



TOWN OF SHERMAN
PLANNING & ZONING COMMISSION
MALLORY TOWN HALL, 9 ROUTE 39 NORTH, SHERMAN, CT 06784

REGULAR MONTHLY MEETING AGENDA
MALLORY TOWN HALL

Thursday, August 7, 2025 beginning at 7:00 pm

CALL TO ORDER:

PUBLIC HEARING:

Amendment to an Existing Special Permit- Sherman Library Association- 1 Route 37 Center- (Map-77, Lot-31)

Proposed: To replace an existing stone walkway for safety, all in accordance with submitted marked up survey showing the existing footprint location entitled, "As-Built/ Existing Conditions Map, Prepared for Sherman Library Association, Inc. CT Route 37 and Sawmill Road, Town of Sherman, County of Fairfield, State of Connecticut". Dated: October 8, 2013. Prepared by: Arthur H. Howland & Associates. Zone D.

OLD BUSINESS:

DELIBERATION:

Amendment to an Existing Special Permit- Sherman Library Association- 1 Route 37 Center- (Map-77, Lot-31)

NEW BUSINESS:

Application for a Special Permit- Joanna L. Arnold- 3 Mauweehoo Hill Road- (Map- 56, Lot- 14) Proposed:

Construction of an Accessory Apartment within the second floor of an existing detached garage, all in accordance with Zoning Regulations, Section 324.1.a.2; and as shown on submitted building plans entitled "Arnold Residence Proposed Apartment 3 Mauweehoo Hill Road, Sherman CT Floor Plans" Created by: Amelie Rives Rennolds, Architecture, PLLC. Dated: July 4, 2025; and as shown within the existing footprint location (marked as: 24' x 30' POLE BARN) shown on the map entitled "Plot Plan" from Zoning Permit # 3504 dated June 13, 1989. Zone A.

CORRESPONDENCE:

1. **Town of New Milford-** Office of the Zoning Commission- Legal Warning for a Special Permit- Accessory Apartment
2. **Steven Byrne, Esq.-** List of Planners regarding Review of Zoning Regulations
3. **CT Federation of Planning & Zoning Agencies Quarterly Newsletter-** Summer 2025
4. **Steven Byrne, Esq.-** Training Certificates in reference to the July 15, 2025 Workshop Meeting

PUBLIC COMMENT:

APPROVAL OF MINUTES: Regular Meeting Minutes of June 5, 2025
Regular Meeting Minutes of July 10, 2025
Workshop Meeting of July 15, 2025

LAND USE ENFORCEMENT OFFICER'S REPORT: July 2025 LUEO Report

APPROVAL OF LEGAL BILLS:

COMMITTEE REPORTS:

CHAIRMAN REPORT:

REGULATION REVIEW: Discussion & Possible action

EXECUTIVE SESSION: Pending Litigation- 11 Cedar Lane

ADJOURNMENT:

DATED AT SHERMAN, CONNECTICUT THIS 6th DAY OF AUGUST, 2025
RYAN PEBURN, CHAIR