



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

**FINAL**

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**REGULAR MONTHLY MEETING MINUTES  
Thursday, November 6, 2025**

**MEMBERS PRESENT:** C. Dacunha, R. Peburn, J. Burruano, P. Voorhees, J. Siegel, D. Febbraio, A. Weisberg, and Alternates: L. Weber, and J. Finch

**MEMBERS ABSENT:** Alternate J. Verlaine

**ALSO & INVITED:** LUEO, J. Cody, and Administrative Clerk, C. Branson

**AUDIENCE:** J. Dwyer and M. Worstell

**CALL TO ORDER:** **Acting Chair, C. Dacunha Called the Meeting to Order at 7:03 pm.**

**J. Burruano Moved** to add to the Agenda, under Correspondence- a letter from K. Judd regarding their property located at 32 Route 39 North & 1 Spring Lake Road.

**Seconded by: A. Weisberg**

**VOTE: For: Unanimous**

**NOMINATING COMMITTEE:**

J. Burruano reported on behalf of the Nominating Committee, stating the recommended slate of officers for nomination: Christian Dacunha as Chair; Jeannene Burruano as Vice-Chair; and Jerry Seigel as Secretary, to expire December 31, 2025. There were no additional nominations from the floor.

**J. Burruano Moved** to Nominate the following slate of Officers, set to expire 12/31/2025:

Christian Dacunha, Chair

Jeannene Burruano, Vice Chair

Jerry Seigel, Secretary

**Seconded by: L. Weber**

**VOTE: For: Unanimous**

**OLD BUSINESS:** None

**NEW BUSINESS:**

**1. Roche, Dana- 2 Anderson Road- (M: 32, L: 62) Farm Stand Site Plan**

C. Dacunha opened the discussion regarding the farm stand site plan. LUEO, J. Cody stated he is bringing this matter to the Commission for a site plan review to discuss the farm stand and parking area in relation to the traffic sightline and proximity to the travel portion of the roadway. The Commission agreed and set a site walk meeting to view the proposed area.

**L. Weber Moved** to set a Site Walk Meeting for Sunday November 9, 2025 beginning at 12:15 pm to take place at 2 Anderson Road to review the area proposed for a Farm Stand Site Plan.

**Seconded by: A. Weisberg**

**VOTE: FOR: Unanimous**

**2. Worstell, Jacob & Mary- 80-82 Route 55 West (M: 33, L: 21) Special Permit Application: Home Occupation:  
Proposed: Real Estate Office**

C. Dacunha opened the Special Permit application file review for the proposed Special Permit. Clerk, C. Branson stated the contents of the application file; there was a fully executed application for a Home Occupation, a signed Land Use Affidavit, Health Approval was submitted, dated 11/05/2025; a business plan was provided showing the number of employees, hours of operation; there was a mock-up of the proposed sign, a floor plan showing the layout of the office and a survey showing parking spaces for three cars; an abutters list was provided and a copy of the property deed was in the file. The applicant, Mary Worstell was present and spoke on behalf of the application submittal. Mrs. Worstell is proposing a Real Estate Office in the existing cottage on her property. She will be the only employee. The Commission accepted the application and set a Site Walk Meeting and Public Hearing date.

**L. Weber Moved** to set a Site Walk Meeting for Sunday November 9, 2025 beginning at 12:00 pm to take place at 82 Route 55 West to view the area proposed for a Home Occupation; Real Estate Office. A Public Hearing is set to take place on December 5, 2025 beginning at 7:00 pm. at Mallory Town Hall.

**Seconded by: J. Burruano**

**VOTE: FOR: Unanimous**

**3. Town of Sherman- 21 Route 37 Center- (M: 75, L: 56) 8-24 Referral Request for a proposed Senior Center**

C. Dacunha opened the discussion regarding the 8-24 Referral Request for a Senior Center proposed for 21 Route 37 Center. First Selectman, D. Lowe was present to speak on behalf of this request. Mr. Lowe stated that he is speaking on behalf of the Sherman Senior Building Committee, they are seeking the 8-24 Referral approval for the next phase of Bonding. The Commission briefly discussed the proposed location regarding possible past deed restrictions. First Selectman D. Lowe stated at one time long ago there was discussion about keeping a portion of this parcel as "open Space" however there was never anything finalized or filed in the land records.

**J. Burruano Moved** to Approve the Town of Sherman application for a 8-24 Referral for a proposed Senior Center located at 21 Route 37 Center- (M: 75, L: 56) and stated that this proposal is in compliance with the Town Plan of Conservation and Development, Chapter 9, Town Facilities and Services, Item 5; addressing community needs by expanding services provided to the Senior population.

**Seconded by: J. Seigel**

**VOTE: FOR: Unanimous**

**CORRESPONDENCE:**

**Judd, K- 23 Route 39 North & 1 Spring Lake Road-** correspondence to the Commission stating they are making efforts and taking the appropriate actions to comply with the Courts Judgment. Read into record by J. Burruano. (C. Dacunha and D. Febbraio recused themselves from any discussion regarding this matter)

**CT Federation of Planning & Zoning Agencies:** Quarterly Newsletter Fall 2025

**PUBLIC COMMENT:**

**Dwyer, J- Spring Lake Road-** asked the Commission if the Judd matter would be discussed tonight. (J. Burruano stated there would not be any discussion regarding the matter).

**APPROVAL OF MINUTES:** Regular Monthly Meeting Minutes of October 9, 2025

**J. Seigel Moved** to Approve the P&Z Regular Monthly Meeting Minutes of October 9, 2025 as Amended (correct Adjournment time to 8:00 pm.)

**Seconded by: J. Burruano**

**VOTE: FOR: 8 (1 Abstained A. Weisberg)**

**2026 SCHEDULE OF MEETINGS:**

**P. Voorhees Moved** to Approve the 2026 P&Z Schedule of Meetings as presented.

**Seconded by: A. Weisberg**

**VOTE: FOR: Unanimous**

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

LUEO, J. Cody presented the October 2025 report to the Commission. Twenty-two Zoning applications have been processed and approved. Eleven Zoning Permits have been approved for final inspections. Three Enforcement issues have been resolved. One Enforcement issue requires additional information. LUEO, J. Cody recommended the Commission add to the Agenda, the Judd- 23 Route 39 North & 1 Spring Lake Road, matter be put on the December 2025 P&Z Meeting Agenda for discussion. LUEO, J. Cody recommended the Commission invite Mr. Judd and Mr. Dwyer to attend the December Meeting. C. Dacunha and D. Febbraio stated for the record, they will recuse themselves from any discussion or action regarding the Judd property located at 23 Route 39 North & 1 Spring Lake Road.

**A. Weisberg Moved** to approve adding to the December 4, 2025 P&Z Commission Regular Monthly Meeting Agenda- "Judd- 23 Route 39 North & 1 Spring Lake Road- discussion".

**Seconded by: J. Seigel**

**VOTE: FOR: 7 (2 Recused- C. Dacunha & D. Febbraio)**

**D. Febbraio Moved** to Accept the October 2025 LUEO Report as presented.

**Seconded by: J. Burruano**

**VOTE: FOR: Unanimous**

**APPROVAL OF LEGAL BILLS:** None

**COMMITTEE REPORTS:** None

**CHAIRMAN REPORT:**

Chair, C. Dacunha thanked Commissioner R. Peburn for ten years of unwavering leadership and steadfast dedication to the Planning & Zoning Commission and to the residents of the Town. Mr. Dacunha stated for the coming months he hopes the Commissioners will put forth consideration and thoughtful input in efforts to work together while thinking outside of the "box" moving into the future to improve the Zoning Regulations over the coming year.

**REGULATION REVIEW:** None

**ADJOURNMENT:**

Chair, C. Dacunha Adjourned the Meeting at 7:55 pm.

Respectfully submitted;

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Christine Branson, Administrative Clerk

November 14, 2025

**APPROVED AS AMENDED AT THE DECEMBER 4, 2025 RMM**