The Planning and Zoning Commission of the Town of Sherman, Connecticut will hold the following Public Hearings at their Regular Monthly Meeting on January 6, 2022 beginning at 7:00 p.m. via ZOOM to consider the following:

Public Hearing I

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.

Public Hearing II

PROPOSED AMENDMENT TO THE CURRENT ZONING REGULATIONS:

AMEND: SECTION 323. NUISANCES AND PROHIBITED USES

323. 1 Prohibited Uses, General:
Any uses not listed as permitted by these Regulations are deemed to be prohibited.

323.2 Prohibited Uses, Specific:
Without limiting the general prohibition of Section 323.1 above, certain uses are identified in this Section for specific prohibition in any Zone, as principal or accessory uses, and no use category set forth in these Regulations shall be deemed to include any use set forth herein:

a. No person shall use, or permit the use of, real property for the purpose of accumulating junk, including motor vehicles and motor vehicle parts, debris, waste and second-hand material, in such quantity and in such a manner as to cause unsightly, offensive and repugnant appearance and/or odors which would tend to depreciate the value of neighboring property or to be inimical to the public health, safety, or general welfare.

DELETE: b. Marijuana Dispensary Facility or Production Facility as defined in Section 21a-408-1 of the Regulations of State Agencies, as the same may be amended from time to time.


DELETE: SECTION 325: Temporary and limited moratoria from Medical Marijuana Producers and Dispensary Facilities: Purpose: The purpose of this moratorium is to provide relief from considering applications for Medical Marijuana Producers and Dispensary Facilities. The Planning and Zoning Commission will review the “State of Connecticut Regulation of the Department of Consumer Protection concerning Palliative Use of Marijuana” and the associated application process for producers and dispensary facilities in order to draft and adopt Zoning Regulations regarding the production and distribution of medical marijuana within the Town of Sherman that are the result of a proper review process and planning regarding these new uses. Applicability: During this temporary and limited moratorium, no new application for a Medical Producer or Dispensary Facility shall be received or acted upon by the Commission for a period of one (1) year. Effective Date and Term: this temporary moratorium will be effective on May 16, 2014 and shall remain in effect until May 16, 2015. Revisions to the term of the moratorium may be made for good cause through a similar public hearing process as created this Section.

DELETE: AMENDMENT to 325: Moratorium from Medical Marijuana Producers and Dispensary Facilities: At the Planning & Zoning Commission Public Hearing on May 7, 2015 the Commission Approved a Six month Extension of the term of the existing Temporary and limited moratorium from Medical Marijuana Producers and Dispensary Facilities set to expire May 16th, 2015, extended to remain in effect until November 16, 2015.

AMEND: SECTION 610. DEFINITIONS:

ADD: Cannabis Establishment- means a producer, dispensary, facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager or delivery service, all as defined in the Responsible and Equitable Regulation of Adult – Use Cannabis Act; P.A. 21-1.

At this hearing, interested parties may appear and be heard and written communications received. The above file is available for inspection in the Planning and Zoning Commission office as well as the Town Clerk's office during regular office hours.

Dated at Sherman, Connecticut this 9th day of December, 2021

PLANNING AND ZONING COMMISSION

Ryan Peburn, Chair