CALL TO ORDER: R. Peburn Called the Meeting to Order at 7:08 pm

PUBLIC HEARING I:

Application for a Special Permit- 44 Briggs Hill Road (Map-16, Lot-5) Kadley Farm (CT) LLC, Robert & Tia Gierkink.

This Public Hearing was not opened. The Legal Notice was warned improperly and shall be rescheduled to September 2, 2021. The Legal Notice shall be corrected and will be published in the newspaper and certified letters shall be sent to property abutters within 500’ of the applicant’s.

OLD BUSINESS:

DELIBERATION of PUBLIC HEARING I:

Application for a Special Permit- 44 Briggs Hill Road (Map-16, Lot-5) Kadley Farm (CT) LLC, Robert & Tia Gierkink.

No deliberations took place, Public Hearing was rescheduled to September 2, 2021

NEW BUSINESS:

I. 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 “As-Built Plan, Prepared for Catharine Cooke & Ian Gribble, # 47 Church Road, Town of Sherman, County of Fairfield, State of Connecticut.” Last Revised: December 1, 2000. 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 and meet the criteria for a Special Permit hearing.

J. Burruano Moved to accept the Application for a Special Permit- Application for a Special Permit- 47 Church Road (Map-23, Lot-72) Catherine Cooke & Ian Gribble- For an Accessory Dwelling within an existing accessory building, all in accordance with Zoning Regulations Section 324.1.A-1 Accessory Dwellings, not to exceed 1,200 sq. ft. 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 “As-Built Plan, Prepared for Catharine Cooke & Ian Gribble, # 47 Church Road, Town of Sherman, County of Fairfield, State of Connecticut.” Last Revised: December 1, 2000. Prepared by: Arthur H. Howland & Associates, P.C.. Zone A. The Public Hearing was set for September 2, 2021 beginning at 7:00 pm via ZOOM. A Site Walk was set for August 21st, 2021 beginning at 8:30 am.

Seconded by: J. Finch Vote: For: Unanimous
II: Application to Amend an Existing Special Permit - 44 Spring Lake Road (Map- 22, Lot-17) McKinnon, Hannah Roberts. Special Permit to Amend an existing Special Permit to update the floor plan to reflect existing as built conditions as shown on submitted floor plans entitled “Exhibit A” and within the footprint of the existing accessory structure labeled “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 read the Legal description into record. ZEO, R. Cooper stated Health approval was received today. Clerk C. Branson verified all materials have been submitted and meet the criteria for a Special Permit hearing.

J. Burreano Moved to Accept the Application to Amend an Existing Special Permit - 44 Spring Lake Road (Map- 22, Lot-17) McKinnon, Hannah Roberts. Special Permit to Amend an existing Special Permit to update the floor plan to reflect existing as built conditions as shown on submitted floor plans entitled “Exhibit A” and within the footprint of the existing accessory structure labeled “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. The Public Hearing was set for September 2, 2021 beginning at 7:00 pm via ZOOM. A Site Walk was set for August 21st, 2021 beginning at 8:30 am.

Seconded by: J. Finch

Vote: For: Unanimous

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

Minutes of Regular Monthly Meeting July 8, 2021

J. Seigel Moved to Approve the Meeting Minutes of Regular Monthly Meeting July 8, 2021 as amended.

Seconded by: R. Lenihan

Vote: For: Unanimous

Minutes of a Site walk July 24, 2021

J. Burreano Moved to Approve the Meeting Minutes of a Site walk July 24, 2021 as amended.

Seconded by: J. Finch

Vote: For: Unanimous

CORRESPONDENCE:

First Selectman, D. Lowe-
letter of recommendation for potential new Commission member C. DaCunha. Chair R. Peburn read the letter into record.

Attorney L. Buzaid-
letter of clarification regarding the extended dates of approval per Connecticut Public Acts 21-34 and 21-163 for Chapel Hill Subdivision. Discussion of this letter shall be put on the September agenda.

ZONING ENFORCEMENT OFFICER’S REPORT: July 2021

Zoning Enforcement Officer Ron Cooper submitted a Report for July 2021. There were fourteen Zoning applications approved. No Statements of Intent was approved. No applications were withdrawn. One application was denied. No applications were denied without prejudice. No applications were returned for lack of information. Eighteen applications remain under review seeking further information. Several ongoing cases were discussed that remain under continued review.

J. Burreano Moved to Accept the Zoning Enforcement Officer’s July 2021 Report as presented.

Seconded by: R. Lenihan

Vote: For: Unanimous

COMMITTEE REPORTS:

None
CHAIRMAN REPORT:

Chair, R. Peburn invited Mr. DaCunha to speak about his interest in serving as an Alternate on the Commission. Mr. DaCunha stated he has lived in Sherman for over 20 years. He is a residential builder of single family dwellings, primarily in the Fairfield County area. He has never been before P&Z as an applicant, however is familiar with the process and function of this Commission. He has volunteered for some organizations in Town but never served on a formal board. ZEO R. Cooper stated he has known Mr. DaCunha for 20 years and feels he would be a good fit with this Commission. Alternate D. Febbraio also stated he has known Mr. DaCunha both personally and professionally and agrees, the Commission would benefit by his involvement.

**J. Burruano Moved** to Approve the appointment of Christian DaCunha to serve as an Alternate member of the Planning & Zoning Commission for a two year term, set to expire 01/01/2023.

*Seconded by: J. Finch*  
*Vote: For: Unanimous*

CHAIRMAN REPORT CONTINUED:

Chair R. Peburn read a transcribed statement made before the CT Siting Council during Hearing of Docket # 499 by a town resident, identified as an intervenor, Stan Greenbaum. The Commission has drafted a letter of response to the CT Siting Council, Executive Director, M. Bachman to clarify their position of the Commission regarding the statements made. Commissioner Seigel recused himself from this discussion and action.

**J. Burruano Moved** to approve the letter to be sent to the CT Siting Council, Executive Director, M. Bachman, regarding statement made by a town resident, identified as an intervenor, Stan Greenbaum at the Hearing of Docket # 499.  

*Seconded by: J. Finch*  
*Vote: For: 7/ Abstain: 1 (J. Siegel)*

REGULATION REVIEW:

Chair, R. Peburn reminded the Commissioners that the POCD will need to be updated in the coming year and it is time for everyone to review the last revision, approved in June of 2013. This is anticipated to become an agenda item at the October or November meeting.

ADJOURNMENT:  
Chair, R. Peburn Adjourned the Meeting at 8:06pm

Respectfully submitted by:

Christine Branson, Administrative Clerk to the Commission  
August 12, 2021