

*Planning and Zoning Commission  
Town of Sherman*

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

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**Public Hearing: 07-19-07 Publications: CN 07-04-07 & 07-11-07**  
**Decision: 08-02-07 RMM Published: CN 08-15-07**  
**Effective: 09-04-07**

**Adopted Amendments to the Sherman Zoning Regulations with  
Respect to Development of Land Owned by the Town of Sherman**

**Amend Section 331.1 (c)** by deleting it and replacing it with the following:

\*c. Municipal use, municipal services facility, municipal recreational facility, emergency services facility, police station, public school, and structures and off-street parking areas appurtenant thereto; and a Town garage, and structures and off-street parking areas appurtenant thereto, including parking and/or storage at the Town garage of maintenance equipment and supplies owned by the Town.

**Amend Section 332.1 (c)** by deleting it and replacing it with the following:

\*c. Municipal use, municipal services facility, municipal recreational facility, emergency services facility, police station, public school, and structures and off-street parking areas appurtenant thereto; and a Town garage, and structures and off-street parking areas appurtenant thereto, including parking and/or storage at the Town garage of maintenance equipment and supplies owned by the Town.

**Amend Section 333.1 (c)** by deleting it and replacing it with the following:

\*c. Municipal use, municipal services facility, municipal recreational facility, emergency services facility, police station, public school, and structures and off-street parking areas appurtenant thereto; and a Town garage, and structures and off-street parking areas appurtenant thereto, including parking and/or storage at the Town garage of maintenance equipment and supplies owned by the Town.

**Amend Section 334.1 (c)** by deleting it and replacing it with the following:

\*c. Municipal use, municipal services facility, municipal recreational facility, and structures and off-street parking areas appurtenant thereto.

**Amend Section 357** by deleting it and replacing it with the following:

**357. Municipal Use**  
**357.1 Regulation of Town Owned Property**

Any new construction on; expansion, modification, or addition to an existing structure on; and new use of; a Town owned property shall be subject to 1. the special permit approval procedure set forth in Section 340 of these regulations, and 2. the following subsections (357.3 – 357.5) which shall supersede any regulations to the contrary.

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**357.2 Septic Systems on Municipal Lots**

Subject to the approval of the Health Department, a septic system may serve more than one building on a Town owned lot, more than one septic system may be placed on any Town owned lot, and a septic system on one Town owned lot may service buildings on another abutting Town owned lot.

**357.3 Minimum Setback Requirements**

All buildings and structures shall be required to be set back a minimum distance of 15' from any side or rear property line and 15' from the front property line.

**357.4 Minimum Surface Coverage**

This subsection shall apply solely in the following area:

- The Town Hall Knoll area located at the junctions of State Route 37 Center and State Route 39 North, containing 4.329 acres, more or less, and comprising the following buildings and adjacent land—Mallory Town Hall, Sherman Playhouse, Scout House, and Firehouse—as depicted on a Map dated November 18, 2005, prepared for the Town of Sherman and filed on the Sherman Land Records as Map 1903 on October 11, 2006.

In order to maximize the use of the Town Hall Knoll area for the benefit of the public while retaining the rural character of the town, the land area covered by all vegetated, mulched, dirt and other non-manmade surfaces in the Town Hall Knoll area shall constitute at least 50% of the total area of said property.

**357.5 Fire Suppression Tank**

The need for a fire suppression tank on any Town owned property shall be evaluated by the Fire Marshal, who shall make a recommendation to the Board of Selectmen concerning the installation of such a tank. If such a tank is to be installed, the provisions of the Ordinance Concerning the Installation of Dry Hydrants in Residential and Commercial Building Developments shall apply.

**Amend Section 322.4** by adding the following sentence at the end thereto:

The height limitations of these Regulations shall also not apply to emergency communications towers or antennas related to municipal emergency communications and Town security, provided that such towers or antennas are no taller than is necessary to provide for public safety.

**Amend Subsection 322.8** by adding at the end thereof, the following:

Lighting shall be extinguished at the time of closing of a municipal use, except such illumination as may be permitted by the Commission for property protection and security.

**Amend Section 365** by deleting all of it, including the title, and replacing it with the following:

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**Section 365. Municipal Signs**

All municipal uses shall be identified with clear and adequate signage, including, where necessary, directional signage. The size requirements for directional signs in section 363, and for business signs in section 364 of these regulations shall apply to governmental signs. The limits on the number of signs in Section 360. shall not apply to municipal properties. All such signs require approval by the Commission.

**Amend Sections 331.2 (f), 332.2 (f), 333.2 (f)** delete reference to Section 357.

**Amend Sections 333.5, 334.5** to insert the words “and structures” after the words All buildings...