



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

REGULAR MONTHLY MEETING AGENDA

MALLORY TOWN HALL

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

CALL TO ORDER:

PUBLIC HEARING:

Worstell, Jacob & Mary- 80-82 Route 55 West (M: 33, L: 21) Special Permit Application: Home Occupation:

Proposed: Real Estate Office, all in accordance with submitted floor plan, parking plan, sign and business plan in the location shown on submitted marked up A-2 survey entitled, "Property Survey Prepared For John & Beryl Taylor 82 Route 55 West, Town of Sherman, Fairfield County, CT" Prepared by: Paul A. Hiro, P.C. Dated: April 9, 2002. Zone A.

OLD BUSINESS:

DELIBERATION:

Worstell, Jacob & Mary- 80-82 Route 55 West (M: 33, L: 21) Special Permit Application: Home Occupation:

Proposed: Real Estate Office, all in accordance with submitted floor plan, parking plan, sign and business plan in the location shown on submitted marked up A-2 survey entitled, "Property Survey Prepared For John & Beryl Taylor 82 Route 55 West, Town of Sherman, Fairfield County, CT" Prepared by: Paul A. Hiro, P.C. Dated: April 9, 2002. Zone A.

NEW BUSINESS:

Roche, Dana- 2 Anderson Road- (M: 32, L: 62) Farm Stand Site Plan

CORRESPONDENCE:

WESTCoG- invitation for up-coming virtual forum (date/time to be determined) in reference to recently passed HB8002, and also 12/16 in person Planning Luncheon.

Kastilahn, D- Holy Trinity Church- in reference to the exterior lighting.

Peck, Hiram- Plan Three, LLC- introduction letter in providing professional planning services to the P&Z Commission.

Town of Kent, Land Use Office- proposed amendments to the Zoning Regulations

D. Lowe, First Selectman- correspondence to Historic District regarding the Veteran's Gratitude monument

PUBLIC COMMENT:

APPROVAL OF MINUTES: Regular Meeting Minutes of November 6, 2025
Site Walk Meeting Minutes of November 6, 2025

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

APPROVAL OF LEGAL BILLS: None

COMMITTEE REPORTS: Appointment of a Nominating Committee for 2026 slate of Officers

CHAIRMAN REPORT: Judd, Joel & Roberta- 1 Spring Lake Road- (Map-20, Lot-02) & 23 Route 39 North (Map-20, Lot-79)

REGULATION REVIEW: Updates needed to Sections listed below to comply with CT Section 8-3j:

331.1 Permitted Principal Uses, item *p page 24; 332.1 Permitted Principal Uses, item *i page 27; 333.2 Permitted Principal Uses, item *o page 30; 334.1 Permitted Principal Uses, item *m page 33- Discussion & Possible action

EXECUTIVE SESSION: 11 Cedar Lane, LLC- 11 Cedar Lane- Discussion of pending litigation

ADJOURNMENT:

DATED AT SHERMAN, CONNECTICUT THIS 3rd DAY OF DECEMBER, 2025
CHRISTIAN DACUNHA, CHAIR