



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

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**REGULAR MONTHLY MEETING AGENDA**

MALLORY TOWN HALL  
Thursday, January 8, 2026  
7:05 PM

(beginning immediately following the Adjournment of the Annual Organizational Meeting)

**CALL TO ORDER:**

**OLD BUSINESS:**       None

**NEW BUSINESS:**

**Febbraio, Maryanne - 8 Sunny Lane (M.- 020, L.-062) Special Permit Application-** for a Cottage Bakery in accordance with submitted business plan and as shown in existing kitchen per floor plan.

**CORRESPONDENCE:**

**First Selectman, D. Lowe-** P&Z Budget Request for FY 2026-27- Due by January 30, 2026 (Pre-Budget Meeting presentation Wed. 2/18/26 at 7:00 pm.)

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**     P&Z Regular Monthly Meeting of December 4, 2025

**LAND USE ENFORCEMENT OFFICER'S REPORT:**     December 2025 LUEO Report

**APPROVAL OF LEGAL BILLS:** None

**COMMITTEE REPORTS:**

**CHAIRMAN REPORT:**

**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

**ADJOURNMENT:**

DATED AT SHERMAN, CONNECTICUT THIS 6th DAY OF JANUARY, 2026  
CHRISTIAN DACUNHA, CHAIR