



**Town of Sherman  
Planning & Zoning Commission  
Regular Monthly Meeting Minutes  
Thursday, September 7, 2017, 7:00 p.m.  
Mallory Town Hall**

**FINAL**

**Members Present:** J. Burruano, N. Volkmar, T. Hollander, R. Peburn, P. Voorhees, J. Finch and Alternate: J. Siegel

**Members Absent:** M. Lee, and Alternates: W. Knaak, and A. Muoio

**Also:** Administrative Clerk C. Branson

**Audience:** R. Lenihan, J. Kuchinski, and J. Rich

**Call To Order:**           **Chair J. Burruano Called the Meeting to Order at 7:00 p.m.**

**Alternate J. Siegel was Elevated to Voting status due the absence of Commissioner M. Lee.**

**T. Hollander acted as Secretary in the absence of M. Lee.**

**Old Business:** None

**New Business:**

**Application for a Special Permit- 1 Smoke Ridge Road (M 32, L 16)- Maloney, Kathleen & Wallian, Megan-** to allow an accessory apartment within the existing dwelling all in accordance with Zoning Regulations, Section 324.1.a.1 Accessory Apartment as shown on submitted building plans and an A2 Survey entitled "Zoning Location Survey Map, Prepared for Kathleen R. Maloney, Megan M. Wallian, 1 Smoke Ridge Road, Sherman, CT". Dated June 2017. T. Michael Alex, Licensed Land Surveyor, Washington, CT. Zone A

Chair, J. Burruano reviewed the Special Permit application for an Accessory Apartment. An Agent letter was in the file giving permission to J. Kuchinski to speak on behalf of the property owners. Health Approval was granted on August 26, 2017. A list of nineteen abutting property owners was submitted. A floor plan showing the layout of 220 sq. ft. of existing space and a 520 sq. ft. addition that will be reconfigured to accommodate a combined 740 sq. ft. Accessory Apartment within the dwelling. Also submitted with the application was a side elevation drawing showing the roof line of the proposed addition at 19', 9 3/4" high. An A-2 survey entitled "Zoning Location Survey Map, Prepared for Kathleen R. Maloney, Megan M. Wallian, 1 Smoke Ridge Road, Sherman, CT". Dated, June 2017. T. Michael Alex, Licensed Land Surveyor, Washington, CT. was also submitted for the application. Mr. Kuchinski came forward to speak on behalf of the application. Chair J. Burruano asked if the Accessory Apartment has its own means of entrance and egress. Mr. Kuchinski stated it did, and pointed on the floor plan where it was located. Chair J. Burruano asked if the Accessory Apartment has adequate parking. Mr. Kuchinski stated the driveway has a bump out to the left of the garage to accommodate additional two cars. There were no additional comments or questions from the Commission.

**Commissioner T. Hollander Moved** to Accept the Application for a Special Permit for 1 Smoke Ridge Road (M 32, L 16)- Maloney, Kathleen & Wallian, Megan- to allow an accessory apartment within the existing dwelling all in accordance with Zoning Regulations, Section 324.1.a.1 Accessory Apartment as shown on submitted building plans and an A2 Survey entitled "Zoning Location Survey Map, Prepared for Kathleen R. Maloney, Megan M. Wallian, 1 Smoke Ridge Road, Sherman, CT". Dated June 2017. T. Michael Alex, Licensed Land Surveyor, Washington, CT. Zone A and set the Public Hearing for October 5th, 2017 at Mallory Town Hall beginning at 7:00 pm.

**Seconded by:** N. Volkmar

**Vote: For: Unanimous**

**Application for a Special Permit- 19 Orchard Rest Road (M 63, L 5) Putnam, Robert-** to allow an accessory building with septic hook up all in accordance with Zoning Regulation, Section 324.3.a Septic Systems for Accessory Buildings as shown on submitted building plans entitled, " Proposed Boat House, Putnam Boat House," dated August 22, 2017. Prepared by: 72 Seventy2 Architects. and in the exact footprint location shown on an A2 Survey entitled, " 19 Orchard Rest Road, Sherman, CT. Septic Plan. Dated 7/14/17. Prepared by Michael J. Mazzucco, P.C." Zone B

Chair, J. Burrano reviewed the Special Permit application for an Accessory Building with septic. Health Approval was granted on August 5, 2017. A list of thirteen abutting property owners was submitted. A floor plan showing the layout of the 397 sq. ft. Accessory Building was included in the file. Also submitted with the application was a side elevation drawing showing the roof line of the proposed building at 18', 6" high. An B-100a entitled "19 Orchard Rest Road, Sherman, CT, Septic Plan. Dated 7/14/17. Prepared by: Michael Mazzucco, P.C. The Commission stated they would like to have an A-2 survey by the hearing date and discussed that they would like to go to the site to view the proposed location of the Accessory Building. There were no additional comments or questions from the Commission.

**Commissioner N. Volkmar Moved** to Accept the Application for a Special Permit for **19 Orchard Rest Road (M 63, L 5) Putnam, Robert-** to allow an accessory building with septic hook up all in accordance with Zoning Regulation, Section 324.3.a Septic Systems for Accessory Buildings as shown on submitted building plans entitled, " Proposed Boat House, Putnam Boat House," dated August 22, 2017. Prepared by: 72 Seventy2 Architects. and in the exact footprint location shown on an A2 Survey entitled, " 19 Orchard Rest Road, Sherman, CT. Septic Plan. Dated 7/14/17. Prepared by Michael J. Mazzucco, P.C." Zone B and set the Public Hearing for October 5th, 2017 at Mallory Town Hall beginning at 7:00 pm.

**Seconded by:** R. Peburn

**Vote: For: Unanimous**

**Commissioner N. Volkmar Moved** to set a Sitewalk at 19 Orchard Rest Road (M 63, L 5) Putnam, Robert to view the proposed location of an accessory building with septic to take place on September 20, 2017 beginning at 5:45pm.

**Seconded by:** R. Peburn

**Vote: For: Unanimous**

**Application for a Modification to an Existing Special Permit- 1 Route 37 East- Unit 1 (M-77, L-20)- McCluskey, M. Applicant: Rich, John (Sacred Grounds Coffee)** to modify an existing Special Permit to allow sales of prepared beverages for take-out. Zone C

Chair, J. Burrano reviewed the application for a Modification to an existing Special Permit for 1 Route 37 East- Unit 1 (M-77, L-20)- McCluskey, M. Applicant: Rich, John (Sacred Grounds Coffee) to modify an existing Special Permit to allow sales of prepared beverages for take-out. Included with the application file there was a modified letter of intent detailing new activities proposed. Also in the file was Health Approval dated, June 3, 2017. Business owner, John Rich was present to speak on behalf of his application. The Commission discussed changes to the approved activity. Mr. Rich would like the ability to serve coffee by the cup to go, the hours of operation proposed are: Monday through Friday 6:30 am to 6:00 pm, Saturdays 8:00 am to 6:00 pm, closed Sundays and a proposed increase of one part time employee plus the potential customer flow is expected to increase. The Commission had no additional comments or questions.

**Commissioner J. Seigel Moved** to Accept the Application for a Modification to an Existing Special Permit for 1 Route 37 East- Unit 1 (M-77, L-20)- McCluskey, M. Applicant: Rich, John (Sacred Grounds Coffee) to modify an existing Special Permit to allow sales of prepared beverages for take-out. Zone C and set the Public Hearing for October 5th, 2017 at Mallory Town Hall beginning at 7:00 pm.

**Seconded by:** R. Peburn

**Vote: For: Unanimous**

**Review and discussion of Bill Number 922, Public Act No. 17-155- Discussion**

The Commission discussed correspondence from the Land Use Attorney in reference to a Public Act that is due to become law concerning small temporary housing options for unpaid caregivers

or disabled individuals to potentially allow them to stay in their home or on the property. The Commission reviewed the Public Act and set a Public Hearing for November 2nd, 2017.

**Commissioner J. Seigel Moved** to take to a Public Hearing for consideration to include Bill # 922, Public Act No. 17-155, in the Sherman Zoning Regulations set for November 2, 2017, at Mallory Town Hall, beginning at 7:00 pm.

**Seconded by:** R. Peburn

**Vote: For: Unanimous**

**Approval of Minutes:**

Regular Monthly Meeting of August 3, 2017

**Commissioner T. Hollander Moved** to **Approve the Minutes:** Regular Monthly Meeting of August 3, 2017 as written.

**Seconded by:** N. Volkmar

**Vote: For: Unanimous**

**Correspondence:**

National Business Institute: Notice of a Seminar regarding Land Use Law: Current Issues in Subdivision, Zoning and More-September 26, 2017, from 9:00 am to 4:30 pm at the Hartford Holiday Inn, 100 East River Drive, East Hartford, CT 06108. To register by telephone- 800-930-6182 or online at www.nbi-sems.com

**Zoning Enforcement Officer's Report:** None

**Public Comment:**

R. Martin- requested the Commission consider exempting agricultural temporary structures from the Zoning Regulations.

**Approval of FY 2016-17 P&Z Annual Report:**

Clerk, C. Branson presented the FY 2016-17 Planning & Zoning Annual Report to the Commission for approval. Following a brief discussion regarding a few amendments the Commission took the following action.

**Commissioner J. Finch Moved** to Approve the FY 2016-17 Planning & Zoning Annual Report as amended.

**Seconded by:** P. Voorhees

**Vote: For: Unanimous**

**Committee Reports:** None

**Chairman Report:** None

**Regulation Review:**

**Proposed Amendment to Zoning Regulations, Section 352 Farming**

The Commission continued discussion regarding a proposed amendment to the current Farming Regulations.

**Commissioner N.Volkmar Moved** to accept the proposed amendment as written to Zoning Regulations Section 352: Farming, and set a public hearing for November 2, 2017 beginning at 7:00 pm at Mallory Town Hall.

**Seconded by:** P. Voorhees

**Vote: For: Unanimous**

**Adjournment:**

**Commissioner N. Volkmar Moved** to Adjourn the Meeting at 8:45pm.

Respectfully submitted by:

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Christine Branson, Administrative Clerk  
September 14, 2017