Members Present: K. Gubner, K. Fazzone, A. Chiaramonte, J. Bonner and Alternates S. Addonizio-Butts and V. Gentile

Members Absent: W. Jones Jr., and Alternates D. Raines

Also Present: Board Clerk, C. Branson

Audience: R. Gorman, K. Barton, and D. Love

Call to Order: Chair K. Gubner Called the Meeting to Order at 7:17 pm.

In the absence of W. Jones, Alternate S. Addonizio-Butts was Elevated to voting status.

Public Hearing I:

ZBA Case # 695- White Silo Farm Winery- Owner: Ralph Gorman -32 Route 37 East (M-18, L-4)
Requesting variance of Section 324.3a Septic Systems for Accessory Buildings, to allow up to two accessory structures to be connected to a septic system or systems for construction of a 50’ x 28’ Accessory Garage structure which will be used for agricultural purposes which shall include storage of farm equipment, storage and processing of agricultural crops all in accordance with submitted building plans entitled “Customer Eric Gorman, 32 Rt. 37 East, Sherman, CT 06784”, created by Sheds Unlimited, Drawn by: Kyle Zook and in accordance with submitted survey entitled “Abutters Map, Site Name: White Silo Farm, 32 Route 37 East, Sherman CT 06784.” Prepared by: Pro Terra Design Group, LLC. Dated 05/20/2019. Zone A.

Chair, K. Gubner opened the Public Hearing. Clerk, C. Branson read the legal warning into record. The Legal Notice was published in the Town Tribune on February 21, 2019 and again on February 28, 2019. Eleven abutters were sent certified notice on February 20, 2019. No correspondence was received. In the application file there was a completed application, a hardship letter with a description of the proposed activity, architectural drawings of the proposed accessory structure, and a marked up A-2 survey showing the proposed location of the building. Mr. Gorman was present to speak on behalf of the application. Mr. Gorman is requesting an exception of Section 324.3a Septic Systems to Accessory Building to allow more than one accessory building with septic connection. There is currently one approved Accessory Building that has a septic connection which is used as a tasting room. Mr. Gorman explained that the Winery has expanded the diversity of products they will be offering and in doing so it has become apparent that they are outgrowing the space in which they currently use for making their products. The tasting room was approved by the Special Permit process to allow connection to a septic system. The only way an additional Accessory building could receive septic connection approval would be to come before the ZBA to request a variance to the regulation. If approved by ZBA the applicants would still be required to apply for an additional Special Permit. Mr. Gorman explained he has been approved by Zoning, Health and Building to place the building in its proposed location and is requesting Variance to allow the ability to have this building connected to a septic system. The Board asked Mr. Gorman if he has exhausted all other possibilities to put the processing facility within an existing structure. Mr. Gorman stated he did not want to alter the existing barn, it is a historical landmark to the town. From the audience Mr. Barton, abutting neighbor spoke. He is the direct abutting neighbor and at one time the barn where the tasting room exists was once connected to his wife’s family farm. Mr. Barton stated they would be opposed to any alterations to the existing barns on the property. Mr. Gorman stated the request is unique because the property is an operating Farm Winery in a residential zone with an existing dwelling. The Board was finding it difficult to identify a hardship because this isn’t necessarily caused by the topography or shape of the land but more by
the limitations created for residential use. Following a brief discussion the Board requested permission of the applicant to continue this case to clarify and gather additional information. The applicant agreed.

S. Addonizio-Butts Moved to Continue Case 695 on April 2\textsuperscript{nd}, 2019 beginning at 7:00 pm at Mallory Town Hall.
Seconded by: K. Fazzone  
Vote: For: Unanimous

Deliberation of Public Hearing I:

ZBA Case # 695- White Silo Farm Winery- Owner: Ralph Gorman -32 Route 37 East (M-18, L-4)

No deliberations took place, this case was continued to April 2, 2019.

Approval of Minutes:  
Regular Monthly Meeting of February 5, 2019

A. Chiaramonte Moved to Approve the Minutes of February 5, 2019 as written.  
Seconded by: S. Addonizio-Butts  
Vote: For: Unanimous

2019-2020 FY Budget Request Approval:

K. Fazzone Moved to Approve the 2019-2020 FY Budget Request as presented.  
Seconded by: A. Chiaramonte  
Vote: For: Unanimous

Adjournment:

J. Bonner Moved to Adjourn the Meeting at 8:50 pm.

Respectfully submitted by:

_________________________
Christine Branson  
March 12, 2019
APPROVED AS WRITTEN AT THE APRIL 2, 2019 RMM