TOWN OF SHERMAN
ZONING BOARD OF APPEALS
MEETING MINUTES
Tuesday, January 5, 2021 7:00 pm
MALLORY TOWN HALL, 9 ROUTE 39 NORTH, SHERMAN, CT 06784

Members Present: K. Gubner, K. Fazzone, J. Bonner, W. Jones and A. Chiaramonte

Members Absent: Alternate V. Gentile

Also: C. Branson, Board Administrative Clerk

Audience: None

CALL TO ORDER: Chair, K. Gubner Called the ZOOM Meeting to Order at 7:06 pm

PUBLIC HEARING I:
ZBA Case # 715- 17 Deer Run Trail (Map- 69, Lot- 27), Barbara Hoag- Requesting Variance of Zoning Regulation, Section 332.5- Minimum Setback Requirement, Side Yard- From 25’ to 2.5’ to allow the placement of a generator in the exact proposed footprint location shown on submitted A-2 survey entitled “Proposed Zoning Location Survey, Prepared For Barbara Hoag, 17 Deer Run Trail, Sherman, CT.” Dated: November 9, 2020. Prepared by: CCA, LLC. Zone B.

Chair K. Gubner opened the Public Hearing for ZBA Case # 715. Clerk, C. Branson read the Legal Notice into record. Chair Gubner stated the applicant has submitted a letter of withdrawal. Clerk Branson read the letter of withdrawal into record. Reason for withdrawal was to allow time for a correction to the A-2 survey, additionally the applicant requested the collected fees be rolled over to the next opportunity for a ZBA hearing.

A.Chiaramonte Moved to Accept the withdrawal of ZBA Case # 715- 17 Deer Run Trail (Map- 69, Lot- 27), Barbara Hoag- Requesting Variance of Zoning Regulation, Section 332.5- Minimum Setback Requirement, Side Yard- From 25’ to 2.5’ to allow the placement of a generator in the exact proposed footprint location shown on submitted A-2 survey entitled “Proposed Zoning Location Survey, Prepared For Barbara Hoag, 17 Deer Run Trail, Sherman, CT.” Dated: November 9, 2020. Prepared by: CCA, LLC. Zone B. As stated in submitted letter dated 12/31/2020 from Barbara Hoag and agreed to the request to roll over the collected fees to the next opportunity to be heard, once updates are made to the A-2 survey.

Seconded by: K. Fazzone Vote: For: Unanimous

A.Chiaramonte Moved to Close the Public Hearing for ZBA Case # 715- 17 Deer Run Trail (Map- 69, Lot- 27), Barbara Hoag.

Seconded by: K. Fazzone Vote: For: Unanimous

DELIBERATION I:
ZBA Case # 715- 17 Deer Run Trail (Map- 69, Lot- 27), Barbara Hoag

No deliberations took place.

PUBLIC HEARING II:
ZBA Case # 716- 70 Route 55 West (Map- 34, Lot- 40), Samantha Addonizio- Butts & William Butts- Requesting Variance of Zoning Regulation, Section 331.5 Minimum Setback Requirement, Front Yard- from 50’ to 33’. Requesting Variance, from Section 384 Increase of Non-Conformity, Other than Use, for the construction of an addition, entry way and steps, as shown in the exact proposed footprint location shown on submitted A-2 Survey entitled “Property Survey Prepared For William C. Butts & Samantha Addonizio- Butts, 70 Route 55 West, Sherman, CT. Dated June 11, 2020. Prepared by: PAH, Inc. Land Surveyors, and in accordance with submitted floor plans entitled “Butts Residence”, 70 Route 55 West, Created by: Proctor Architects. Dated: October 13, 2020. Zone A.

Chair K. Gubner opened the Public Hearing for ZBA Case # 716. Clerk, C. Branson read the Legal Notice into record. Chair Gubner stated the applicant has submitted a letter of withdrawal. Clerk Branson read the letter of withdrawal into record. Reason for withdrawal was to allow time for an update to the A-2 survey, additionally the applicant requested the collected fees be rolled over to the next opportunity for a ZBA hearing.
W. Jones Moved to Accept the withdrawal of ZBA Case # 716- 70 Route 55 West (Map- 34, Lot-40), Samantha Addonizio- Butts & William Butts- Requesting Variance of Zoning Regulation, Section 331.5 Minimum Setback Requirement, Front Yard- from 50’ to 33’. Requesting Variance, from Section 384 Increase of Non-Conformity, Other than Use, for the construction of an addition, entry way and steps, as shown in the exact proposed footprint location shown on submitted A-2 Survey entitled “Property Survey Prepared For William C. Butts & Samantha Addonizio- Butts, 70 Route 55 West, Sherman, CT. Dated June 11, 2020. Prepared by: PAH, Inc. Land Surveyors, and in accordance with submitted floor plans entitled “Butts Residence”, 70 Route 55 West, Created by: Proctor Architects. Dated: October 13, 2020. Zone A. As stated in submitted letter dated 12/31/2020 from Samantha Addonizio Butts and agreed to the request to roll over the collected fees to the next opportunity to be heard, once updates are made to the A-2 survey.

Seconded by: J. Bonner Vote: For: Unanimous

K. Fazzone Moved to Close the Public Hearing for ZBA Case # 716- 70 Route 55 West (Map-34, Lot- 40), Samantha Addonizio- Butts & William Butts

Seconded by: W. Jones Vote: For: Unanimous

DELIBERATION II:
ZBA Case # 716- 70 Route 55 West (Map- 34, Lot- 40), Samantha Addonizio- Butts & William Butts

No deliberations took place.

APPROVAL OF MINUTES: Zoning Board of Appeals Meeting of December 1, 2020

Discussion took place to add the following to Deliberations III, ZBA Case # 713- 6 Echo Lane South: “The applicant’s Attorney requested to make a clarification during deliberations, which he was denied the opportunity due to procedural grounds because the Public Hearing had been closed”. Also, same section, under final VOTE, add: “Variance was DENIED WITHOUT PREJUDICE”.

J. Bonner Moved to Approve the ZBA Meeting Minutes of December 1, 2020 with Amendments.

Seconded by: K. Fazzone Vote: For: Unanimous

ADJOURNMENT: K. Gubner Adjourned the Meeting at 7:29 pm.

Respectfully submitted:

Christine Branson, ZBA Board Administrative Clerk
January 6, 2021
APPROVED AT THE March 2, 2021 MEETING