



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

FINAL

REGULAR MONTHLY MEETING MINUTES

Thursday, July 10, 2025 beginning at 7:00 pm

MEMBERS PRESENT: R. Peburn, C. Dacunha, J. Siegel, A. Weisberg and Alternate: L. Weber

MEMBERS ABSENT: P. Voorhees, D. Febbraio, J. Burruano, and Alternate: J. Finch, and J. Verlaine

ALSO & INVITED: Administrative Clerk, C. Branson

AUDIENCE: A. Blake, S. Miles, B. Reisler, and R. Postauer

CALL TO ORDER: Chair, R. Peburn Called the Meeting to Order at 7:05 pm.

A. Weisberg Moved to Amend the Agenda; under New Business- to remove items 1 & 2 from the Agenda.

Seconded by : J. Siegel

VOTE: FOR: Unanimous

C. Dacunha Moved to remove from the Agenda- Executive Session- and add the following to Correspondence; 3. D. Kastilahn- Holy Trinity Church -communication regarding the need to relocate the fire suppression tank from the approved location; 4. CT. Department of Housing- regarding 2025 Affordable Housing Appeals List; 5. M. Carpanzano- in reference to a request for legal fees regarding Invoice from Halloran & Sage- 11 Cedar Lane Home Occupation.

Seconded by : L. Weber

VOTE: FOR: Unanimous

OLD BUSINESS: None

NEW BUSINESS:

Amendment to an Existing Special Permit- Sherman Library Association- 1 Route 37 Center- (Map- 77 , Lot-31) Proposed: To replace an existing stone walkway for safety, all in accordance with submitted marked up survey showing the existing footprint location entitled, "As-Built/ Existing Conditions Map, Prepared for Sherman Library Association, Inc. CT Route 37 and Sawmill Road, Town of Sherman, County of Fairfield, State of Connecticut". Dated: October 8, 2013. Prepared by: Arthur H. Howland & Associates. Zone D.

Chair, R. Peburn opened the discussion for this application and asked Clerk, C. Branson to state the contents of the application file. Clerk, C. Branson stated the following; a signed Amendment to the Existing Special Permit application; a signed Land Use affidavit- stating no easements; a narrative of the nature of the proposed activity along with photos of existing conditions and a marked up plan showing the proposed surface area to be changed from stone and dirt to a concrete walk with safety railings for safer access and egress from the basement access door to the connecting sidewalk; additionally in the file was an Approved Certificate of Appropriateness from the Historic District dated June 16, 2025; there was a list of previous variances and permits added by the Clerk, there was an abutters list showing nineteen addresses of properties that are within 500 feet; and a marked up copy of the A-2 survey entitled, "As Built/ Existing Conditions Map, Prepared for Sherma Library Association, Inc., CT Route 37 and Sawmill Road, Town of Sherman, County of Fairfield, State of Connecticut". Dated: October 8, 2013. Prepared by: Arthur H. Howland & Associates. Sherman Library, Executive Director Ashleigh Blake was in attendance to speak to the application. Commissioner C. Dacunha stated for the record- sidewalks are not considered when calculating impervious surfaces.

J. Seigle Moved to accept the application and set a Public Hearing to take place on August 7, 2025 at Mallory Town Hall beginning at 7:00 pm. for an Application for an Amendment to an Existing Special Permit- Sherman Library Association- 1 Route 37 Center- (Map-77 , Lot-31) Proposed: To replace an existing stone walkway for safety, all in accordance with submitted marked up survey showing the existing footprint location entitled, "As-Built/ Existing Conditions Map, Prepared for Sherman Library Association, Inc. CT Route 37 and Sawmill Road, Town of Sherman, County of Fairfield, State of Connecticut". Dated: October 8, 2013. Prepared by: Arthur H. Howland & Associates. Zone D.

Seconded by : A. Weisberg

VOTE: FOR: Unanimous

CORRESPONDENCE: The following correspondence was read into record:

1. **Connecticut Conference of Municipalities-** Regarding Governor Lamont's Veto of HB- 5002
2. **First Selectman, D. Lowe-** email correspondence from Town Attorney M. Branse regarding Legal Clarification of 8-24 School Uses.
3. **D. Kastilahn- Holy Trinity Church** -communication regarding the need to relocate the fire suppression tank from the approved location.
4. **CT. Department of Housing-** regarding 2025 Affordable Housing Appeals List.
5. **M. Carpanzano-** in response to PZ Clerk, C. Branson's email request for legal fees regarding Invoice from Halloran & Sage- 11 Cedar Lane Home Occupation.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

The Commission tabled review of the Regular Meeting Minutes of June 5, 2025 to the August 7, 2025 meeting.

LAND USE ENFORCEMENT OFFICER'S REPORT:

Acting LUEO, C. Dacunha reported he has been able to keep up with the flow of incoming simple permit applications. There were several permits pending final inspection sign offs that have been set aside for when a permanent LUEO is hired.

APPROVAL OF LEGAL BILLS: *See correspondence, item 5*

COMMITTEE REPORTS: None

CHAIRMAN REPORT:

Chair, R. Peburn reported from a discussion with First Selectman, D. Lowe- several applicants have responded to the job posting for a new Land Use Enforcement Officer. First Selectman, D. Lowe has conducted interviews with applicants which included members from the IWWC and the P&Z Commission. A second interview has been scheduled with one of the applicants next Monday.

REGULATION REVIEW:

The Commission discussed amendments and edits to several proposed Zoning Regulations to bring to a Public Hearing set for September 4, 2025 at Mallory Town Hall beginning at 7:00 pm. The Commission made the following Motion:

J. Seigle Moved to Accept "page 1" of the proposed Zoning Regulations Amendments and set a Public Hearing to take place at their Regular Monthly Meeting on September 4, 2025 beginning at 7:00 p.m. at Mallory Town Hall to consider the following proposed Amendments to the current Sherman Zoning Regulations; Last Amended February 13, 2025:

PROPOSED: AMENDMENT TO THE CURRENT ZONING REGULATIONS, LAST AMENDED FEBRUARY 13, 2025

AMEND: SECTION 342: APPLICATION FOR A SPECIAL PERMIT

AMEND: "Said application shall be accompanied by 11 (eleven) black and white prints of the proposed plan as required by section 343 and a list of mailing addresses of owners of property within 500' feet..."

AMEND: SECTION 610: DEFINITIONS

AMEND: FLOOR AREA- The sum of the gross horizontal area of the floors of the building or buildings, measured to the interior faces of exterior walls of such buildings but not including: (a) attached or built-in garages, (b) porches, balconies or terraces, (c) basements, (d) unfinished floor area having a clear headroom of less than 7 feet, or (e) areas for mechanical, heating, cooling, ventilation equipment.

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AMEND: GARAGE- An Accessory Building used primarily for the parking and storage of motor vehicles as defined by Connecticut General Statutes 14-1(60), belonging to the occupants of the premises. The building shall be either attached or built-in to the principal structure, or unattached. Unattached garages shall not have septic or sewer facilities except as permitted by Section 324.1A (b) and 324.3(a).

ADD: MOTOR VEHICLE- any vehicle propelled or drawn by any non-muscular power, including a low-speed vehicle. "Motor Vehicle" does not include aircraft, motorboats, road rollers, baggage trucks used about railroad stations or other mass transit facilities, electric battery operated wheel chairs when operated by persons with physical disabilities at speeds not exceeding 15 (fifteen) miles per hour, golf carts operated on highways solely for the purpose of crossing from one part of the golf course to another, golf cart type vehicles operated on roads or highways on the grounds of state institutions by state employees, agricultural tractors, farm implements, such as vehicles as run only on rails or tracks, self-propelled snow plows, snow blowers, and lawn mowers, when used for the purposes for which they were designed and operated at speeds not exceeding four miles per hour, whether or not the operator rides on or walks behind such equipment, as defined in Section 14-165, mini-motorcycles, as defined in Section 14-286, special mobile equipment, as defined in Section 14-289 j., electric bicycles, electric foot scooters and any other vehicle not suitable for operation on a highway. (Connecticut General Statute 14-1 [60])

AMEND: PORCH- An attached portion of a structure that is covered by a roof and is not enclosed by walls or glass or other surfaces which obstruct the flow of air but not including: (a) walls shared with the primary structure, or (b) screened in walls.

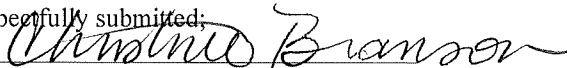
Seconded by: L. Weber

VOTE: FOR: UNANIMOUS

ADJOURNMENT:

Chair, R. Peburn Adjourned the Meeting at 9:25 pm.

Respectfully submitted;



Christine Branson, Administrative Clerk to the P&Z Commission

APPROVED AS AMENDED AT THE AUGUST 7, 2025 RMM

