BIENNIAL ORGANIZATIONAL MEETING
Tuesday, July 6, 2021 7:00 pm

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

Members Absent: W. Jones

Also: C. Branson, Board Administrative Clerk

Call to Order: Chair, K. Gubner Called the Meeting to Order at 7:12pm

Alternate, R. Devine was Elevated to Voting Status for the duration of the Meeting.

Nominations of Officers:

A Chiaramonte Moved to Nominate Kenric Gubner to serve as Board Chair for a two year term.

Seconded by: K. Fazzone

Vote: For: Unanimous

A Chiaramonte Moved to Nominate Kathy Fazzone to serve as Board Vice Chair for a two year term.

Seconded by: J. Bonner

Vote: For: Unanimous

Adjournment: Chair, K. Gubner Adjournd the Biennial Organizational Meeting at 7:14pm

ZONING BOARD OF APPEALS
REGULAR MEETING

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

Members Absent: W. Jones

Also: C. Branson, Board Administrative Clerk

Invited & Audience: R. Duckworth,

CALL TO ORDER: Chair, K. Gubner Called the Meeting to Order at 7:14 pm

PUBLIC HEARING I:

ZBA CASE # 728- 5 Sawmill Road (M-75, L- 31) Kenneth & Elaine Litwack- Requesting Variance of Section 213- Proximity to the 440 foot contour line (Reference 332.5 Minimum Setback Requirements) from 25’ to 4.6’ from the 440 foot contour line. Requesting variance of Section 332.5 Minimum Setback Requirements, Front property line setback from 50’ to 36.8’. Requesting Variance of Section 324.3B Generators, Air Conditioners, Pool Filters, and Other Noise Generating Equipment from a maximum distance within 15’ feet of the principal building being served to 64. 8’ to allow placement of a generator in the exact footprint shown on a submitted A-2 survey entitled; “Proposed Zoning Location Survey prepared for Kenneth & Elaine Litwack, 5 Sawmill Road, Sherman, Connecticut”. Dated: 12/2/2020. Prepared By: CCA, LLC. Zone B

Chair, K. Gubner opened the Public Hearing for ZBA Case # 728 and stated that the Legal Warning was incorrect. The meeting has been rescheduled to be heard via ZOOM on Saturday July 17th, beginning at 10 am. Legal Notice has been sent to abutters on July 2nd, 2021. Legal Notice has been published on the Town Website also on July 2nd, 2021. No discussion took place.

DELIBERATION I:

ZBA CASE # 728- 5 Sawmill Road (M-75, L- 31) Kenneth & Elaine Litwack

This case has been rescheduled, no deliberation took place.
PUBLIC HEARING II:

ZBA Case # 729- 4 Locust Lane (Map- 73, Lot-19) Rommie L. Duckworth: Requesting Variance of Section 332.5 Front Property Line Setback from 50’ to 3.5’. Requesting Variance of Section 331.5 Side Property Line Setback from 25’ to 14’ for construction of a new 22.5’ x 26’ detached garage with loft space above, all in accordance with submitted building plans entitled: “Duckworth Residence, 4 Locust Lane” pages 1 and 2. Dated 06/01/2021. Prepared by: Sherman Building Design and in the exact footprints shown on submitted A-2 Survey entitled: Property Survey Prepared for Rommie L. Duckworth, 4 Locust Lane, Sherman, CT.” Last Revised: June 1, 2012. Prepared by: PAH, INC. Land Surveyors. Zone B.

Chair, K. Gubner opened the Public Hearing for case # 729. Mr. Duckworth was present to speak on behalf of the application. Mr. Duckworth presented the Board with the reduced building plan, floor plan and A-2 survey. Discussion took place.

A Chiaramonte Moved to Accept ZBA Case 729 to be heard at this meeting.  
Seconded by: J. Bonner  
Vote: For: 4/ Against: 1 (K. Fazzone)

A Chiaramonte Moved to Close the Public Hearing Portion of ZBA Case # 729- 4 Locust Lane (Map- 73, Lot-19) Rommie L. Duckworth.  
Seconded by: K. Fazzone  
Vote: For: Unanimous

DELIBERATION II:

ZBA Case # 729- 4 Locust Lane (Map- 73, Lot-19) Rommie L. Duckworth:

Chair, K. Gubner opened the Deliberation portion of the Meeting for case # 729. Discussion took place.

A Chiaramonte Moved to Approve ZBA Case # 729- 4 Locust Lane (Map- 73, Lot-19) Rommie L. Duckworth: Requesting Variance of Section 332.5 Front Property Line Setback from 50’ to 3.5’. Requesting Variance of Section 331.5 Side Property Line Setback from 25’ to 14’ for construction of a new 22.5’ x 26’ detached garage with loft space above, all in accordance with submitted building plans entitled: “Duckworth Residence, 4 Locust Lane” pages 1 and 2. Dated 06/01/2021. Prepared by: Sherman Building Design and in the exact footprints shown on submitted A-2 Survey entitled: Property Survey Prepared for Rommie L. Duckworth, 4 Locust Lane, Sherman, CT.” Last Revised: June 1, 2012. Prepared by: PAH, INC. Land Surveyors. Zone B.  
Seconded by: J. Bonner  
Vote: For: 0/ Against: 4/ Abstain: 1 (J. Bonner)

APPROVAL OF MINUTES:

Zoning Board of Appeals Meeting of March 2, 2021

J. Bonner Moved to Approve Zoning Board of Appeals Meeting Minutes of March 2, 2021 as Amended.  
Seconded by: R. Devine  
Vote: For: Unanimous

Zoning Board of Appeals Meeting of May 4, 2021

A Chiaramonte Moved to Approve Zoning Board of Appeals Meeting Minutes of May 4, 2021 as Amended.  
Seconded by: J. Bonner  
Vote: For: Unanimous

Zoning Board of Appeals Continuation Meeting of May 11, 2021

J. Bonner Moved to Approve Zoning Board of Appeals Meeting Minutes of May 11, 2021 as Amended.  
Seconded by: A. Chiaramonte  
Vote: For: Unanimous

ADJOURNMENT: Chair, K. Gubner Adjourned the Meeting at 8:53pm

Respectfully submitted by:

Christine Branson, Administrative Clerk  
July 13, 2021