

**Planning & Zoning Office
Sherman, Connecticut**

**Zoning Enforcement Officers Report
December 2022**

The Following Permit Applications Have Been Approved:

Qty: 8

8156	Moscowitz	13 Big Trail	A 1 year extension was granted due to the lack of contractors availability and material delivery issues during Covid for the construction of an addition on an existing dwelling.	B
8492	Korsant	20A Spring Lake Rd.	Rough prep. plumbing for installation of a bathroom at a later date in the basement of the dwelling that's under construction.5ftg	A
8493	Erbst	22 Saw Mill Road	Placement of three A/C condensers units at northwest corner of dwelling that's under construction.	B
8494	Addonizio/Butts	70 Route 55 West	Installation of 3 A/C units next to the existing dwelling and addition that's under construction.	A
8497	Hastings	6 Bridgeworth Lane	Remodel an existing structure that is attached to the existing dwelling to create an accessory apartment , approximately 525 square feet.	A
8498	Spangler	24 Cozier Hill Road	Installation of an emergency standby generator next to the existing dwelling.	A
8499	Murray/Gearin	31 Brinsmade Lane	Installation of a replacement heat pump next to the existing dwelling. Replace in the same footprint.	A
8501	Frick	17 Taber Road	Installation of an emergency standby generator next to the existing dwelling.	A

The Following Permit Applications Have Been Denied

Qty: 1

8491	Wilkins	7 Hill Side Drive	Construct a 13' x 18' first floor bedroom addition on the existing dwelling. Need current survey. Needs one or two variance(s) for front and side property line setbacks.	B
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The Following Statements Of Intent Were Approved:

Qty: 0

Old Business:

ZV 05-18 3 Deer Run Trail – Operating a Residential Contractor Business without the required determination of “No Impact Business” or issuance of a “Special Permit” by the Planning and Zoning Commission – Violation of Section 324.1C, “Resident Contractor” and Section 324.1C.2, “All Impact Businesses Resident Contractors” of the Town of Sherman Zoning Regulations. *A Notice of Violation was mailed on May 10, 2018. There is still evidence (construction equipment and vehicles) that a business is being run from the property. A second Notice of Violation was sent on September 6, 2018. No response received from the property owner. A follow-up letter will be sent. A follow up letter will be sent on 3-5-2020. A letter was sent on March 20, 2020 requesting a meeting on the property or at Town Hall. There has been no response from the home owner. Another the letter will be sent. The letter will be mailed 12-08-2020. The letter has not been sent yet due to a shift in priorities. A letter was sent on 2-4-2021. The certified copy was returned on 2/26/2021 by the Post Office as unclaimed. Another letter will be sent. Another letter will be sent on March 8, 2022. A letter was sent on May 4, 2022. **The ZEO has not received a response. The ZEO will try to schedule a meeting with the property owners.***

ZV 33-18 121 Route 39 South – An accumulation of waste, junk and debris exists on the property in violation of Section 323 and Section 323.2 of the Zoning Regulations. Zone B. A Notice of Violation was sent on August 22, 2018. The property owner came to the office of the ZEO on September 5, 2018 and promised she would clean up the property. A letter was sent on February 28, 2019 and I received a response call on March 6, 2019. Since the proposed shed location is up on a steep bank and with the snow cover she has requested an extension until June to bring the property into compliance. *The ZEO will wait until June to follow up with the owner. The ZEO will make an appointment to walk the site the week of August 5th. The ZEO did a drive by and observed that the junk / debris has not been removed. A letter was mailed on 8-28-19 requesting compliance and schedule on when the work will be completed. The Zoning Office never received a response to the letter. Another letter will be sent. Another letter was sent on 3-5-2020. The ZEO met with the property owner on March 10, 2020. The owner requested 2 weeks to clean up the property. The ZEO agreed. A letter was sent on March 17, 2020 confirming the conversations the ZEO and property owner had the previous week. The property owner has not responded. Another letter will be sent since the property has not been cleaned up. The letter will be sent on 12-08-2020. The letter has not been sent yet due to a shift in priorities. A letter was sent on 2-4-2021. The ZEO spoke with the owner on 2-24-2021. She requested that I give her more time. She would like until July. I agreed, but, I let her know that enforcement action will be stepped up if the property is still not compliant with the regulations. Met with owner on 3/25/2021 at Town Hall when she stopped in to conduct business in another department. She stated she is on schedule for clean up by the end of July. As observed during a drive by on June 29th, considerable progress is being made with the cleanup effort. A drive by inspection was conducted and continued progress is being made. The owner will be contacted to schedule an onsite inspection. The ZEO will contact the property owner on March 8, 2022 to schedule an onsite inspection. The ZEO was unable to contact the property owner, but will try again next week. A letter was sent on May 4, 2022. **The ZEO has not received a response. The ZEO will try to schedule a meeting with the property owners.***

tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *A Notice of Violation was sent on 5-28-21. The owner sent an e-mail on Monday June 21, 2021 and explained that they do not advertise with a two day minimum, but have rented in the past for periods less than 30 days. He requested a phone call to make adjustments if necessary. The ZEO will return his call. The ZEO will contact the property owner on March 8, 2022. The ZEO was unable to contact the property owner, but will try again next week. A letter was sent on May 4, 2022. The ZEO will try to schedule a meeting with the property owners.*

Case 04-21 186 Green Pond Road- Advertised on-line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *A Notice of Violation was sent on 5-28-21. A second NOV will be sent on March 8, 2022. The 2nd NOV was not sent on 3/8/2022. A letter was sent on May 4, 2022. The ZEO will try to schedule a meeting with the property owners.*

Case 08-21 32 Edmonds Road- Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone A. *A Notice of Violation was sent on 5-28-21. A second NOV will be sent on March 8, 2022. The 2nd NOV was not sent on 3/8/2022. A letter was sent on May 4, 2022. The ZEO will try to schedule a meeting with the property owners.*

Case 10-21 201 Route 37 South - Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone B. *A Notice of Violation was sent on 5-28-21. The owner of the property has not responded. A 2nd Notice of Violation will be sent. A second NOV will be sent on March 8, 2022. The 2nd NOV was not sent on 3/8/2022. A letter was sent on May 4, 2022. The ZEO will try to schedule a meeting with the property owners.*

Case 12-21 10 Hemlock Point Road - Advertised on line (Air BnB) is the dwelling for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone A. *A Notice of Violation will be sent. The owner of the property has not responded. A 2nd Notice of Violation will be sent. A second NOV will be sent on March 8, 2022. The 2nd NOV was not sent on 3/8/2022, but was sent on May 4, 2022. The ZEO will try to schedule a meeting with the property owners.*

Case 16-21 13 Wagon Wheel - Advertised on line (Air BnB) is the 2nd floor of the detached garage for short term rental with a minimum stay 2 nights in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed

no longer live there. It is the responsibility of the fiduciary to evict the third. The fiduciary has informed me that no one is living on the property at this time. The ZEO will verify.

- ZV 02-22** Corner of Spring Lake Road and Taber Road, A.k.a. Map 026, Lot 002 - Junk, construction debris waste and second hand materials have accumulated on the property in violation of Section 323.2 “Prohibited Uses, Specific and Section 323.2a. “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 a manner as to cause unsightly, offensive and repugnant appearances 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.” Zone A. *A Notice of Violation was mailed on February 10, 2022. No response to the NOV at this time. The ZEO spoke to Cliff and Travis Palmer on 3/17 near the front of the property on Spring Lake Road. The meeting was not scheduled and was conducted when all parties involved passed on the road. Travis is the son of the owner and Cliff is the ex-husband. I discussed the situation and how the property has to be cleaned up. Travis will let the contractor that has been storing their equipment on the property overnight and the cars during the day that they can long do that. Travis will be working to clean up the non-agricultural related items. He has already removed three vehicles and has another for sale. The ZEO will continue to work with Travis to bring the property into compliance.*
- ZV 03-22** 3 Oak Drive – A storage shed was erected on the property without the required zoning permit. Reference: Section 410 Zoning Permits - No buildings, structure, or temporary structure shall be erected, constructed, reconstructed, enlarged, altered or moved, or excavation made therefore, or work begun thereon, or use made of any land until a zoning permit therefore has been issued by the Planning and Zoning Commission. Zone B. *A Notice of Violation was sent on April 5, 2022. The homeowner applied for a permit, but needs to submit a survey to show compliance with the property line setbacks.*
- ZV 04-22** 8 Circle Drive – Air BnB Advertised on line is the dwelling for short term rental in violation of Section 324.1.D “Keeping of Roomers or Boarders” and Section 324.1D.4 “Nothing in this section shall be construed to permit tourist cabins, trailer camps, apartments, hotels, inns, taverns or roadhouses” of the Zoning Regulations Of The Town Of Sherman, Connecticut – Zone A. *The Sherman Fire Department responded to a fire at the property 5-31-2022. The people on the property who called for emergency service stated to the fire department that they were staying/renting short term. A copy of the fire call will be added to the file. Another Notice of Violation will be sent.*
- ZV 08-22** 186 Green Pond Road - A deck is under construction on the property without the required zoning permit. Reference: Section 410 Zoning Permits - No buildings, structure, or temporary structure shall be erected, constructed, reconstructed, enlarged, altered or moved, or excavation made therefore, or work begun thereon, or use made of any land until a zoning permit therefore has been issued by the Planning and Zoning Commission. Zone B. *A Notice of Violation was sent on August 8, 2022. The homeowner applied for a permit and submitted an A-2 survey. The application will be denied and a variance will be required for the structure to remain in what is now a non-compliant location. The ZEO denied the request since the survey did not show the deck in a conforming location to the*

Zoning Board of Appeals

December 6, 2022 meeting

Case #745 41 Holiday Point Road – Requesting relief from front property line setback to construct a second floor over the existing garage and to allow for the increase in non-conformity. Zone B - **Denied**

Case #746 186 Green Pond Road – Requesting relief from the side property line setback to construct a new replacement deck on the rear of the existing dwelling and to allow for the increase in non-conformity. The new deck is larger than the old deck which increased the footprint and decreased the offset to the side property line. “Post Facto” Zone B – **Approved with a condition. That the deck could never be enclosed.**

January, 3, 2023

An application for appeal of the ZEO’s issuance of a Cease and Desist to the Judd’s on November 18, 2022 was received and a Public Hearing is scheduled for March 7, 2023.



Ron Cooper
Zoning Enforcement Officer
Town of Sherman.