



**TOWN OF SHERMAN**  
 Planning & Zoning Commission  
**REGULAR MONTHLY MEETING AGENDA**  
 Thursday, September 6, 2018, 7:00 pm  
 Mallory Town Hall, Meeting Room

\*AMENDED

**Call to Order:**

**Public Hearing I:**

**CONTINUATION OF SPECIAL PERMIT APPLICATION-** Crooked Furrows Lane (M- 24, L- 11 )  
 NAROMI Land Trust, Brookland Preserve- to allow a 20' x 60' designated parking area, an access gate,  
 sign and kiosk in accordance with Section 324.1 e Accessory Uses to Conservation Organizations as shown  
 on submitted map entitled "Property Survey, prepared for NAROMI Land Trust, Dated October 30, 2017.  
 Zone A.

**Public Hearing II:**

**PROPOSED: CHANGE TO THE ZONING REGULATIONS:**

**AMEND SECTION 331. Zone A - Farm-Residence Zone**

**AMEND SECTION 331.1 Permitted Principal Uses:**

**\*k.** Energy efficient designed dwellings which, due to their unique nature, may not be able to meet the Zoning Regulations as to ~~height, size, setback, or ground~~ floor area, and still maintain their energy efficiency, will be considered for a Special Permit.

**AMEND SECTION 331.2 Permitted Accessory Uses:**

**\*j.** Energy efficient designed structures, which due to their unique nature, may not be able to meet the Zoning Regulations as to ~~height, size, setback, or ground~~ floor area, and still maintain their energy efficiency as specified in the design specifications for the structure or dwelling, may be allowed by a Special Permit in accordance with Section 340.

**AMEND SECTION 332. Zone B - Residence Zone**

**AMEND SECTION 332.1 Permitted Principal Uses:**

**\*e.** Energy efficient designed dwellings, which due to their unique nature, may not be able to meet the Zoning Regulations as to ~~height, size, setback, or ground~~ floor area, and still maintain their energy efficiency, will be considered for a Special Permit.

**AMEND SECTION 332.2 Permitted Accessory Uses:**

**\*i.** Energy efficient designed structures, which due to their unique nature, may not be able to meet the zoning regulations as to ~~height, size, setback, or ground~~ floor area, and still maintain their energy efficiency as specified in the design specifications for the structure or dwelling, may be allowed by a Special Permit in accordance with Section 340.

**AMEND SECTION 333. Zone C - Business and Residence Zone**

**AMEND SECTION 333.1 Permitted Principal Uses:**

**\*m.** Energy efficient designed dwellings which, due to their unique nature, may not be able to meet the Zoning Regulations as to ~~height, size, setback, or ground~~ floor area, and still maintain their energy efficiency, will be considered for a Special Permit.

**AMEND SECTION 333.2 Permitted Accessory Uses:**

**j.** Energy efficient designed structures, which due to their unique nature, may not be able to meet the Zoning Regulations as to ~~height, size, setback, or ground~~ floor area, and still maintain their energy efficiency as specified in the design specifications for the structure or dwelling, may be allowed by a Special Permit in accordance with Section 340.

**AMEND SECTION 610. DEFINITIONS:**

**ADD Energy Efficient Designed Dwellings:** Dwellings which have been designed to harness wind, sun, and/ or geothermal heat sources to provide primary or supplemental energy to such dwelling.

**ADD Energy Efficient Structures:** Wind-powered generators, solar panel arrays, geo-thermal wells and pumps, and other structures which are designed and used to provide primary or supplemental energy as an accessory to a permitted principal use: does not include energy production facilities as a principal use.

**Old Business:**

**I- DELIBERATION OF SPECIAL PERMIT APPLICATION-** Crooked Furrows Lane (M- 24, L- 11) NAROMI Land Trust, Brookland Preserve

**II- DELIBERATION OF PROPOSED CHANGES TO THE ZONING REGULATIONS:**

AMEND SECTION 331. Zone A - Farm-Residence Zone  
AMEND SECTION 331.1 Permitted Principal Uses:  
AMEND SECTION 331.2 Permitted Accessory Uses:  
AMEND SECTION 332. Zone B - Residence Zone  
AMEND SECTION 332.1 Permitted Principal Uses:  
AMEND SECTION 332.2 Permitted Accessory Uses:  
AMEND SECTION 333. Zone C - Business and Residence Zone  
AMEND SECTION 333.1 Permitted Principal Uses:  
AMEND SECTION 333.2 Permitted Accessory Uses:  
AMEND SECTION 610. DEFINITIONS:  
ADD Energy Efficient Designed Dwellings  
ADD Energy Efficient Structures

**New Business:**

\* **Application for an Amendment to an existing Special Permit:** Sherman Town Center, 3 Route 39 North, Owner: Sherman Town Center, LLC (M.- 77, L.-8) Proposal: Restoration of and improvements to existing conditions which include paving, sidewalks, curbing, traffic flow and parking to improve the overall safety. Zone C.

**Public Comment:**

**Approval of Minutes:** Regular Monthly Meeting of August 2, 2018

**Correspondence:**

**Zoning Enforcement Officer's Report:** August 2018

**Committee Reports:**

**Chairman Report:**

**Approval of FY 2017-18 Planning & Zoning Annual Report:** Discussion and possible action.

**Regulation Review:**

**Adjournment:**

DATED AT SHERMAN, CONNECTICUT THIS 5th DAY OF SEPTEMBER 2018  
JEANNENE M. BURRUANO, CHAIR