Call to Order the Biennial Organizational Meeting:

Acting Chair R. Hudson Called the Biennial Organizational Meeting to Order at 7:10 p.m.

Acting Chair, R. Hudson read an excerpt from Article VII Election of Officers the ZBA By-Laws. It was determined there were not enough Regular members present to have a quorum (4 Regular Members) to conduct an official vote. The Annual Organizational Meeting was tabled to the next Regular Meeting.

K. Fazzone Adjourned the Biennial Organizational Meeting.

Call to Order the Regular Monthly Meeting:

R. Hudson Called the Regular Monthly Meeting to Order at 7:13pm.

Alt. J. Bonner and A. Chiaramonte were elevated to voting member status.

Public Hearing I:

ZBA Case 687- Colen, Stephen R., 28 Deer Run Trail, Sherman, CT 06784. (M-69, L-30) Requesting Variance of Section 332.5 Minimum Setback Requirements, Front Yard- From 50’ to 27.7’; Requesting Variance of Section 332.5 Minimum Setback Requirements, Front Yard- From 50’ to 38.5’; Requesting Variance of Section 384 Increase of Non-Conformity, Other than Use- to allow construction of an 18’ x 23.7’ addition in the exact proposed location and footprint shown on submitted A-2 Survey entitled: “Zoning Location Survey, Lot 27, Deer Run Shores, Sect. A, N/F Stephen Colen & Helen Colen, 28 Deer Run Trail, Sherman, CT.” Prepared by: Compass Engineering Group, LLC. Dated September 7, 2018 Zone B.

Acting Chair R. Hudson Opened the Public Hearing for ZBA Case 687- Colen, Stephen R., 28 Deer Run Trail, Sherman, CT 06784, (M-69, L-30). Mr. Hudson reviewed the contents of the application file. The legal warning was published in the Town Tribune on September 20th and again on September 27, 2018. R. Hudson read the Legal Warning into record. Two abutting neighbors were notified by certified mail. No correspondence was received. The file contained a completed application, a hardship letter, which was read into record by K. Gubner, stating the hardship is created by the minimal size of the lot and the even smaller compliant buildable area. The rest of the property is occupied by the well, septic, reserve septic, and proximity to the 440 line on the lakeside. The owner states in the hardship letter due to the small rooms and configuration of the home, it is difficult to entertain their sizable family in a practical manner. They would like the ability to build an addition onto the home and reconfigure the interior living area to maximize their enjoyment of this home. They chose the proposed location for the addition to lessen the area of noncompliance. The file contained an Agent letter naming Todd Harrison, Kari Colen and or
Tom Daute the ability to speak on the owner’s behalf. The proposed addition is 18.0’ x 23.7’, 28’ tall at the peak of the roof and will be attached to the northeastern portion of the existing dwelling. This property has been granted a previous variance to allow a two car garage located on the northwestern portion of the property at 26.2’ from the front property line. The lake side of this property is significantly elevated from the lake. Photographs of the property were included by the applicant showing the topography of the small lot. The file also included a copy of the filed deed, a detailed map showing in shaded areas the limitations created by the well, septic and septic reserve as well as the driveway leaving no other option than the proposed addition location. Mr. Daute was welcomed to speak on behalf of the application. Mr. Daute stated he is waiting for Mr. Harrison to join the meeting, he was driving from New Jersey to attend this meeting. Acting Chair, R. Hudson recognized Land Use Enforcement Officer R. Cooper who was sitting in the audience and asked if he was in attendance to add information regarding this application. Mr. Cooper stated he was there to request information regarding the survey that was submitted with this application. Mr. Cooper stated he is concerned by the variety of measurements when comparing deeds and several surveys of this property, the 440 line shows inconsistencies when comparing. Mr. Cooper stated he would like to contact First Light and the Survey Company to understand what datum these measurements came from. Mr. Cooper stated if these measurements are not correct, this could create the need to request an additional variance to the rear of the property. The Board agreed this is a significant concern and requested the applicant request the surveyor provide information to clarify the datum used to measure the proximity of the 440 line.

K. Gubner Moved to Continue ZBA Case 687- Colen, Stephen R., 28 Deer Run Trail, Sherman, CT 06784, (M-69, L-30) to the November 6, 2018 meeting to allow time for more information requested of the surveyor.

Seconded by: A. Chiaramonte Vote: For: (5) Unanimous

Deliberation of Public Hearing:

ZBA Case: 687- Colen, Stephen R., 28 Deer Run Trail, Sherman, CT 06784, (M-69, L-30)

No deliberation took place, the Public Hearing was continued to November 6, 2018.

Approval of Minutes: Regular Monthly Meeting of September 4, 2018

K. Gubner Moved to Approve the Minutes of Regular Monthly Meeting of September 4, 2018 as written.

Seconded by: K. Fazzone Vote: For: Unanimous

Potential New Alternate Member Interview:

Acting Chair, R. Hudson invited Victoria Gentille from the audience to join the Board at the table. Ms. Gentille has lived in the area for 18 years and recently purchased a home in Sherman. Ms. Gentille stated she has the desire to become a member of one of the volunteer boards in town. She gave a brief history of her employment background which is in law and real estate and said she felt her contributions would best fit the requirements of the Zoning Board of Appeals.

Adjournment: K. Gubner Adjourned the Meeting at 8:49 pm.

Respectfully submitted:

Christine Branson, Administrative Clerk
October 11, 2018