



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

REGULAR MONTHLY MEETING AGENDA

AMENDED

CHARTER HALL

5 Route 39 North, Sherman CT 06784

Thursday, August 6, 2026 7:00 PM

CALL TO ORDER:

PUBLIC HEARINGS:

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.

OLD BUSINESS:

DELIBERATIONS -

1. **Application for a Special Permit - 168 Route 39 North (Map: 32, Lot: 47) - Rachel Mulkerin-**
2. **Application to Amend an Existing Special Permit- 17 Route 37 Center (Map: 75, Lot: 56)- Holy Trinity Roman Catholic Church Corp.-**
3. **Application for a Lot Line Change- 25 Orchard Rest Road (Map: 63, Lot:08)- Kevin & Sandy Walsh-**
4. **Application for a Lot Line Change- 21 Orchard Rest Road (Map: 63, Lot:06)- Kristiane Walter George, TR. and Stephen A. George, TR.**

NEW BUSINESS:

CORRESPONDENCE:

Town of Kent- Zoning Regulations Change
CT Federation of P&Z Agencies- 2026 Summer Newsletter
J. Dwyer- email dated May 8, 2026; Subject: Clarification to Mr. Cody's Comment 5/7/2026
J. Dwyer- email dated July 30, 2026; Subject: Formal Request for Enforcement/ Compliance Schedule
J. Dwyer- email dated August 3, 2026; Subject: Formal Objection and Inquiry Regarding Executive Session Concerning Enforcement Actions (Joel Judd- 1 Spring Lake Road & 23 Route 39 North)

APPROVAL OF MINUTES:

Regular Monthly Meeting Minutes of July 2, 2026
Site Walk Meeting July 13, 2026
Site Walk Meeting of July 22, 2026

LAND USE ENFORCEMENT OFFICER'S REPORT:

EXECUTIVE SESSION:

Discussion of Memorandum of Decision - Sherman Building Design v. Town of Sherman dated: July 16, 2026

PUBLIC COMMENT:

APPROVAL OF LEGAL BILLS:

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 4th DAY OF AUGUST, 2026
CHRISTIAN DACUNHA, CHAIR