



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

**FINAL**

**Members Present:** J. Burruano, N. Volkmar, M. Lee, T. Hollander, P. Voorhees, R. Peburn, J. Finch and Alternates: J. Siegel and W. Knaak

**Members Absent:** Alternate: A. Muoio

**Also:** Zoning Enforcement Officer R. Cooper and Administrative Clerk C. Branson

**Audience:** R. Linkletter

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

**Alternate J. Siegel was Elevated to Voting Status for the duration of Deliberation for proposed: Changes to the Zoning Regulations, Amend Section: 352, Farming.**

**Commissioner M. Lee was not present at the Public Hearing for proposed: Changes to the Zoning Regulations, Amend Section: 352, Farming, therefore will not be a seated voting member of the Continuation of the Deliberation.**

**Old Business:**

**Continuation of Deliberation for proposed: Changes to the Zoning Regulations, Amend Section: 352, Farming.**

Chair, J. Burruano Opened the Continuation of the Deliberation for proposed: Changes to the Zoning Regulations, Amend Section: 352, Farming. Ms. Burruano handed out a short list of amendments to the proposed Regulations based on the recommendations from the audience received at the Public Hearing. The Commission went through the recommendations. The first item discussed was the percentage of regionally produced goods available for sale. The Commission determined that 70% locally produces goods were appropriate and will leave item 352 B.4.b as it is proposed. The next item of discussion was in relation to the request to increase the number of annual events allowed in Section 352.B.7 Non-Farm Related Events and Activities, B. Outdoor Events: 15 per calendar year. The Commission determined that the provision stated in the proposed Regulation, Section 352 was adequate. The next item of discussion was the request to extend the hours for events to include earlier times for specific events such as a road race for example to allow an earlier start time or a later end time. The Commission determined this could be dealt with administratively by the ZEO on an as needed basis. Section 610: Definitions of "Farm", "Farming" were discussed and the Commission agreed to a few minor changes regarding clarification of the size of a farm and the activities conducted on a farm. Discussion followed regarding needed updates to "Home Occupations" which will require a separate Public Hearing in the future.

**Commissioner J. Seigel Moved** to Continue Deliberation of Proposed Changes to The Zoning Regulations, Amend Section: 352, Farming, to the next Regular Monthly Meeting set for January 4, 2017, beginning at 7:00pm at Mallory Town Hall.

**Seconded by:** N. Volkmar

**Vote: For: Unanimous**

**Commissioner M. Lee was seated as a Voting Member for the remainder of this meeting.**

**New Business:** None

**Approval of Minutes:**

Regular Monthly Meeting of November 2, 2017

**Commissioner N. Volkmar Moved** to Approve the Regular Monthly Meeting Minutes of November 2, 2017 as written.

**Seconded by:** J. Siegel

**Vote: For: Unanimous**

**Correspondence:** No correspondence was received.

**Discussion and Possible Action regarding proposed updates to the current fee schedule:**

The Commission discussed with the Zoning Enforcement Officer proposed updates to the current Fee Schedule, which was last updated and Approved through a Town Meeting on October 27, 2006 and became effective December 1, 2006.

**Commissioner M. Lee Moved** to Table the Discussion to Update the Current Fee Schedule to the next Regular Monthly Meeting set for January 4, 2017, beginning at 7:00pm at Mallory Town Hall.

**Seconded by:** T. Hollander **Vote: For: Unanimous**

**Zoning Enforcement Officer's Report:** October and November 2017

Zoning Enforcement Officer Ron Cooper submitted a combined Report for October and November 2017. There were twelve Zoning applications approved. Seventeen Statements of Intent were approved. No applications were withdrawn. One application was denied. Seventeen applications remain under review.

**Commissioner N. Volkmar Moved** to Accept the Zoning Enforcement Officer's October through November 2017 Report as amended.

**Seconded by:** M. Lee **Vote: For: Unanimous**

**Public Comment:** None

**Committee Reports:** No reports

**Chairman Report:**

**New Elected Commissioners:**

Chair, J. Burruano reported the Commission will welcome the following new members at the next meeting: Richard Lenihan, Roberta Linkletter, and Veronica Rehders. The Commission will be saying good bye to long time members Theodore Hollander and Wilfried Knaak.

**Appointment of a Nominating Committee:**

Chair J. Burruano appointed Neil Volkmar as Chair, Mary Lee, and Ryan Peburn to act as Nominating Committee for the Annual Election of Officers at the Annual Organizational Meeting which will take place directly before the Regular Meeting of January 4, 2017 beginning at 7:00 pm at Mallory Town Hall.

**Correspondence to the Board of Selectmen:**

Upon the Commission's unanimous decision at last month's November 2, 2017 Meeting, Chair J. Burruano read a letter into record that was sent to the BoS recommending the Town of Sherman opt out of participation in CT Public Act 17-155, Temporary Health Care Structures.

**Regulation Review:** None

**Adjournment:** **Commissioner T. Hollander Moved** to Adjourn the Meeting at 9:00 pm.  
**Seconded by:** W. Knaak **Vote: For: Unanimous**

Respectfully submitted by:

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Christine Branson, Administrative Clerk  
December 15, 2017

**APPROVED AS FINAL AT THE JANUARY 18TH, 2018 RMM**