



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

REGULAR MONTHLY MEETING MINUTES **DRAFT**
MALLORY TOWN HALL
Thursday, February 5, 2026

MEMBERS PRESENT: C. Dacunha, D. Febbraio, A. Weisberg, S. Addonizio-Butts, P. Voorhees (joined at 7:22 pm), and Alternates: L Weber, and J. Finch

MEMBERS ABSENT: J. Siegel, J. Burruano, and Alternate: J. Verlaine

ALSO: Land Use Enforcement Officer, J. Cody and Administrative Clerk, C. Branson

AUDIENCE & INVITED: M. Febbraio, J. Judd, J. Dwyer, and M. Jayson

CALL TO ORDER: **Chair, C. Dacunha Called the Meeting to Order at 7:09 pm.**

D. Febbraio Moved to reorder the Agenda to put *Public Comment following the LUEO January 2026 Report.

Seconded by: A. Weisberg

VOTE: For: Unanimous

D. Febbraio Recused himself from the duration of the Public Hearing and Deliberations regarding 8 Sunny Lane (M.- 020, L.-062) Special Permit Application: Home Occupation: Proposed: Cottage Bakery.

Alternates L. Weber and J. Finch were elevated to Voting status in the absence of J. Siegel and J. Burruano.

PUBLIC HEARING:

Febbraio, Maryanne - 8 Sunny Lane (M.- 020, L.-062) Special Permit Application: Home Occupation: Proposed: Cottage Bakery; all in accordance with submitted floor plan (existing kitchen), business plan and within the existing footprint location shown on submitted A-2 survey entitled, "Property Survey Prepared For David M. & Maryanne Febbraio, 8 Sunny Lane, Town of Sherman, Fairfield County, CT" Prepared by: The Office of PAH, Inc. Lane Surveyors. Paul A. Hiro, LS. Dated: June 11, 2018. Zone A.

Commissioners seated: C. Dacunha, A. Weisberg, S. Addonizio-Butts, P. Voorhees, and Alternates: L Weber, and J. Finch
(D. Febbraio recused)

Chair, C. Dacunha Opened the Public Hearing for Febbraio, Maryanne - 8 Sunny Lane (M.- 020, L.-062) Special Permit Application: Home Occupation: Proposed: Cottage Bakery. Mr. Febbraio left the Commission table and sat in the audience. Chair, C. Dacunha stated Commissioner D. Febbraio has recused himself from the Public Hearing and Deliberations for 8 Sunny Lane. In the absence of J. Siegel, A. Weisberg read the Legal Notice into record. Clerk, C. Branson stated for the record, the Legal Notice was Published in the Town Tribune on January 22, 2026 and again on January 29, 2026. Seventeen abutters were sent certified letters with the Legal Notice on January 16, 2026. Three letters of correspondence were received. Applicant, M. Febbraio was in attendance and spoke on behalf of the application for a Cottage Bakery. The Commission conducted a Site Walk on January 17th, 2026 to view the kitchen facilities at 8 Sunny Lane for the proposed Cottage Bakery. (Commissioner P. Voorhees joined the meeting at 7:22 pm) Mrs. Febbraio stated for the record, there will be no additional employees other than herself. There will be no additional cars parking, no signs, no additional exterior lighting, no additional deliveries to the property. The Commission discussed the fact that this proposed business will have very little impact on the neighboring property, if any. The letters received: K. Foy of 18 Sunny Lane- in favor of the proposed Cottage Bakery; C. Suttmeier of 1 Benchmark Lane- in favor of the proposed Cottage Bakery; and the Judd Family of 23 Route 39 North/ 1 Spring Lake Road- also in favor of the proposed Cottage Bakery. Also in the application file was a certificate of completion of a Food Handler training course and a State of Connecticut, Department of Consumer Protection Cottage Food Operation license. There were no additional comments from the applicant. There were no questions or comments from the audience. The Commission had no additional questions or comments.

A. Weisberg Moved to Close the Public Hearing for Febbraio, Maryanne - 8 Sunny Lane (M.- 020, L.-062) Special Permit Application: Home Occupation: Proposed: Cottage Bakery

Seconded by: A. Weisberg

VOTE: For: Unanimous (6)

OLD BUSINESS:

DELIBERATION:

Febbraio, Maryanne - 8 Sunny Lane (M.- 020, L.-062) Special Permit Application: Home Occupation: Proposed: Cottage Bakery

Commissioners seated: C. Dacunha, A. Weisberg, S. Addonizio-Butts, P. Voorhees, and Alternates: L Weber, and J. Finch
(D. Febbraio recused)

Chair, C Dacunha opened the discussion for the Deliberations portion of the Special Permit application for a Cottage Bakery. The Commission discussed the low to no impact this business will create. The Commission agreed this proposed business meets the criteria for a Home Occupation.

A. Weisberg Moved to Approve: Febbraio, Maryanne - 8 Sunny Lane (M.- 020, L.-062) Special Permit Application: Home Occupation: Proposed: Cottage Bakery; all in accordance with submitted floor plan (existing kitchen), business plan and within the existing footprint location shown on submitted A-2 survey entitled, "Property Survey Prepared For David M. & Maryanne Febbraio, 8 Sunny Lane, Town of Sherman, Fairfield County, CT" Prepared by: The Office of PAH, Inc. Lane Surveyors. Paul A. Hiro, LS. Dated: June 11, 2018. Zone A.

Seconded by: S. Addonizio-Butts

VOTE: For: Unanimous (6)

Commissioner D. Febbraio was re-seated at the Commission table.

NEW BUSINESS: None

CORRESPONDENCE: CT Federation of Planning & Zoning Agencies- Winter 2026 Newsletter- Annual Meeting Invitation

APPROVAL OF MINUTES:

P&Z Annual Organizational Meeting of January 8, 2026

L. Weber Moved to Approve the P&Z Annual Organizational Meeting of January 8, 2026 as written.

Seconded by: J. Finch

VOTE: For: Unanimous

P&Z Regular Monthly Meeting of January 8, 2026

L. Weber Moved to Approve as Amended the P&Z Regular Monthly Meeting of January 8, 2026

Seconded by: J. Finch

VOTE: For: Unanimous

P&Z Site Walk Meeting Minutes of January 17, 2026

L. Weber Moved to Approve the P&Z Site Walk Meeting Minutes of January 17, 2026 as written.

Seconded by: J. Finch

VOTE: For: Unanimous

LAND USE ENFORCEMENT OFFICER'S REPORT: January 2026 LUEO Report

LUEO, John Cody reported seven new Zoning permits have been approved. Seven permits have been signed off for final approval. Mr. Cody reported updates to ongoing Enforcement cases; **1 Spring Lake Road-** update: a dumpster has been removed. Due to the weather, there has not been a lot of visible progress however the property owners have been communicating. **164 Route 39 South-** update: No N.O.V. will be issued regarding a retaining wall, referring to CT State Statute 8-13a, the wall structure has existed well over three years and is a known fact, it is considered a "non-conforming structure" and may remain legally. **Veteran's Gratitude Tree at Mallory Town Hall-** due to the weather, no new updates. **50 Route 37 East-** the property owner has agreed to apply for a Special Permit. The ZBA Legal Notice of Decision of February 3, 2026 was also included.

J. Finch Moved to Accept the January 2026 LUEO Report as written.

Seconded by: A. Weisberg

VOTE: For: Unanimous

Commissioner, D. Febbraio recused himself and sat in the audience during Public Comment.

***PUBLIC COMMENT:**

- J. Dwyer - 10 Spring Lake Road-** requesting an update regarding the property at 1 Spring Lake Road. Mr. Dwyer stated frustration regarding communication with LUEO, J. Cody. Mr. Dwyer stated he would like to be kept up to date with any progress relating to 1 Spring Lake Road.
- J. Cody, LUEO-** responded to Mr. Dwyer that he has been in contact with the family and they are in the process of cleaning up the property, however due to the weather, there is not a lot that can be done until spring. Mr. Cody stated there are decades of accumulation on the property and asked that Mr. Dwyer be patient with this process. Mr. Cody referred to a letter from Town Counsel to the Commission previously regarding the Judd matter. J. Cody agreed he will be in communication with Mr. Dwyer.
- D. Febbraio- 8 Sunny Lane-** spoke on behalf of J. Judd of 1 Spring Lake Road- stating the Court did not set a date that the property must be in compliance and this process is very costly to the family. The Judds have removed the biggest items in violation and tons of items have been moved or removed. The Judds are doing the best they can to bring the property into compliance.
- J. Judd- 1 Spring Lake Road-** stated a brief history of the property to the Commission, his father purchased the land in 1947, stating it was an active construction business before this purchase. His family has continued this business for decades without issue. There is a gravel screener on the property previous his father's purchase indicating the business activities predate the Judds ownership of the land. Mr. Judd stated he feels this screener should be seen as proof the construction enterprise existed long before the recent complaint, and the Town was aware of the business. There was no "industrial zone" when this business was created. The Town has previously arranged to park Firetrucks, school buses and various Town equipment on Mr. Judds property when the new Fire Department and renovations to the school were under construction. Mr. Judd stated he accommodated the Town whenever needed. Mr. Judd stated that at one point in 1991 there were 36 pieces of work equipment on the property that he paid taxes for, and he never received notice from the Town of any violations. Mr. Judd stated confusion and frustration with what he is directed to remove. Mr. Judd stated he would like to meet with LUEO, J. Cody and invited to his property as well as all of the Commissioners. Mr. Judd also stated for the record, that his neighbor Mr. Dwyer is not invited on the property.

Commissioner D. Febbraio was re-seated at the Commission table.

APPROVAL OF LEGAL BILLS:

Halloran & Sage- Invoice # 11486248

D. Febbraio Moved to Approve payment of Halloran & Sage- Invoice # 11486248 in the amount of \$500.00.

Seconded by: A. Weisberg

VOTE: For: Unanimous

Halloran & Sage- Invoice # 11486249

D. Febbraio Moved to Approve payment of Halloran & Sage- Invoice # 11486249 in the amount of \$280.00.

Seconded by: A. Weisberg

VOTE: For: Unanimous

COMMITTEE REPORTS: None

CHAIRMAN REPORT:

Discussion of 2026 Commission Goals:

Chair, C. Dacunha discussed goals for the Commission to consider and requested each Commissioner do the same. Mr. Dacunha shared a list of priority items that should be addressed in the coming year. Specifically the re-write of the Town Zoning Regulations, to bring into compliance with the newly passed State Statutes; Affordable Housing- how does the new legislature affect Sherman; Mission Statement; and streamlining the permit application process.

REGULATION REVIEW:

ADJOURNMENT: Chair, C. Dacunha Adjourned the Site Walk Meeting at 8:47 pm.

Respectfully submitted;

Christine Branson, Administrative Clerk
February 12, 2026