



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

REGULAR MONTHLY MEETING AGENDA

**Mallory Town Hall
9 Route 39 North, Sherman CT 06784
Thursday, September 3, 2026 7:00 PM**

CALL TO ORDER:

CONTINUATION of PUBLIC HEARING:

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.

OLD BUSINESS:

DELIBERATION-

Application for a Special Permit - 168 Route 39 North (Map: 32, Lot: 47) - Rachel Mulkerin- farm store

NEW BUSINESS: **None**

CORRESPONDENCE: **Northwest CT Land Conservancy-** Notice of events Annual Picnic October 3, 2026

Paul Jaehnig- 3 Candlewood Lake Drive- drainage issue on Ottaviano site

Dennis Tobin, PhD.- Anderson County Deputy Director of Planning & Community Development- article from newspaper; Anderson Observer dated August 16, 2026.

APPROVAL OF MINUTES: Regular Monthly Meeting Minutes of August 6, 2026

LAND USE ENFORCEMENT OFFICER'S REPORT:

PUBLIC COMMENT:

APPROVAL OF LEGAL BILLS: Halloran & Sage Invoice # 11501666

APPROVAL OF FY 2025-26 P&Z ANNUAL REPORT- discussion and possible action

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 2nd DAY OF SEPTEMBER, 2026
CHRISTIAN DACUNHA, CHAIR