and Alternates: R. Linkletter and D. Febbraio

Absent: None

Also Present: Land Use Atty. M. Branse, ZEO, R. Cooper, and Administrative Clerk, C. Branson

Audience: First Selectman D. Lowe, E. Diller, D. Febbraio, M. Longinotti, N. Longinotti, J. Dwyer, J. Korniewicz

CALL TO ORDER:
R. Peburn Called the Meeting to Order at 7:06 pm

PUBLIC HEARING I:
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,

Chair R. Peburn opened the Public Hearing for this application. Secretary M. Lee read the Legal Warning into record. Clerk C.
Branson stated the Legal Notice was published in the Town Tribune on June 24th and again on July 1, 2021. Seventeen abutting
neighbors within 500 feet were sent the Legal warning by certified mail on June 22, 2021. No correspondence was received. This
property received ZBA approval on May 11, 2021 to change the existing roofline by 3’ to increase the second story floor space to a
full floor, presently a loft style partial second story. The approved Variance included a new cupola and shed roof overhang above the
entryway door. This current application is to amend the existing Special Permit, granted October 2, 2014 which was for a home
electronics business office within an existing building of 380 sq. ft., with two employees and no visiting clients. The amendment is
requesting approval for the 180 sq. ft. increase to the second floor which would allow the business to grow as well as provide storage
of equipment. This amendment also includes a 4’ x 3’ sign which shall not be illuminated. The Commission conducted a site walk on
June 12th to view the proposed activity site. The Commission reviewed the approved ZBA Variance and the original approved Special
Permit. The original Special Permit approved a total of eight parking spaces, two employees and a sign was not requested. The current
amendment requests the approval for a mounted, non-illuminated 4’ x 3’ sign. Erich Diller was present to speak on behalf of the
application. Mr. Diller clarified the total increase of square footage to the second floor would bring the building from 500’ sq. ft. to
676’ sq. ft. overall. Discussion followed regarding the total height of the building with the new cupola, which was determined at
approximately 28’ high. There was no further discussion.

J. Burrano Moved to Close the Public Hearing for the Application to Amend an
Existing Special Permit - 4 Sawmill Road, (Map- 75, Lot- 50) FEBBFOUR, LLC. Dave
Febbraio; Member.

Seconded by: R. Lenihan

Vote: For: Unanimous

PUBLIC HEARING II:
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,
Associates, LLC. Zone A.
Chair R. Peburn opened the Public Hearing for this application. Secretary M. Lee read the Legal Warning into record. Clerk C. Branson stated the Legal Notice was published in the Town Tribune on June 24th and again on July 1, 2021. Thirty abutting neighbors within 500 feet were sent the Legal warning by certified mail on June 22, 2021. The Commission conducted a site walk on June 12th to view the proposed activity site. No correspondence was received. First Selectman D. Lowe was present to speak on behalf of the application. The proposal is to place five 20’ x 8’ x 8’ storage containers on an already paved area as specified on the survey submitted with this application. The Commission discussed the two dilapidated storage trailers that exist on this property requesting the length of time suitable for removal of the two existing trailers. ZEO, R. Cooper brought the Commission’s attention to an existing storm water run-off permit with the State which will require an update showing the proposed change. The Commission discussed imposing possible conditions regarding lighting and a timeline that is reasonable to require the removal of the existing storage trailers with the First Selectman. No further discussion took place.

M. Lee Moved to Close the Public Hearing for the Application for a Special Permit- 43 Route 39 North, (Map-23, Lot-15) Town of Sherman, Department of Public Works.
Seconded by: R. Lenihan
Vote: For; Unanimous

PUBLIC HEARING III:


Chair R. Peburn opened the Public Hearing for this application. Secretary M. Lee read the Legal Warning into record. Clerk C. Branson stated the Legal Notice was published in the Town Tribune on June 24th and again on July 1, 2021. Fourteen abutting neighbors within 500 feet were sent the Legal warning by certified mail on June 22, 2021. The Commission conducted a site walk on June 12th to view the proposed activity site. One letter of correspondence was received from abutting neighbors John & Deborah Korniewicz stating privacy concerns in relation to the proximity of the proposed apartment to their home. The Commission discussed the size of the detached garage and confirmed the garage is less square footage than the principal dwelling. The proposed accessory dwelling is under 1,200 square feet overall. Health approval was submitted with the application. The Commission discussed the proposed accessory dwelling criteria. No further discussion took place.

P. Voorhees Moved to Close the Public Hearing for Application for a Special Permit- 29 Route 55 West, (Map-34, Lot-28) Megan & Nick Longinotti.
Seconded by: R. Lenihan
Vote: For; Unanimous

OLD BUSINESS:

DELIBERATION of PUBLIC HEARING I: Application to Amend an Existing Special Permit - 4 Sawmill Road, (Map- 75, Lot 50) FEBBFOUR, LLC. Dave Febbraio

Chair, R. Peburn opened the Deliberations portion of this application Hearing. The Commission discussed the proposed non illuminated 4’ x 3’ sign.

R. Lenihan Moved to Approve the 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.

CONDITIONS: A 3’ x 4’ non-illuminated sign shall be included with this approval.
Seconded by: J. Seigel
Vote: For; Unanimous
DELIBERATION of PUBLIC HEARING II: Application for a Special Permit- 43 Route 39 North, (Map-23, Lot-15) Town of Sherman, Department of Public Works.

Chair, R. Peburn opened the Deliberations portion of this application Hearing. The Commission discussed placing a condition pending the approval of the 5 storage containers with a time restriction to remove the existing two storage trailers within a certain amount of time. No lighting requirement shall be implemented.

J. Seigel Moved to Approve the Application for a Special Permit- 43 Route 39 North, (Map-23, Lot-15) Town of Sherman. Department of Public Works. Purpose: Install 5(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 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. CONDITIONS: There shall be no stipulation to require lighting. Upon the delivery of the first container, there shall be no more than 5 (five) 20’x 8’x 8’ storage containers maximum on the property at one time with the exception that the Town shall be given 365 days to remove the 2 (two) existing storage trailers; subject to extension upon request to the Planning & Zoning Commission for good cause shown.

Seconded by: R. Lenihan Vote: For: Unanimous

DELIBERATION of PUBLIC HEARING III: Application for a Special Permit- 29 Route 55 West, (Map-34, Lot-28) Megan & Nick Longinotti

Chair, R. Peburn opened the Deliberations portion of this application Hearing. The Commission discussed the proximity to the neighbors’ home and possibly putting a screening condition upon approval. No screening shall be required.

P. Voorhees Moved to Approve 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. Accessory Apartments & Dwellings 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.

Seconded by: J. Seigel Vote: For: 4 Against: 3 (M. Lee, J. Burrutto, and R. Lenihan)

NEW BUSINESS:


Chair, R. Peburn read the Legal description into record. Clerk C. Branson verified all materials have been submitted to meet the criteria for a Special Permit hearing.

M. Lee Moved to Accept the Application for a Special Permit- 44 Briggs Hill Road (Map- 16, Lot- 5) Kadley Farm (CT) LLC, Robert & Tia Gierkink. Purpose: to construct a two story 850 total square foot Accessory Dwelling within an existing two story accessory building all in accordance with Zoning Regulations Section 324.1.A-1 Accessory Dwellings as shown on submitted floor plans and in the exact location shown on submitted A-2 survey entitled “Property Survey Prepared for Samuel L. & Louise B. Edelman, Sherman, CT” Dated: September 29, 2015. Prepared by: John M. Farnsworth& Associates. Zone A. The Public Hearing was set for August 5, 2021 beginning at 7:00 pm via ZOOM. A Site Walk was set for July 17th, 2021 beginning at 8:30 am.

Seconded by: J. Seigel Vote: For: Unanimous
Application for a Special Permit- 47 Church Road (Map-23, Lot-72) Catherine Cooke & Ian Gribble- Purpose: to construct an Accessory Dwelling within an existing accessory building, all in accordance with Zoning Regulations Section 324.1.A-1 Accessory Dwellings as shown on submitted floor plans entitled “Gribble-Cooke Residence, 47 Church Road, Sherman, CT 06784” Prepared by: Spring Lake Garden Design. As shown in the exact footprint location shown on submitted A-2 survey entitled “Map Prepared for Catherine Cooke & Ian Gribble, Church Road, Town of Sherman, County of Litchfield, State of Connecticut”. Dated December 1999. Prepared by: Arthur H. Howland & Associates, P.C., Zone A.

Chair, R. Peburn read the Legal description into record. Clerk C. Branson verified all materials have been submitted to meet the criteria for a Special Permit hearing. The Commission tabled acceptance of this application until the next Regular Meeting on August 5th, 2021. No site walk date was set.

PUBLIC COMMENT: None

APPROVAL OF MINUTES: Minutes of Regular Monthly Meeting of June 3, 2021

J. Burrano Moved to Approve the Regular Meeting Minutes of June 3, 2021 as written.
Seconded by: M. Lee Vote: For: Unanimous

CORRESPONDENCE: None

ZONING ENFORCEMENT OFFICER’S REPORT: May- June 2021

Zoning Enforcement Officer Ron Cooper submitted a Report for May- June 2021. There were twenty one Zoning applications approved. Four driveway permits were issued. One Driveway Bond was released. One Statement of Intent was approved. No applications were withdrawn. No applications were denied. No applications were denied without prejudice. No applications were returned for lack of information. Ten applications remain under review seeking further information. Several ongoing cases were discussed that remain under continued review.

R. Lenihan Moved to Accept the Zoning Enforcement Officer’s May- June 2021 Report as presented.
Seconded by: M. Lee Vote: For: Unanimous

COMMITTEE REPORTS: None

CHAIRMAN REPORT: None

REGULATION REVIEW: None

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

Respectfully submitted by:

Christine Branson, Administrative Clerk to the Commission
July 16, 2021