



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

REGULAR MONTHLY MEETING AGENDA
MALLORY TOWN HALL

Thursday, September 4, 2025 beginning at 7:00 pm

CALL TO ORDER:

PUBLIC HEARING I:

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.

PUBLIC HEARING II:

PROPOSED: AMENDMENT TO THE CURRENT ZONING REGULATIONS, LAST AMENDED FEBRUARY 13, 2025

AMEND: SECTION 342: APPLICATION FOR A SPECIAL PERMIT

AMEND: "Said application shall be accompanied by 11 (eleven) black and white prints of the proposed plan as required by section 343 and a list of mailing addresses of owners of property within 500' feet..."

AMEND: **SECTION 610: DEFINITIONS**

AMEND: **FLOOR AREA-** The sum of the gross horizontal area of the floors of the building or buildings, measured to the interior faces of exterior walls of such buildings but not including: (a) attached or built-in garages, (b) porches, balconies or terraces, (c) basements, (d) unfinished floor area having a clear headroom of less than 7 feet, or (e) areas for mechanical, heating, cooling, ventilation equipment.

AMEND: **GARAGE-** An Accessory Building used primarily for the parking and storage of motor vehicles as defined by Connecticut General Statutes 14-1(60), belonging to the occupants of the premises. The building shall be either attached or built-in to the principal structure, or unattached. Unattached garages shall not have septic or sewer facilities except as permitted by Section 324.1A (b) and 324.3(a).

ADD: **MOTOR VEHICLE-** any vehicle propelled or drawn by any non-muscular power, including a low-speed vehicle. "Motor Vehicle" does not include aircraft, motorboats, road rollers, baggage trucks used about railroad stations or other mass transit facilities, electric battery operated wheel chairs when operated by persons with physical disabilities at speeds not exceeding 15 (fifteen) miles per hour, golf carts operated on highways solely for the purpose of crossing from one part of the golf course to another, golf cart type vehicles operated on roads or highways on the grounds of state institutions by state employees, agricultural tractors, farm implements, such as vehicles as run only on rails or tracks, self-propelled plows, snow blowers, and lawn mowers, when used for the purposes for which they were designed and operated at speeds not exceeding four miles per hour, whether or not the operator rides on or walks behind such equipment, as defined in Section 14-165, mini-motorcycles, as defined in Section 14-286, special mobile equipment, as defined in Section 14-289 j., electric bicycles, electric foot scooters and any other vehicle not suitable for operation on a highway. (Connecticut General Statute 14-1[60])

AMEND: **PORCH-** An attached portion of a structure that is covered by a roof and is not enclosed by walls or glass or other surfaces which obstruct the flow of air but not including: (a) walls shared with the primary structure, or (b) screened in walls.

OLD BUSINESS:

DELIBERATIONS I:

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

DELIBERATIONS II:

PROPOSED: AMENDMENT TO THE CURRENT ZONING REGULATIONS, LAST AMENDED FEBRUARY 13, 2025

NEW BUSINESS:

CORRESPONDENCE:

J. Dwyer- request for clarification regarding enforcement procedure

PUBLIC COMMENT:

APPROVAL OF MINUTES: Regular Monthly Meeting Minutes of August 7, 2025
Site Walk Meeting Minutes of August 14, 2025

APPROVAL OF PLANNING & ZONING FY 2024-25 ANNUAL REPORT: Discussion & Possible action

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

APPROVAL OF LEGAL BILLS:

Halloran & Sage Invoice # 11474642	\$260.00
Halloran & Sage Invoice # 11474643	\$100.00

COMMITTEE REPORTS:

CHAIRMAN REPORT:

REGULATION REVIEW: Discussion & Possible action

ADJOURNMENT:

DATED AT SHERMAN, CONNECTICUT THIS 27th DAY OF AUGUST, 2025
RYAN PEBURN, CHAIR