REGULAR MONTHLY MEETING MINUTES
Thursday, June 3, 2021 7:00 pm.


Absent: R. Lenihan

Also Present: Administrative Clerk, C. Branson

Also Absent: ZEO, R. Cooper


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

NEW BUSINESS:

1. Application to Amend an Existing Special Permit - 4 Sawmill Road, (Map- 75, Lot- 50) FEBBFOUR, LLC. Dave Febbraio; Member. Purpose: to update existing Special Permit for additional 180 square footage of floor space created to allow growth of business, storage of A.V. equipment and office space in footprint of existing building, and hang a new 3’ x 4’ sign submitted in accordance with granted ZBA Variance dated May 11, 2021 and proposed floor plans entitled,” SHS/ FEBBRAIO, 4 Sawmill Road, Existing Massing Plans,” created by: Evolve Design Group, LLC. Dated: 04/12/2021, and in accordance with the footprint shown on submitted A-2 certified survey entitled, “Property Survey Prepared for, FEBBFOUR, LLC, 4 Sawmill Road, Town of Sherman, Fairfield County”. Last Revised: May 20, 2021. Prepared by: PAH, INC. Land Surveyors. Zone C.

Chair, R. Peburn read the Legal description into record. Clerk, C. Branson reviewed the application file and verified that the application was complete and accompanied with floor plans showing the increased floor space of 180 sq. ft. on the second floor, a certified A-2 survey was submitted showing the footprint of the building, an exterior plan showing the proposed 3’ x 4’ sign was submitted, a description of the request for amendment was included, an Agent letter designating E. Diller of Evolve Design Group as Acting Agent was included and Health Department approval, dated March 22, 2021 has been received with this application. C. Branson verified the proper fees have been received, and will follow up with a mailing list of abutters within 500’ of this property with a request for the appropriate mailing fees. Agent, E. Diller was present and gave the Commission a brief synopsis of the request for amendment. The Commission agreed they have received sufficient information to move this application to a Public Hearing. A site walk was scheduled to take place on June 12th, 2021 beginning at 9:00 am. The Public Hearing was set to take place on July 8th, 2021 beginning at 7:00pm (via ZOOM).

J. Burrurano Moved to Accept the Application for Amendment to an Existing Special Permit for 4 Sawmill Road, (Map- 75, Lot- 50) FEBBFOUR, LLC. Dave Febbraio; Member. Purpose: to update existing Special Permit for additional 180 square footage of floor space created to allow growth of business, storage of A.V. equipment and office space in footprint of existing building, and hang a new 3’ x 4’ sign submitted in accordance with granted ZBA Variance dated May 11, 2021 and proposed floor plans entitled,” SHS/ FEBBRAIO, 4 Sawmill Road, Existing Massing Plans,” created by: Evolve Design Group, LLC. Dated: 04/12/2021, and in accordance with the footprint shown on submitted A-2 certified survey entitled, “Property Survey Prepared for, FEBBFOUR, LLC, 4 Sawmill Road, Town of Sherman, Fairfield County”. Last Revised: May 20, 2021. Prepared by: PAH, INC. Land Surveyors. Zone C.

A site walk was scheduled to take place on June 12th, 2021 beginning at 9:00 am. The Public Hearing was set to take place on July 8th, 2021 beginning at 7:00pm (via ZOOM).

Seconded by: M. Lee

Vote: For: Unanimous

2. 8-24 Referral Request- 43 Route 39 North, (Map-23, Lot-15) Town of Sherman, Department of Public Works.

Purpose: to create an area and install five storage containers measuring 20’ long, by 8’ high, by 8’ wide to be used by Town organizations including Public Works and the Sherman Volunteer Fire Department and others for storage purposes in accordance with submitted Special Permit application and all within the proposed footprint shown on a marked up A-2 Survey entitled, “Sherman Highway Department, Erosion & Sediment Control Plan, Prepared for Town of Sherman, Connecticut”. Dated 03/26/2009. Prepared by: Zarecki & Associates, LLC. Zone A.

Seconded by: M. Lee

Vote: For: Unanimous
Chair, R. Peburn reviewed the 8-24 referral request letter submitted by First Selectman, D. Lowe in reference to his proposal submitted for a solution to improve current municipal storage at the Department of Public Works. Also included was a marked up copy of an A-2 survey showing the area where the five storage units are proposed along with a description of a single unit showing the physical dimensions and two photos of the proposed site. D. Lowe spoke briefly in reference to the proposal stating he wishes to create a better storage opportunity for the D.P.W. as well as other Town organizations including the Sherman Fire Department and others. The consensus of the Commission was the plan was clear and they were in favor of accepting the 8-24 Referral request of the First Selectman. Chair, R. Peburn stated the 8-24 Referral Request shall be granted and is in conformity with the P.O.C.D. and consistent with the master plan of the Town of Sherman.

3. Application for a Special Permit, 43 Route 39 North, (Map-23, Lot-15) Town of Sherman, Department of Public Works. Purpose: to create and install five storage containers measuring 20’ long, by 8’ high, by 8’ wide to be used by Town organizations including Public Works and the Sherman Volunteer Fire Department and others for storage purposes in accordance with requested 8-24 Approval and all within the proposed footprint shown on a marked up A-2 Survey entitled, “Sherman Highway Department, Erosion & Sediment Control Plan, Prepared for Town of Sherman, Connecticut.” Dated 03/26/2009. Prepared by: Zarecki & Associates, LLC. Zone A.

Chair, R. Peburn reviewed the application submitted which included aforementioned description letter, a marked up a-2 survey, an 8-24 referral request, several additional photographs showing existing conditions at the D.P.W. and two photos of the site area proposed along with the description of the physical dimensions of one unit. The Commission agreed they have received sufficient information to move this application to a Public Hearing. A site walk was scheduled to take place on June 12th, 2021 (Immediately following the previous site walk beginning at 9:00 am at 4 Sawmill, once this has concluded and the Commission gathers at this location) The Public Hearing was set to take place on July 8th, 2021 beginning at 7:00pm (via ZOOM).

M. Lee Moved to Accept the Application for a Special Permit- 43 Route 39 North, (Map-23, Lot-15) Town of Sherman, Department of Public Works. Purpose: to install five storage containers measuring 20’ long, by 8’ high, by 8’ wide each to be used by Town organizations including Public Works and the Sherman Volunteer Fire Department and others for storage purposes in accordance with requested 8-24 Approval and all within the proposed footprint shown on a marked up A-2 Survey entitled, “Sherman Highway Department, Erosion & Sediment Control Plan, Prepared for Town of Sherman, Connecticut.” Dated 03/26/2009. Prepared by: Zarecki & Associates, LLC. Zone A. A site walk was scheduled to take place on June 12th, 2021 (Immediately following the previous site walk beginning at 9:00 am at 4 Sawmill, once this has concluded and the Commission gathers at this location) The Public Hearing was set to take place on July 8th, 2021 beginning at 7:00pm (via ZOOM).

Seconded by: P. Voorhees Vote: For: Unanimous

*Commissioner J. Finch joined the Meeting at 7:15pm


Chair, R. Peburn read the Legal description into record. Clerk, C. Branson reviewed the application file and verified that the application was complete and accompanied with an A-2 certified survey showing the footprint of the garage, a floor plan showing the first floor with a separate full bathroom, and the second floor showing the proposed Accessory Apartment and a separate workout room. C. Branson verified the proper fees have been received. The Health Department approval was submitted with this application. The Commission agreed they have received sufficient information to move this application to a Public Hearing. A site walk was scheduled to take place on June 12th, 2021 (Immediately following the previous site walk before at 43 Route 39 North, once this site walk has concluded and the Commission gathers at this location) The Public Hearing was set to take place on July 8th, 2021 beginning at 7:00pm (via ZOOM).
R. Linkletter Moved to Accept the Application for a Special Permit Application for a Special Permit - 29 Route 55 West, (Map-34, Lot-28) Megan & Nick Longinotti. Purpose: to construct an Accessory Dwelling within the second floor of a proposed two story garage all in accordance with Zoning Regulations Section 324.1.A.2 Accessory Apartments as shown on submitted floor plans with a separate work-out room entitled Exhibit 1, Second floor lay-out and Exhibit 2, First Floor lay-out showing parking area and a full bathroom with a shower and building plans entitled: Nicholas Longinotti, 29 Route 55 West, Sherman, Connecticut” pages 1 through 11, created by: Homestead Structures, LLC. Dated May 26, 2021 and in accordance with the footprint shown on submitted certified A-2 Survey entitled “ Lot Line Revision Map. Prepared for: Nicholas E. Longinotti & Megan K. Longinotti & Land of Legacy Land Trust, LLC, #29 & #31 Route 55, Town of Sherman, County of Fairfield, State of Connecticut.” Dated: January 24, 2020. Prepared by: Arthur H. Howland & Associates, P.C. Zone A. A site walk was scheduled to take place on June 12th, 2021 (Immediately following the previous site walk at 43 Route 39 North, once concluded and the Commission gathers at this location) The Public Hearing was set to take place on July 8th, 2021 beginning at 7:00pm (via ZOOM).

Seconded by: M. Lee Vote: For: Unanimous

OLD BUSINESS:
None

PUBLIC COMMENT:

John Dwyer- stated he spoke to ZEO R. Cooper last week regarding follow up on a complaint filed.

Chair, R. Peburn- stated there were no new updates, once Mr. Cooper completes his assessment he is expected to give an update to the Commission, however it is possible this matter shall be turned over to the Town’s Legal Counsel.

Craig Bell- spoke in reference to correspondence sent to the Commission regarding activity he has observed on an abutting property which he has shared concerns.

APPROVAL OF MINUTES:

Minutes of May 6, 2021 Regular Monthly Meeting

M. Lee Moved to Approve the Minutes of May 6, 2021 Regular Monthly Meeting.

Seconded by: P. Voorhees Vote: For: Unanimous

Minutes of April 1, 2021 Regular Monthly Minutes

J. Burruano Moved to Approve the Minutes of April 1, 2021 Regular Monthly Minutes as amended.

Seconded by: M. Lee Vote: For: Unanimous

CORRESPONDENCE:

Chair, R. Peburn- spoke in reference to the correspondence that Mr. Bell sent regarding activities at his abutting neighbors’ property. Mr. Peburn stated that the Commission does not act independently as enforcement, Mr. Peburn stated the Zoning Enforcement Officer has addressed these issues raised and feels that they have been adequately dealt with.

First Selectman D. Lowe- letter of recommendation of D. Febbraio to fill a vacancy within the P & Z Commission.

D. Febbraio- spoke in reference to his letter of recommendation from the First Selectman to be appointed a seat on the Commission. Mr. Febbraio spoke briefly regarding his background and community involvement in the Town.

ZONING ENFORCEMENT OFFICER’S REPORT: Tabled to the next Regular Meeting.
CHAIRMAN REPORT:

Chair, R. Peburn discussed the possibility of holding in person meetings soon. The Commission weighed in on their comfort levels but agreed it will be much better meeting in Town Hall again once protocol has been set for safety. Mr. Peburn requested the opinion of long term Alternate Jerry Seigel to see if he would be interested in filling the vacant Commission seat. Mr. Seigel stated he would be very happy to become a full member. The Commission discussed with Mr. Febbraio the responsibilities and duties involved with becoming a member of this Commission. Mr. Febbraio agreed it made sense to come on to the Commission as an Alternate. The following action took place:

R. Linkletter Moved to appoint Jerry Seigel to a permanent full Commissioner status to complete Neil Volkmar’s recently vacated term, set to expire January 1, 2022.

Seconded by: J. Finch          Vote: For: Unanimous

J. Finch Moved to accept the recommendation of the First Selectman, D. Lowe to appoint David Febbraio as a Planning & Zoning Alternate Commissioner for a two year term set to expire January 1, 2023.

Seconded by: R. Linkletter      Vote: For: Unanimous

REGULATION REVIEW: None

ADJOURNMENT: R. Peburn Adjourned the Meeting at 10:15 pm.

Respectfully Submitted By:

Christine Branson,
Administrative Clerk to the P&Z Commission
June 10, 2021