

**Town of Sherman
Board of Selectmen Monthly Meeting
Mallory Town Hall
June 23, 2026 at 7PM**

Present: First Selectman Don Lowe; Selectman Joel Bruzinski; Treasurer Andrea Maloney

Absent: Selectman Bob Ostrosky; Business Manager Liz LaVia; Chris Fuchs

Invited & Audience: PW Supervisor Kris Fazzone; Beth Levine; Tim McGrath

Clerk: Nicole Zegley

1. Call to Order: First Selectman Don Lowe called the meeting to order at 7:00PM followed by the Pledge of Allegiance.

2. Public Comment: Beth Levine of 29 Spring Lake Road, Sherman read a letter on the record.

Board of Selectman Sherman CT

To all Board Members:

I am Beth Levine, homeowner at 29 Spring Lake Road, Sherman, CT 06784. I have lived here full time since the year 2000. The information listed below is from the June 18, 2025 letter to Al Garzi Assessor and the September 25, 2025 letter to Don Lowe First Selectman.

My first issue was when my home insurance premium nearly doubled. The amount has gone up based on the square footage going up from approximately 3,500 square feet to 6,251 square feet referenced on town card records.

I asked them where they got the 6,251 from and they said from the town card and building records. My contractor, Tim McGrath with multiple years of contracting experience, took it upon himself to check out the internal square footage which was between 3,400 - 3,500 square feet. Tim McGrath brought several sheets of paper which included dimensions of each individual room showing the results of his square footage that he found and the square footage on the property card showing a large discrepancy. He brought other records plus essential papers to Al Garzi the Town Assessor.

When Tim McGrath talked to Al Garzi a few weeks later Al Garzzi said he cannot change the square footage just because of Tim McGrath's measurements. Tim McGrath

showed Al Garzi where the square footage came from which was wrong. It showed a blue stone patio at 560 square feet and enclosed porch at 600 square feet that was there in 1985 but was gone by 1997 when my father purchased the property 1997. It also showed an unfinished basement at 448 square feet which was sitting around a huge rock. This is the original basement. There is no heat down there. There is also a garage at 576 square feet they called living space gone by 1997. That's where they got the 6,251 square feet. In addition I have the town property card from 1997 showing square footage as under 4,000 square feet. See attached diagrams 20-7 which shows that it is physically impossible with all these small measurements on one side of the house and each side different measurements.

Al stated that he had a surveyor that he uses all the time to measure the house from the outside. When the person came I showed them the information and prints counting the blue stone patio, enclosed porch, basement and garage as living space. Surveyor thanked me saying 'very helpful'. Then Al Garzi sent another surveyor to do the same thing remeasuring the square footage.

When we asked Al Garzi what the surveyors came up with Al Garzi said and I quote "I don't use them anymore and it doesn't matter." That was 6 months ago and we hadn't received results from the surveyor's reports. Al Garzi just recently, 2-3 weeks ago sent three sheets of calculations not on professional letterhead hand drawn badly.

Tim McGrath was then going to measure the roof area but that was impossible also because of the roof soffits and overhang ranging from 1 foot to 10 feet. Tim McGrath told Al Garzi that he remeasured by adding 6 inches on each wall as if he was measuring from the outside. That came to 3,700 square feet. Al Garzi said quote "NO."

Homeowner Beth Levine and Tim McGrath talked to him at least 10 times and many emails and left other paperwork to explain their dilemma which can impact taxes. My insurance went down from \$14,000 to \$7,498 in 2025. Due to the initial referencing the town records, insurance company refunded the overpayment. I presented this issue to the Board of Assessors and based on all evidence I presented regarding square footage, my home was reassessed from \$821,100 to \$558,350. This effort to update the town card has been going on for so many months I am anxious to have answers. I appreciate your time and consideration in resolving this matter.

Sincerely,

Beth Levine

Tim McGrath spoke on behalf of Beth Levine and explained the difference between the town drawings and the current drawings to show the decrease in square footage.

3. Correspondence: None

4. Administrative Items:

A motion was made to approve the minutes from the June 25, 2026 meeting.

Approval of June 25, 2026 Meeting Minutes

Motioned: First Selectman Don Lowe

Seconded By: Selectman Joel Bruzinski

All in Favor: Unanimous

A motion was made to approve the minutes from the July 9, 2026 meeting.

Approval of July 9, 2026 Special Minutes

Motioned By: First Selectman Don Lowe

Seconded By: Selectman Joel Bruzinski

All in Favor: Unanimous

Financial Review: Business Manager Liz LaVia was absent and no large changes were reported,

Tax Refunds/Tax Suspension: None

Acknowledgments/Appointments: None

5. Information & Discussion:

- a. **SVFD:** Fire Chief Chris Fuchs forwarded an update to First Selectman Don Lowe. They have responded to 234 emergency calls. July has been a busy month with crews putting in long hours with the large number of storm related emergencies and clean up. They also offered 8 hours of mutual aid to Pawling for a large fire. Members also provided 7 hours of mutual aid to Kent for a lost hiker on the Appalachian Trail. Members have been training on mini pumper 3. The Firemen's Ball will be held on August 1st.
- b. **Park and Rec Ordinance Change:** First Selectman Don Lowe discussing the Ordinance change for Park and Rec regarding vendors has been added to town meeting.
- c. **Public Works Update:** PW Supervisor Kris Fazzone gave an update that all roads that were chip sealed are now fog seal (oil layer). He discussed adding yellow center lines to help with traffic flow and slowing drivers down, especially Leach Hollow. There is tree work that is still ongoing by Gentile. All the fields and trails look good. Volunteer Field would benefit from a hay application. Supervisor Fazzone would like to speak further on the fuel management system needed.

First Selectman Don Lowe requested that all information on the fuel management system be sent to him and a special meeting can be called if necessary.

- d. **Sherman School Renovation Project:** First Selectman Don Lowe explained the progress on the school continues. Financially, the project remains on budget.

- e. **Sherman Senior Center Building Committee:** First Selectman Don Lowe explained that 5 final architects have made it to the interview process. A decision should be made on August 5th.
- f. **Town Beach Dock Slips Project Report:** First Selectman Don Lowe moved the meeting to discuss the boat slips. The Town is pursuing a proposal with First Light and CLA to add 6 additional boat slips in the easiest way possible.
- g. **Scam Awareness:** First Selectman Don Lowe explained that there has been a rise in scams recently. He added that businesses that go door to door need to obtain a permit from Town Hall (which Sherman does not issue). He urged the town to be aware of scammers and not to entertain them.
- h. **Mallory Town Hall Security:** First Selectman Don Lowe explained that the town is looking for a system to make employees feel safer when they are in the building and working after hours. An assessment has not been completed yet. Dave Febbraio's company can perform these assessments. First Selectman Don Lowe will look into this further.

Other Business: None

Public Comment: None

Adjournment:

Motioned By: First Selectman Don Lowe

Seconded: Selectman Joel Bruzinski

Time: 7:36 PM

Respectfully Submitted By Nicole Zegley