

*Planning and Zoning Commission
Town of Sherman*

*P.O. Box 39
Sherman, Connecticut 06784*

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***LEGAL NOTICE
WARNING OF A PUBLIC HEARING ON
PROPOSED AMENDMENTS TO THE
ZONING REGULATIONS OF THE
TOWN OF SHERMAN, CONNECTICUT***

The Planning and Zoning Commission of the Town of Sherman, Connecticut will hold a public hearing at their Regular Monthly Meeting on July 2, 2009 starting at 7:00 p.m. at Mallory Town Hall. The purpose of this hearing is to consider adopting amendments to the following Sections of the Zoning Regulations: Section 610 Definitions (add new definition), add to Sections 331.2, 332.2, 333.2, 334.2 Permitted Accessory Uses, and Section 353 (change Section 353 to 353A and add new Section 353B).

These amendments are proposed by the Planning and Zoning Commission.

Copies of the above noted proposed amendments are available at the Town Clerk's Office, Planning and Zoning Commission Office, and the Town's Web Site – townofshermanct.org.

At this hearing interested parties may appear and be heard and written communications will be received.

Dated at Sherman, Connecticut this 19th day of May, 2009.

PLANNING AND ZONING COMMISSION

*David N. Hopkins, Chairman
Elizabeth-Ann Blois, Clerk*

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Public Hearing: 07-02-09
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**PROPOSED AMENDMENTS TO THE
ZONING REGULATIONS OF THE
TOWN OF SHERMAN, CONNECTICUT**

These amendments are proposed by the Planning and Zoning Commission.

In Section 610 - Definitions, add:

Resident contractor: an occupant of a property who performs work at a customer's property and work site, but who uses his/her own residential property for office functions, and for storage of his/her own tools and work materials. (A resident contractor who wishes in addition to perform some work on his/her own residential property shall abide by the Home Occupation regulations.)

A resident contractor is an individual, either self employed or an employee of a business. This does not allow for employees of the business to work at the residential property, nor for the storage of vehicles or equipment for a larger contracting business.

In Sections 331.2, 332.2, 333.2, 334.2., Permitted Accessory Uses, add:

*Resident contractor, subject to Section 353B.

In Section 353, Change "Home Occupation" to Section 353A, and add New Section:

353B Resident Contractor

Resident contractor businesses that have no impact on the Town or nearby properties shall require no permit. A no-impact business will

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present no external sign of its existence from the street or abutting properties; will have no on-site employees; will cause no change in vehicle traffic or parking patterns; and will have no perceptible effect on the quality of life of adjacent or nearby properties, including but not limited to noise, lights, fumes, odors, vibration, interference with radio or TV reception.

All other resident contractor businesses shall be subject to the normal special permitting process of the Planning & Zoning Commission, Section 340 of these Regulations, with the following additional limitations:

- The business shall be confined to the principal residence and/or to one accessory building on the property. The location and appearance of the accessory building shall be consistent with the residential character of the lot and the neighborhood.
- A Resident Contractor business may have no more than two vehicles associated with the business on the property, only one of which may be over 12,500 pounds Gross Vehicle Weight. One vehicle under 12,500 pounds GVW, which may display advertising, may remain ungaraged and unscreened. Vehicles over 12,500 pounds GVW, or which visibly display equipment or materials associated with the business, must be garaged or otherwise screened or hidden from view of nearby properties. During normal weekday working hours a maximum of two additional employee automobiles may be parked on the premises for the purpose of commuting to a job.
- There shall be no exterior storage or stockpiling of any of the trailers, tools, equipment, parts, raw or finished materials and/or waste byproducts of the business.
- No display or advertising, including signs, shall be visible from off the property, except for the single vehicle described above.
- Application for a special permit for a resident contractor business shall include, in addition to the required plan for a special permit, at

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least the following information: nature of the business, hours of operation, and a health department approval.

- Residents with businesses which were in existence as of January 1, 2009, and which do not meet the standards of these regulations, may be allowed to continue as legal non-conforming uses, provided that the following conditions are met:
  - the business must register with the Planning and Zoning office within 60 days of the effective date of this amendment;
  - the business must obtain a special permit in accordance with Section 340 of these regulations;
  - the business may not increase the nature or degree of non-conformity.