



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

**REGULAR MONTHLY MEETING AGENDA**  
MALLORY TOWN HALL  
Thursday, July 2, 2026 7:00 PM

**CALL TO ORDER:**

**PUBLIC HEARING:**

**PROPOSED: AMENDMENT TO THE TOWN OF SHERMAN, ZONING REGULATIONS,  
Planning & Zoning Commission of the Town of Sherman.**

**AMEND: LAST AMENDED: ~~May 1, 2026~~ (July 24, 2026)**

**ZONE A**

**AMEND: 331.1 Permitted Principal Uses- Item \*p (REMOVE )**

**ADD: 331.2 Permitted Accessory Uses-**

**ADD: Item o. Family ~~Day~~ Child care Homes, Group ~~Day~~ Child Care Home  
(Remove the word "Day", Replace with word "Child")**

**ZONE B**

**AMEND: 332.1 Permitted Principal Uses- Item \*i (REMOVE)**

**ADD: 332.2 Permitted Accessory Uses-**

**ADD: Item n. Family ~~Day~~ Child Care Homes, Group ~~Day~~ Child Care Home  
(Remove the word "Day", Replace with word "Child")**

**ZONE C**

**AMEND: 333.1 Permitted Principal Uses- Item \*o (REMOVE)**

**ADD: 333.2 Permitted Accessory Uses-**

**ADD: Item n. Family ~~Day~~ Child Care Homes, Group ~~Day~~ Child Care Home  
(Remove the word "Day", Replace with word "Child")**

**ZONE D**

**AMEND: 334.1 Permitted Principal Uses- Item \*m (REMOVE)**

**ADD: 334.2 Permitted Accessory Uses-**

**ADD: Item d. Family ~~Day~~ Child Care Homes, Group ~~Day~~ Child Care Home  
(Remove the word "Day", Replace with word "Child")**

**AMEND: 610: DEFINITIONS: (Remove the word "Day", Replace with word "Child")**

**AMEND: Child Care Center-** A family ~~day~~ child care home or group ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.

**AMEND: Family ~~Day~~ Child Care Home-** A family ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.

**AMEND: Group ~~day~~ Child Care Homes-** A group ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.

**AMENDMENTS EFFECTIVE: July 24, 2026**

**OLD BUSINESS: DELIBERATIONS -**

**PROPOSED: AMENDMENT TO THE TOWN OF SHERMAN, ZONING REGULATIONS,  
Planning & Zoning Commission of the Town of Sherman.**

**AMEND: LAST AMENDED: ~~May 1, 2026~~ (July 24, 2026)**

**NEW BUSINESS:**

1. **Application for a Special Permit - 168 Route 39 North (Map: 32, Lot: 47) - Rachel Mulkerin-** Proposed: a farm store located within a 20' x 10' footprint of an existing 20' x 40' garage, all in accordance with Section 352.B.5 and Section 340 along with submitted business plan and marked up survey. Zone A.
2. **Application to Amend an Existing Special Permit- 17 Route 37 Center (Map: 75, Lot: 56)- Holy Trinity Roman Catholic Church Corp.-** Proposed: Modification to lighting plan in accordance with submitted plans entitled "17 Route 37 Center, Sherman CT, Lighting Plan". Prepared by Michael Mazzucco, P.C.. Last revised: June 8, 2026. Zone B.
3. **Application for a Lot Line Change- 25 Orchard Rest Road (Map: 63, Lot:08)- Kevin & Sandy Walsh-** merging 0.285 acres from 23 Orchard Rest Road ( Map: 63, Lot: 07) with existing 1.054 acres at 25 Orchard Rest Road to total 1.339 acres, all in accordance with submitted A-2 survey entitled "Compilation Plan, Prepared for Stephen A. George, TR. & Kristiane Walter George, Tr. And Kevin P. Walsh & Sandra R. Walsh depicting properties situated at 21 & 25 Orchard Rest Road, Sherman Connecticut". Prepared by Sydney A. Rapp, Land Surveying, P.C. Zone B.

4. **Application for a Lot Line Change- 21 Orchard Rest Road (Map: 63, Lot:06)- Kristiane Walter George, TR. And Stephen A. George, TR.** - merging 0.285 acres from 23 Orchard Rest Road (Map: 63, Lot: 07) with existing 0.58 at 21 Orchard Rest Road to total 0.865 acres, all in accordance with submitted A-2 survey entitled "Compilation Plan, Prepared for Stephen A. George, TR. & Kristiane Walter George, Tr. And Kevin P. Walsh & Sandra R. Walsh depicting properties situated at 21 & 25 Orchard Rest Road, Sherman Connecticut". Prepared by Sydney A. Rapp, Land Surveying, P.C. Zone B.

**CORRESPONDENCE:** State of CT Office of Policy and Management- 2026 Municipal Impact Legislative Update

**APPROVAL OF MINUTES:** Regular Monthly Meeting Minutes of May 7, 2026

**LAND USE ENFORCEMENT OFFICER'S REPORT:** May- June 2026

**PUBLIC COMMENT:**

**APPROVAL OF LEGAL BILLS:** Halloran & Sage- invoice # 11497337 & Halloran & Sage- invoice # 11497338

**COMMITTEE REPORTS:** Affordable Housing sub-committee report  
Regulations Rewrite sub-committee report

**CHAIRMAN REPORT:** Discussion of 2026 Commission Goals

**REGULATION REVIEW:**

**ADJOURNMENT:**

DATED AT SHERMAN, CONNECTICUT THIS 26th DAY OF JUNE, 2026  
CHRISTIAN DACUNHA, CHAIR