TOWN OF SHERMAN  
PLANNING & ZONING COMMISSION  
MALLORY TOWN HALL, 9 ROUTE 39 NORTH, SHERMAN, CT 06784  
ZOOM VIRTUAL MEETING LINK:  
https://us02web.zoom.us/j/83683095475?pwd=MjIzWnlzOWxtNGtoU1NjaEV3ZWNpdz09  
MEETING ID: 836 8309 5475  
PASSCODE: 268029  

REGULAR MONTHLY MEETING MINUTES  
Thursday April 1, 2021 7:00 pm.  
The Planning and Zoning Commission of the Town of Sherman, Connecticut will hold a Regular Monthly Meeting on Thursday, March 4, 2021 beginning at 7:00 p.m. via * ZOOM virtual meeting * to consider the following:

MEMBERS ABSENT: J. Finch and Alternate: R. Linkletter  
OTHERS: Administrative Clerk, C. Branson  
ABSENT: ZEO, R. Cooper  
INVITED & GUESTS: E. Gorman, K. Leonetti, and  

CALL TO ORDER:  
R. Peburn Called the Meeting to Order at 7:05 pm  

J. Burruano Moved to Amend the Agenda to correct the Minutes for approval date from January 7th, 2021 to January 14th, 2021.  
Seconded by: R. Lenihan  
Vote: For: Unanimous  

PUBLIC HEARING:  

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. Zone A.  

Chair, R. Peburn opened the Public Hearing. Secretary M. Lee read the Legal Notice into record. The Legal Notice was posted on the Town website on March 25th, 2021. The Legal Notice was sent to 10 abutting neighbors within 500 feet were sent certified mail on March 25th, 2021. No correspondence was received. Property owner Eric Gorman was present and spoke on behalf of his application to connect a septic system to an existing accessory building used for agricultural purposes in the winemaking process. Mr. Gorman explained to the Commission the process and how they are operating currently operating without a septic connection. The Health Department approved the disposal of grey water into a holding tank and disposed onto the ground as long as no soap or inorganic materials are used. Mr. Gorman described the interior of the building and what was necessary to process the grapes and clean the bins. The Commission asked how many buildings currently are connected to septic systems. Mr. Gorman stated the dwelling and the retail tasting facility are hooked up to separate septic systems. Mr. Gorman went before the ZBA to request a Variance of the Zoning Regulations Section 324.3a to allow a third Accessory building with a septic connection to allow the 28’ x 48’ x 19’ wine storage building the ability to have a septic connection. The Variance was granted in December of 2020. Mr. Gorman is now requesting approval of a Special Permit to connect a septic system to the existing wine storage building. The Commission asked the anticipated volume of water used. Mr. Gorman stated under 1,000 gallons a month would be the average usage. The Commission discussed the Regulation and requested the recording of the ZBA meeting of the Granted Variance before they proceed. The Commission discussed the continuation of the Meeting until more information is received of the ZEO, the applicant agreed to the continuation to the next Regular Meeting on May 6th, 2021. The applicant did state that he was disappointed about the continuation because felt he was following the advice of the ZEO, the Director of Health, following P&Z developing the Farm Winery Regulations and by requesting the Variance before seeking the Special Permit to allow an accessory building with a septic connection. Mr. Gorman stated the process has taken the better part of two years to get here and has been a major hardship. The Commission thanked Mr. Gorman for agreeing to the continuance in order to gather more information.  

J. Burruano Moved to Continue the Application for a Special Permit for 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. Zone A to the May 6th, 2021 Regular Monthly Meeting.  
Seconded by: R. Lenihan  
Vote: For: 6/ Against: P. Voorhees
OLD BUSINESS:

Application for Special Permit: 32 Route 37 East, Gorman, Ralph & Eric- White Silo Farm Winery (Map-18, Lot-4)

This Public Hearing was continued to the May 6th 2021 meeting.

NEW BUSINESS:

Application for a Special Permit:
145 Route 39 North, Owner: Twenty Eight Farm Road, LLC (Map-32, Lot-42) Application to allow construction of an Accessory Apartment proposed within the proposed new single family dwelling, above the garage. All in accordance with Zoning Regulations, Section 324.1.A.2 Accessory Apartments and as shown in submitted building plans, page 3, entitled; "Heather Muoio, Route 39 Sherman, CT". Dated: 3/4/2021. Prepared by: Westchester Modular Homes, INC. and in the exact footprint location on submitted B-100a entitled; "Lot-5, 145 Route 39 North, Sherman, CT, Site/Septic Plan". Dated: 02/23/2021. Prepared by: Michael Mazzucco, P.C. Zone A.

Chair, R. Peburn read the description into record and reviewed the application file for an Accessory Apartment within a new proposed single family dwelling. Mr. Peburn asked the Clerk to verify the contents of the application file. Clerk, C. Branson verified that the application was complete and accompanied with floor plans, a b-100a Septic Plan, a list of abutting neighbors within 500 feet, and the proper fees have been received. The Health Department has verified approval is forthcoming. The Commission agreed they have received sufficient information to move this application to a Public Hearing.

N. Volkmar Moved to Accept the Application for a Special Permit:
145 Route 39 North, Owner: Twenty Eight Farm Road, LLC (Map-32, Lot-42) Application to allow construction of an Accessory Apartment proposed within the proposed new single family dwelling, above the garage. All in accordance with Zoning Regulations, Section 324.1.A.2 Accessory Apartments and as shown in submitted building plans, page 3, entitled; "Heather Muoio, Route 39 Sherman, CT". Dated: 3/4/2021. Prepared by: Westchester Modular Homes, INC. and in the exact footprint location on submitted B-100a entitled; "Lot-5, 145 Route 39 North, Sherman, CT, Site/Septic Plan". Dated: 02/23/2021. Prepared by: Michael Mazzucco, P.C. Zone A.

Seconded by: P. Voorhees  Vote: For: Unanimous

Application for a Special Permit:

9 Osborn Road, Owners: Kristina Leonetti & Rachel Churner (Map-21, Lot-42) Application to allow modification of an existing 20' x 10 storage room to connect to the existing septic system all in accordance with Zoning Regulations, Section 324.3.a Septic Systems for Accessory Buildings, for the installation of a toilet and sink (indoors) and construction of an outdoor shower on the exterior wall with a shed roof as proposed on building plans entitled; "9 Osborn Road, Sherman, CT Kristina Leonetti" Pages 1-3 and within the exact proposed location shown on submitted B-100a Septic Plan prepared by: A-1 Septic. Zone A.

Chair, R. Peburn read the description into record and reviewed the application file for a septic connection to an existing Accessory Building to allow an indoor toilet and sink and seasonal exterior shower with roof and privacy enclosure. Commissioner R. Lenihan stated the applicant is his neighbor and he will recuse himself from the Public Hearing. Mr. Peburn asked the Clerk to verify the contents of the application file. Clerk, C. Branson verified that the application was complete and was accompanied with floor plans, a b-100a Septic Plan, a list of abutting neighbors within 500 feet, and the proper fees have been received. The Health Department has verified approval is forthcoming. The Commission agreed they have received sufficient information to move this application to a Public Hearing. The Commission agreed to set a site walk on April 24, 2021 at 8:30 am.

M. Lee Moved to Accept the Application for a Special Permit: 9 Osborn Road, Owners: Kristina Leonetti & Rachel Churner (Map-21, Lot-42) Application to allow modification of an existing 20' x 10 storage room to connect to the existing septic system all in accordance with Zoning Regulations, Section 324.3.a Septic Systems for Accessory Buildings, for the installation of a toilet and sink (indoors) and construction of an outdoor shower on the exterior wall with a shed roof as proposed on building plans entitled; "9 Osborn Road, Sherman, CT Kristina Leonetti" Pages 1-3 and within the exact proposed location shown on submitted B-100a Septic Plan prepared by: A-1 Septic. Zone A. The Public Hearing shall take place May 6th, 2021, beginning at 7:00 pm via ZOOM.

Seconded by: P. Voorhees  Vote: For: Unanimous
PUBLIC COMMENT: * J. Dwyer (joined the meeting at 8:18pm) and was allowed to speak briefly, requesting an update from the ZEO regarding the complaint he brought to the Commission in May of 2020. Chair, R. Peburn stated Mr. Cooper was not present at this Meeting, and there was no submitted update reported. Mr. Peburn assured Mr. Dwyer a course of action shall take place as soon as it has been determined appropriate.

APPROVAL OF MINUTES:

Regular Monthly Meeting of January 14, 2021

The Commission discussed the following amendments: Peburn (verify spelling throughout), Add: in Biannual Meeting- “R. Peburn asked if there were any nominations from the floor. There were none.”

N. Volkmar Moved to approve the Meeting Minutes of January 14th, 2021 as amended. Seconded by: M. Lee Vote: For: Unanimous

Regular Monthly Meeting March 4, 2021

The Commission discussed the following amendment: Public Hearing second paragraph, the fuel source is diesel not propane.

M. Lee Moved to approve the Meeting Minutes of March 4, 2021 as amended. Seconded by: N. Volkmar Vote: For: Unanimous

CORRESPONDENCE:

Town of Kent: Notice of Amendment to Zoning Regulations

Town of Pawling: Notice of Change to “Terms of Office” regarding Alternate Members of Planning Board and Zoning Board of Appeals and Definitions: Member, Alternate Member and to Amend Town Code-“Farm Uses: NY State Agricultural Districts.

Melanie McNichol: Comments regarding the presentation from Sherman Housing Commission Members at the March P&Z Meeting.

Jennifer Freed: Request for consideration of an action item against the removal of local control of Zoning.

ZONING ENFORCEMENT OFFICER’S REPORT: None

COMMITTEE REPORTS: None

CHAIRMAN REPORT: None

REGULATION REVIEW:

The Commission discussed the preliminary talking points to update the POCD and possible legislation changes to local Zoning controls. Chair R. Peburn stated he would like to create two ad hoc Committees to do preliminary research to possible changes to the Zoning Regulations and the POCD.

* J. Dwyer joined the meeting at 8:18 pm. see Public Comment

ADJOURNMENT: R. Peburn Adjourned the Meeting at 8:35 pm.

Respectfully submitted by:

Christine Branson, Administrative Clerk
April 8, 2021