REGULAR MONTHLY MEETING MINUTES  
Thursday, September 2, 2021 7:00 pm. via * ZOOM virtual meeting


Absent: J. Burruano, J. Finch, and J. Seigel

Also Present: Administrative Clerk, C. Branson

Absent: ZEO, R. Cooper

Audience & Invited: B. Cadovius, J. Brown and H. McKinnon

CALL TO ORDER: R. Peburn Called the Meeting to Order at 7:19 pm

Alternates R. Linkletter, D. Febbraio, C. DaCunha were elevated to voting status due to the absence of Commissioners: J. Burruano, J. Finch, and J. Seigel.

PUBLIC HEARING I:

Special Permit- 44 Briggs Hill Road (Map- 16, Lot- 5) Kadley Farm (CT) LLC, Robert & Tia Gierkink. For construction of an Accessory Dwelling within the footprint (storage & carport) of the existing “Frame Storage Building”, all in accordance with Zoning Regulations Section 324.1.A.1 Accessory Dwellings, approximately 1,080 sq. ft., not to exceed 1,200 sq. ft. as shown on submitted floor plans, (Exhibit A, Exhibit B) 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.

Chair, R. Peburn opened the Public Hearing. Secretary M. Lee read the Legal Notice into record. Clerk C. Branson verified the contents of the application file. The application file contained an A-2 certified survey, a floor plan of the proposed accessory dwelling within an existing building, photographs of the surrounding property, health approval and proof of occupancy by the owners. Appointed Agent, Brant Cadovius was present to speak on behalf of the application. Legal Notice was published in the Town Tribune on August 19th and again on August 26, 2021. Nine abutters within 500’ were sent the Legal Notice by certified mail on August 17, 2021. No correspondence has been received. There were two site walks conducted by the Commission on this property to view the existing building and interior area where the accessory dwelling living space is proposed. The Commission was satisfied with the information provided, no further discussion took place.

R. Linkletter Moved to Close the Public Hearing for Special Permit- 44 Briggs Hill Road (Map- 16, Lot- 5) Kadley Farm (CT) LLC, Robert & Tia Gierkink. For construction of an Accessory Dwelling within the footprint (storage & carport) of the existing “Frame Storage Building”, all in accordance with Zoning Regulations Section 324.1.A.1 Accessory Dwellings, approximately 1,080 sq. ft., not to exceed 1,200 sq. ft. as shown on submitted floor plans, (Exhibit A, Exhibit B) 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.

Seconded by: M. Lee 

Vote: For: Unanimous
PUBLIC HEARING II:

Special Permit- 47 Church Road (Map- 23, Lot- 72) Catherine Cooke & Ian Gribble-For construction of an Accessory Dwelling (post-facto) approximately 1,160 sq. ft. within an existing accessory building (second floor), 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.

Elevated member, C. DaCunha recused himself from this hearing and deliberation. Chair, R. Peburn opened the Public Hearing. Secretary M. Lee read the Legal Notice into record. Clerk C. Branson verified the contents of the application file. The application file contained an A-2 certified survey, a floor plan of the proposed accessory dwelling within an existing building, health approval and proof of occupancy by the owners. The applicants were not present to speak on behalf of the application. Legal Notice was published in the Town Tribune on August 19th and again on August 26, 2021. Sixteen abutters within 500’ were sent the Legal Notice by certified mail on August 17, 2021. No correspondence has been received. A site walk was conducted by the Commission to view the existing building and interior area where the post-facto accessory dwelling living space exists. The Commission was satisfied with the information provided, no further discussion took place.

M. Lee Moved to close Public Hearing II for a Special Permit- 47 Church Road (Map- 23, Lot- 72) Catherine Cooke & Ian Gribble-For construction of an Accessory Dwelling (post-facto) approximately 1,160 sq. ft. within an existing accessory building (second floor), 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.

PUBLIC HEARING III:

Application to Amend an Existing Special Permit- 44 Spring Lake Road (Map- 22, Lot-17) McKinnon, Hannah Roberts. Request to Amend the existing Special Permit granted by the P&Z Commission on December 3, 2020 by modifying the floor plan to reflect as built conditions as shown on submitted floor plans entitled “Exhibit A” dated 07/28/2021 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 opened the Public Hearing. Secretary M. Lee read the Legal Notice into record. Clerk C. Branson verified the contents of the application file. The application file contained an A-2 certified survey, a floor plan reflecting the proposed amendment, photographs of the interior of the accessory building, health approval and a copy of the original Special Permit approval issued December 18, 2020. Appointed Agent John Brown was present to speak on behalf of the application. Hannah McKinnon joined the discussion at 7:40 pm. Legal Notice was published in the Town Tribune on August 19th and again on August 26, 2021. Ten abutters within 500’ were sent the Legal Notice by certified mail on August 17, 2021. No correspondence has been received. A site walk was conducted by the Commission to view the existing building and interior. Discussion followed regarding the garage door that was part of the original approval and now is not present on the building. The applicants stated that the garage door that was originally part of the first Special Permit approval, was intended to be repurposed into the renovation, however it was deemed rotted beyond use and the plan was changed to windows as it exists today. Chair R. Peburn suggested this Public Hearing be continued to allow the Zoning Enforcement Officer, R. Cooper a chance to have input to the discussion and clarify details for the Commission. The Commission agreed that more clarification from the ZEO would be helpful. The applicants agreed to continue the Public Hearing. This Public Hearing was continued to October 7th, 2021 at 7:00 pm.

R. Linkletter Moved to Continue Public Hearing III- Application to Amend an Existing Special Permit- 44 Spring Lake Road (Map- 22, Lot-17) McKinnon, Hannah Roberts. Request to Amend the existing Special Permit granted by the P&Z Commission on December 3, 2020 by modifying the floor plan to reflect as built conditions as shown on submitted floor plans entitled “Exhibit A” dated 07/28/2021 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.

Continuation of this Public Hearing shall take place on October 7th, 2021 beginning at 7:00 pm.

Seconded by: R. Lenihan Vote: For: Unanimous

Page 2 of 4
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.

R. Linkletter Moved to Approve the Special Permit - 44 Briggs Hill Road (Map- 16, Lot- 5) Kadley Farm (CT) LLC, Robert & Tia Gierkink. For construction of an Accessory Dwelling within the footprint (storage & carport) of the existing “Frame Storage Building”, all in accordance with Zoning Regulations Section 324.1.A.1 Accessory Dwellings, approximately 1,080 sq. ft., not to exceed 1,200 sq. ft. as shown on submitted floor plans, (Exhibit A, Exhibit B) 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.

Seconded by: P. Voorhees

Vote: For: Unanimous

DELIBERATION of PUBLIC HEARING II:
Application for a Special Permit - 47 Church Road (Map- 23, Lot- 72) Catherine Cooke & Ian Gribble

P. Voorhees Moved to Approve the Special Permit - 47 Church Road (Map- 23, Lot- 72) Catherine Cooke & Ian Gribble for construction of an Accessory Dwelling (post-facto) approximately 1,160 sq. ft. within an existing accessory building (second floor), 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.

Seconded by: P. Voorhees

Vote: For: 5 / Against: 1 (R. Lenihan)/ Abstained: 1 (C. DaCunha)

DELIBERATION of PUBLIC HEARING III:
Application to Amend an Existing Special Permit - 44 Spring Lake Road (Map- 22, Lot-17) McKinnon, Hannah Roberts

No deliberation took place, the Public Hearing for this application was continued to take place on October 7th, 2021 beginning at 7:00 pm.

NEW BUSINESS: None

PUBLIC COMMENT:

J. Dwyer- inquiring about the status of a complaint. Additionally he requested if the “Public Comment” portion of the next meeting could be moved on the Agenda, to follow the ZEO report so he has an opportunity to ask questions about the report.

APPROVAL OF MINUTES:

Minutes of Regular Monthly Meeting August 5, 2021

P. Voorhees Moved to Approve the Minutes of Regular Monthly Meeting, August 5, 2021 as written.

Seconded by: R. Lenihan

Vote: For: Unanimous

Minutes of a Site walk, August 20, 2021

R. Linkletter Moved to Approve the Meeting Minutes of a Site walk of August 20, 2021 as written.

Seconded by: D. Febbraio

Vote: For: Unanimous

Minutes of a Site walk, August 21, 2021

M. Lee Moved to Approve the Meeting Minutes of a Site walk, August 21, 2021 as written.

Seconded by: R. Lenihan

Vote: For: Unanimous
CORRESPONDENCE:

S. Greenbaum- wrote a letter of apology to the P&Z Commission regarding an incorrect statement made at CT Siting Council Hearing Docket #499, during Intervenor’s Post Hearing Brief.

ZONING ENFORCEMENT OFFICER’S REPORT: August 2021

Discussion of the August 2021 ZEO Report was tabled to the October 7, 2021 Monthly Meeting.

COMMITTEE REPORTS: None

CHAIRMAN REPORT:

FY 2020-21 P&Z Annual Report:

R. Linkletter Moved to approve the FY 2020-21 P&Z Annual Report, as amended.
Seconded by: M. Lee Vote: For: Unanimous

REGULATION REVIEW:

Chair, R. Peburn reminded the Commissioners that the P.O.C.D. needs to be reviewed and updated. He asked that each Commissioner read through the P.O.C.D. and make notes where necessary. This will be an Agenda item beginning at the October meeting.

ADJOURNMENT: Chair, R. Peburn Adjourned the Meeting at 8:39 pm

Respectfully submitted by:

Christine Branson, Administrative Clerk to the Commission
September 9, 2021