State of Connecticut”. Dated November 22, 2017. Prepared by: Arthur H. Howland & Associates, P.C. Zone A.

Seconded by: R. Lenihan

Vote: For: Unanimous

NEW BUSINESS: NONE

R. Linkletter recused herself from the discussion of the proposed cell tower located at 16 Coote Hill Road.

COMMITTEE REPORTS:

Alternate Member R. Linkletter recused herself from this discussion. The Sub-Committee members are Mary Lee, Neil Volkmar, Jeannene Burrnano, Rich Lenihan and Ryan Peburn. The Commission discussed a draft letter of recommendation to the Board of Selectman regarding the proposed communications facility for 16 Coote Hill. The Board of Selectman held an informational forum on November 21st via ZOOM where many folks spoke in support, however there were several in opposition sharing concerns regarding negative impacts placed on the privately owned community roadway. The sub-committee members have compiled a list of concerns noted by the Commission as well as those heard at the forum. R. Peburn stated that P&Z has limitations on input regarding this proposed project since it is proposed on a privately owned piece of property. The responsibility of this Commission is to ensure this proposal follow the best environmental practices for the safety and welfare of the citizens of the Town.

PUBLIC COMMENT:

Kuring, Peter- shared correspondence with the Commission that he sent to Homeland Tower’s Ray Vergati, expressing concern regarding the roadway safety, construction of the tower and the impact large trucks shall have on the narrow winding dirt road that is shared commonly by seven other households along the road. Mr. Kuring encouraged the Commission to visit his road to witness the roadway conditions themselves.

Dwyer, John- stated his continued request for updates regarding his complaint letter dated May 12, 2020. Mr. Dwyer stated he spoke to ZEO R. Cooper and was told he (Mr. Cooper) hopes to have more information to follow up by the end of January. Mr. Dwyer requests to be kept informed of any progress.

APPROVAL OF MINUTES: Regular Monthly Meeting of September 3, 2020

N. Volkmar Moved to Approve of the Minutes of September 3, 2020 with amendments.

Seconded by: R. Lenihan

Vote: For: Unanimous

Regular Monthly Meeting of November 5, 2020

R. Linkletter Moved to Approve of the Minutes of November 5, 2020 as written.

Seconded by: R. Lenihan

Vote: For: Unanimous

CORRESPONDENCE:

Kuring, Peter- correspondence sent to Commission regarding concerns for the proposed communications tower at 16 Coote Hill and previously referenced above in “Public Comment”.

ZONING ENFORCEMENT OFFICER’S REPORT:

September- October 2020
N. Volkmar Moved to accept the ZEO Report of September through October 2020.
Seconded by: M. Lee Vote: For: Unanimous

November 2020

CHAIRMAN REPORT:

Chair, R. Peburn appointed the following members, Neil Volkmar, Mary Lee, and Paul Voorhees to form a Nominating Committee for the Annual Meeting for Nomination of the 2021 slate of officers, the Annual Meeting shall take place at the immediately before the January 7th, 2021 Meeting.

2021 SCHEDULE OF MONTHLY MEETINGS:

R. Linkletter Moved to approve the 2021 Schedule of Monthly Meetings as presented.
Seconded by: M. Lee Vote: For: Unanimous

REGULATION REVIEW:

Update of the P.O.C.D.
Discussion of creating Zoning Regulations regarding Affordable Housing

ADJOURNMENT:

R. Peburn Adjourned the Meeting at 9:00 pm

Respectfully submitted by:

Christine Branson, Commission Administrative Clerk
APPROVED AS WRITTEN AT THE JANUARY 14, 2021 RESCHEDULED REGULAR MEETING