REGULAR MONTHLY MEETING MINUTES  
Thursday, March 4, 2021


MEMBERS ABSENT: None

ALSO PRESENT: ZEO R. Cooper and Administrative Clerk C. Branson

INVITED and GUESTS: S. Volkert, R. Gorman, E. Gorman, B. Ackerman, T. Hollander, and J. Dwyer

CALL TO ORDER: R. Peburn Called the Regular Monthly Meeting to Order at 7:02 pm.

J. Finch Moved to Amend the Agenda to include, Housing Commission Presentation, and add to Approval of Minutes, Regular Monthly Meeting of January 14, 2021.

Seconded by: M. Lee

Vote: For: Unanimous

Public Hearing I:


Chair, R. Peburn opened the Public Hearing. Secretary M. Lee read the Legal Warning into record. Legal Notice was published on the Town website on February 18, 2021. A total of 56 abutting neighbors within 500’ of this property were sent certified Legal Notice on February 18, 2021. No correspondence was received. Steve Volkert was present to speak on behalf of the application. The Commission discussed the size of the proposed generator (30 kW) and the estimated run time of the propane storage. Mr. Volkert stated the tanks will hold approximately 48 continuous hours of fuel. Mr. Volkers also stated that there will be a new section of fencing and gates that will be painted to fit with what presently exists. There were no additional questions or comments from the Commission or public.

J. Burruano Moved to Close the Public Hearing for the Application for an Amendment to an existing Special Permit: 2 Taber Road, Town of Sherman, Happy Acres Farm (Map-26, Lot-4) Applicant: Town of Sherman for General Dynamics / AT&T.

Seconded by: M. Lee

Vote: For: Unanimous

OLD BUSINESS:

Application for an Amendment to an existing Special Permit: 2 Taber Road, Town of Sherman, Happy Acres Farm (Map-26, Lot-4) Applicant: Town of Sherman for General Dynamics / AT&T.

Chair, R. Peburn opened the deliberations portion of the Application for an Amendment to an existing Special Permit: 2 Taber Road, Town of Sherman, Happy Acres Farm (Map-26, Lot-4) Applicant: Town of Sherman for General Dynamics / AT&T. The Commission agreed the addition of the 30 kW generator is necessary and shall benefit the Town.

Seconded by: M. Lee Vote: For: Unanimous

NEW BUSINESS:
Application for a Special Permit: 32 Route 37 East, Gorman, Ralph & Eric- White Silo Farm Winery (Map-18, Lot-4) Application to connect septic system to an existing Accessory Building (28’ x 48’ x 19’ wine storage building). Reference ZBA Variance Approval dated 12/1/2020.

Chair R. Peburn and the Commission briefly discussed the proposed Special Permit application to attach the 28’ x 48’ x 19’ accessory building to a septic system. Clerk, C. Branson reviewed the contents of the application file. The Commission agreed to conduct a site-walk to take place March 13th, 2021 beginning at 8:30 am. Chair, R. Peburn stated the application is complete and set the Public Hearing date.

N. Volkmar Moved to Accept the Application for a Special Permit: 32 Route 37 East, Gorman, Ralph & Eric- White Silo Farm Winery (Map-18, Lot-4) Application to connect a septic system to an existing Accessory Building (28’ x 48’ x 19’ wine storage building). Reference ZBA Variance Approval dated 12/1/2020. Zone A and set a public hearing to take place on April 1, 2021 beginning at 7:00 pm.

Seconded by: M. Lee Vote: For: Unanimous

M. Lee Moved to set a site-walk to take place on March 13, 2021 beginning at 8:30 am located at 32 Route 37 East, White Silo Farm Winery, to view the location and accessory building proposed for the Special Permit application to allow a septic connection.

Seconded by: N. Volkmar Vote: For: Unanimous

HOUSING COMMISSION REPORT-
B. Ackerman and T. Hollander were present to speak on behalf of the Housing Commission, their intent is to present the Housing Commission’s report of recommendations to the P&Z Commission. This report was presented to the Board of Selectman at their February meeting. The recommendations include requesting the P&Z Commission’s consideration of reducing the minimum lot size allowed for an accessory dwelling from 8 acres to 4 acres. The P&Z thanked the members present from the Housing Commission for their report.

PUBLIC COMMENT:
J. Dwyer- Requesting an update from ZEO, R. Cooper, regarding his original complaint in May 2020.

ZEO, R. Cooper- In response to Mr. Dwyer, stated he has requested the advice of the Town Attorney and anticipates a response by the April meeting.

APPROVAL OF MINUTES:
P&Z Regular Monthly Meeting of January 14, 2021
M. Lee Moved to Approve the P&Z Regular Monthly Meeting Minutes of January 14, 2021 as written.
Seconded by: N. Volkmar Vote: For: Unanimous
P&Z Regular Monthly Meeting of February 4, 2021

J. Burruano Moved to Approve the P&Z Regular Monthly Meeting Minutes of February 4, 2021 as written.
Seconded by: R. Lenihan
Vote: For: Unanimous

J. Burruano Moved to Rescind the Approval the P&Z Regular Monthly Meeting Minutes of February 4, 2021 as written, and table approval to the April 2021 Meeting for amendment.
Seconded by: R. Lenihan
Vote: For: Unanimous

P&Z Special Meeting of February 11, 2021

M. Lee Moved to Approve the P&Z Special Meeting Minutes of February 11, 2021 with an Amendment to the State Permit Fees line of the proposed 2021-22 proposed budget.
Seconded by: N. Volkmar
Vote: For: Unanimous

CORRESPONDENCE: No correspondence was received

ZONING ENFORCEMENT OFFICER’S REPORT: February 2021
Zoning Enforcement Officer Ron Cooper submitted a Report for February 2021. There were nine Zoning applications approved. One Statement of Intent were approved. No applications were withdrawn. One application was denied. No applications were denied without prejudice. No applications were returned for lack of information. Six applications remain under review seeking further information. Several ongoing cases were discussed that are under continued review. This report shall be attached herewith.

R. Lenihan Moved to Accept the Zoning Enforcement Officer’s February 2021 Report as presented.
Seconded by: J. Burruano
Vote: For: Unanimous

COMMITTEE REPORTS: None

CHAIRMAN REPORT:
R. Peburn attempted to attend the Budget Hearing, due to technical difficulties, Business Manager, L. LaVia spoke on his behalf during the discussion of rationale of the increases to the proposed 2021-22 P&Z Budget request.

REGULATION REVIEW:
The Commission discussed possible updates to Zoning Regulation, Section 324.3 a.

ADJOURNMENT: Chair, R. Peburn Adjourned the Meeting at 8:51 pm.

Respectfully submitted by:
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Christine Branson, Commission Administrative Clerk
March 11, 2021