REGULAR MONTHLY MEETING MINUTES
Thursday, December 2, 2021 7:00 pm.

Members Present: R. Peburn, J. Burruano, P. Voorhees, M. Lee, R. Lenihan, J. Seigel, *J. Finch (joined the Meeting at 7:10pm) and Alternates D. Febbraio, R. Linkletter and, C. DaCunha

Absent: None

Also Present: Administrative Clerk, C. Branson, and ZEO, R. Cooper

Audience & Invited: H. Roberts, J. Brown, B. Ackerman, and T. Hollander

CALL TO ORDER:

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

J. Burruano Moved to Amend the Agenda to add to the Agenda:
Under Correspondence- First Selectman, Don Lowe- 8-24 Referral Request
Seconded by: M. Lee
Vote: For: Unanimous

OLD BUSINESS: None

NEW BUSINESS:

Application for an Amendment for a Special Permit- 44 Spring Lake Road (Map- 22, Lot-17) Hannah F. Roberts.
Request to Amend the existing Special Permit granted by the P&Z Commission on December 3, 2020 with a modified floor plan to allow for motor vehicles to access the interior of the garage portion of the barn through a rear entrance shown on floor plans marked as “Exhibit A” submitted 11/24/2021 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 discussion for the Application to Amend an Existing Special Permit for 44 Spring Lake Road. Chair Peburn clarified to the Commission that this is a different application than the request to Amend an Existing Special Permit for this address last month, the floor plan has been modified differently. Clerk, C. Branson verified the application is complete. The file contains an executed application, a new floor plan marked “Exhibit A, dated November 24, 2021” A survey and an abutters’ mailing list has been submitted. Clerk, C. Branson stated she spoke to the Health Director, and he verified the current approval is still applicable for this proposed modification. Chair R. Peburn stated to the applicant that the Commission will be requesting building plans created by an engineer to clarify building dimensions and elevations. The applicants were present to speak on behalf of their application. Mr. Brown asked if the request for engineered plans was customary for this type of modification. Mr. Brown added, his application has been before this Commission three times now and this is the first time he has been asked for an engineered building plan. Chair Peburn stated there is very little detail in the submitted hand drawings and this application requires clarification of the square footage and ground elevation regarding the retaining wall proposed at the rear of the building.

M. Lee Moved to accept and set for a Public Hearing for January 6, 2022 beginning at 7:00pm via ZOOM Meeting this Application for an Amendment for a Special Permit- 44 Spring Lake Road (Map- 22, Lot-17) Hannah F. Roberts. Request to Amend the existing Special Permit granted by the P&Z Commission on December 3, 2020 with a modified floor plan to allow for motor vehicles to access the interior of the garage portion of the barn through a rear entrance shown on floor plans marked as “Exhibit A” submitted 11/24/2021 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.

Seconded by: R. Lenihan
Vote: For: Unanimous
2022 Schedule of Meetings

J. Burruano Moved to Accept the 2022 P&Z Schedule of Meetings as presented.
Seconded by: M. Lee  
Vote: For: Unanimous

PUBLIC COMMENT:  None

APPROVAL OF MINUTES:

Minutes of Regular Monthly Meeting October 7, 2021
J. Burruano Moved to Approve the Minutes of Regular Monthly Meeting October 7, 2021 as amended.
Seconded by: M. Lee  
Vote: For: Unanimous

Minutes of Regular Monthly Meeting of November 4, 2021
J. Burruano Moved to Approve the Minutes of Regular Monthly Meeting of November 4, 2021 as amended.
Seconded by: M. Lee  
Vote: For: Unanimous

Minutes of a Mid- Month Meeting of November 16, 2021
J. Burruano Moved to Approve the Minutes of Mid- Month Meeting of November 16, 2021 as written.
Seconded by: M. Lee  
Vote: For: Unanimous

CORRESPONDENCE:

Chapel Hill Properties, LLC-  Re: CT Public Acts 21-34 and 21-163 extension request
Western Connecticut Council of Governments-  Western Connecticut Regional Affordable Housing Plan
First Selectman, D. Lowe-  8-24 Referral request for consideration of leasing Town owned property for a possible Senior Housing Development.

ZONING ENFORCEMENT OFFICER’S REPORT:  None

COMMITTEE REPORT:  None

CHAIRMAN REPORT:

Appointment of Nomination Committee

Chair, R. Peburn appointed the following Commissioners to the Nominating Committee: Jeannene Burruano, Jill Finch, and Jerry Seigel.

ADJOURNMENT:

Chair, R. Peburn Adjourned the Meeting at 8:49pm.

Respectfully submitted by,

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Christine Branson, Administrative Commission Clerk
December 9, 2021