



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, April 9, 2026

MEMBERS PRESENT: C. Dacunha, D. Febbraio, J. Siegel, J. Burruano, A. Weisberg, S. Addonizio-Butts, P. Voorhees and Alternates: L Weber, J. Finch and *J. Verlaine (**joined the meeting at 7:40 pm.*)

MEMBERS ABSENT: None

ALSO: Administrative Clerk, C. Branson

ABSENT: Land Use Enforcement Officer, J. Cody

AUDIENCE & INVITED: L. Hubbard, P. Wolgast, J. Wolgast, E. Difranco, E. Langster, and K. Litwack

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

J. Burruano Moved to Amend the Agenda; under NEW BUSINESS, the items are numbered incorrectly; change item #4, to # 3. PROPOSED: AMENDMENT TO THE TOWN OF SHERMAN, ZONING REGULATIONS, Applicant: Planning & Zoning Commission of the Town of Sherman.

Seconded by: D. Febbraio

VOTE: FOR: Unanimous

PUBLIC HEARING:

I. Application for an Amendment to the Existing Zoning Regulations- Sherman Artists Association-

PROPOSED: AMENDMENT TO THE CURRENT ZONING REGULATIONS, LAST AMENDED

AMEND: ~~OCTOBER 31, 2025~~

ADD: May 1, 2026

AMEND- Section 610- Definitions-

ADD: **ART GALLERY-** Operated Not for Profit: An establishment operated by an organization registered with the IRS as a 501(c)(3) organization to foster community appreciation of the visual arts. The gallery may provide space for the exhibition and sale of art including fine arts and crafts, provide space for community to create art and run programs for the teaching of various arts disciplines and techniques. The gallery may conduct art openings and other events for fundraising and to promote the sale of art created by members and non-members of the organization.

Amendment Effective: May 1, 2026.

Chair, C. Dacunha Opened the Public Hearing for the proposed amendment to the Zoning Regulations. Commissioners seated for the Public Hearing were; C. Dacunha, D. Febbraio, J. Siegel, J. Burruano, A. Weisberg, S. Addonizio-Butts, and P. Voorhees. Applicant, Linda Hubbard, of the Sherman Artists Association was present to speak on behalf of the application. Clerk, C. Branson stated for the record, Legal Notice was published in the Town Tribune on March 26th, 2026 and again on April 2nd, 2026. Seven abutting Towns and Planning Agencies were sent Legal Notice by Certified Mail on March 6, 2026. One letter of correspondence was received from WESTCoG, Director- Tucker Beckett. The Commission questioned why this proposed Regulation Amendment was focused primarily for a non-profit art gallery. Applicant, L. Hubbard stated that the Sherman Artists Association is a not for profit organization with 501(c) (3) designation. Additionally, the Regulations already mention 501(c)(3) designation throughout several sections of the current Zoning Regulations. Mrs. Hubbard clarified the Sherman Artists Association is a non-profit organization, the artists who sell their works through the Association make a profit on the sale. The correspondence from WESTCoG Director, T. Beckett was read into record, stating no impact concern. There was discussion regarding clarification of Visual Arts. Mrs. Hubbard stated that Visual Arts are different from performance arts. Performance Arts; such as theatre, dance, voice, and music. Visual Arts are tangible 2-D; such as paintings, photography, etc. and 3-D such as pottery, ceramics, glass, jewelry, woodworking, sculpture, etc. No one spoke in opposition of the proposed Amendment. From the General Public, E. DiFranco of 9 Sunny Lane spoke in support of the proposed amendment. Also from the General Public, E. Langster of 13 Crawford Lane spoke in favor of the Amendment. There were no further questions from the Commission. There were no questions or comments from the applicant.

A. Weisberg Moved to Close the Public Hearing for the Application for an Amendment to the Existing Zoning Regulations- Sherman Artists Association.

Seconded by: J. Burruano

VOTE: FOR: Unanimous

OLD BUSINESS:

PUBLIC HEARING DELIBERATIONS:

- I. **Application for an Amendment to the Existing Zoning Regulations- Sherman Artists Association-**
PROPOSED: AMENDMENT TO THE CURRENT ZONING REGULATIONS, LAST AMENDED
AMEND: OCTOBER 31, 2025
ADD: May 1, 2026
AMEND- Section 610- Definitions-
ADD: **ART GALLERY-** Operated Not for Profit: An establishment operated by an organization registered with the IRS as a 501(c)(3) organization to foster community appreciation of the visual arts. The gallery may provide space for the exhibition and sale of art including fine arts and crafts, provide space for community to create art and run programs for the teaching of various arts disciplines and techniques. The gallery may conduct art openings and other events for fundraising and to promote the sale of art created by members and non-members of the organization. **Amendment Effective: May 1, 2026.**

Chair, C. Dacunha opened the deliberations portion of this hearing. The following Commissioners remained seated; C. Dacunha, D. Febbraio, J. Siegel, J. Burruano, A. Weisberg, S. Addonizio-Butts, and P. Voorhees. Discussion took place regarding the inclusion of Non-Profit or 501 (c)(3) for this proposed Amendment. The Commissioners recognized the purpose of this Amendment is specifically created for the purpose to allow the Sherman Artists Association the ability to have an art gallery to display and sell works of art within the Town. There was no further discussion.

A. Weisberg Moved to Approve the Application for an Amendment to the Existing Zoning Regulations- Sherman Artists Association-

PROPOSED: AMENDMENT TO THE CURRENT ZONING REGULATIONS, LAST AMENDED:

AMEND: OCTOBER 31, 2025

ADD: May 1, 2026

AMEND- Section 610- Definitions-

ADD: **ART GALLERY-** Operated Not for Profit: An establishment operated by an organization registered with the IRS as a 501(c)(3) organization to foster community appreciation of the visual arts. The gallery may provide space for the exhibition and sale of art including fine arts and crafts, provide space for community to create art and run programs for the teaching of various arts disciplines and techniques. The gallery may conduct art openings and other events for fundraising and to promote the sale of art created by members and non-members of the organization. **Amendment Effective: May 1, 2026.**

Seconded by: J. Siegel

VOTE: FOR: Unanimous

** Alternate, J. Verlaine joined the meeting at 7:40 pm.*

NEW BUSINESS:

1. **Application for a Special Permit-Accessory Apartment - 13 A Osborn Road- (M: 24, L: 17) Fisher, Corrie**
PURPOSE: -for a 400 sq. ft. Accessory Apartment to be constructed within the footprint of an attached 40' x 40' garage, in accordance with Zoning Regulations, Section 324.1.A.2 - Accessory Apartment and submitted floor plans and in the proposed location shown on a submitted A-2 survey entitled, "As Built in Progress Showing Garage Location, Prepared for Corrie Fisher 13 A Osborn Road Sherman, CT" Prepared by: NOK Civil Engineering and Land Surveying. Dated: February 12, 2026. Zone A.

Chair, C. Dacunha opened the discussion of the Special Permit application for an Accessory Apartment. Clerk, C. Branson stated the application file contents; there was a fully executed application for an Accessory Apartment of 400 sq. ft.; there was a signed Land Use affidavit- stating no easements, Health approval was in the file, proof of occupancy was shown by including a utility bill, a plan was provided highlighting the location of the proposed accessory apartment to be within the garage footprint, there was a marked up survey showing the location of two designated parking spaces for the accessory apartment, a detailed floor plan was provided showing the configuration of the garage and apartment, an abutters list was included showing 16 addresses that are within 500' of this property, a large format floor plan was included showing measurements, a septic plan and an A-2 survey were all included in the application file. The applicants were not present. The Commission accepted the application and set a Public Hearing to take place on May 7, 2026 beginning at 7:00 pm. A site walk was scheduled for April 20, 2026 beginning at 5:30 pm.

D. Febbraio Moved to Accept the Special Permit application for an -Accessory Apartment - 13 A Osborn Road- (M: 24, L: 17) Fisher, Corrie. PURPOSE: -for a 400 sq. ft. Accessory Apartment to be constructed within the footprint of an attached 40' x 40' garage, in accordance with Zoning Regulations, Section 324.1.A.2 - Accessory Apartment and submitted floor plans and in the proposed location shown on a submitted A-2 survey entitled, "As Built in Progress Showing Garage Location, Prepared for Corrie Fisher 13 A Osborn Road Sherman, CT" Prepared by: NOK Civil Engineering and Land Surveying. Dated: February 12, 2026. Zone A. A Public Hearing was set to take place May 7, 2026 beginning at 7:00pm at Mallory Town Hall. A site walk was scheduled to take place on the property April 20, 2026 at 5:30 pm.

Seconded by: J. Burruano

VOTE: FOR: Unanimous

2. **Application for a Special Permit-Accessory Dwelling- 5 Crooked Furrows Road (M: 23, L: 58) Wolgast, Peter & Jennifer** PURPOSE: for a 840 sq. ft. Accessory Dwelling to be constructed within the second floor of a proposed 28' x 30' garage, in accordance with Zoning Regulations, Section 324.1.A.1 - Accessory Dwelling as shown on submitted floor plans entitled; "Drawings Prepared For Peter & Jennifer Wolgast, First & Second floor plan for proposed Garage/ Loft House 5 Crooked Furrows, Sherman CT" Prepared by ADS Arch-Design Services. Dated and in the proposed location shown on a submitted A-2 survey entitled, "Property Survey Prepared for Peter Wolgast ET AL. # 5 Crooked Furrows Lane, Sherman, CT" Prepared by: John M. Farnsworth & Associates. Dated: February 14, 2026. Zone A.

Chair, C. Dacunha opened the discussion of the Special Permit application for an Accessory Dwelling. Clerk, C. Branson stated the application file contents; there was a fully executed application for an Accessory Dwelling of 840 sq. ft. There was a signed Land Use affidavit showing no easements, Proof of occupancy was provided by copy of drivers licenses, Health approval was provided (*note- the health approval includes a dwelling and an accessory dwelling), a list of 22 abutters, floor plans and an A-2 survey was in the file. Additionally, a Zoning application for the primary dwelling was included, showing the intent to build. Mr. & Mrs. Wolgast were present to speak on behalf of their application. Mr. Wolgast stated they intend to first build the garage/ Accessory Dwelling to live in while the new dwelling is being constructed. The Commission accepted the application and set a Public Hearing to take place on May 7, 2026 beginning at 7:00 pm. A site walk was scheduled for April 20, 2026 beginning at 5:00 pm.

J. Siegel Moved to Accept the Application for a Special Permit-Accessory Dwelling- 5 Crooked Furrows Road (M: 23, L: 58) Wolgast, Peter & Jennifer. PURPOSE: for a 840 sq. ft. Accessory Dwelling to be constructed within the second floor of a proposed 28' x 30' garage, in accordance with Zoning Regulations, Section 324.1.A.1 - Accessory Dwelling as shown on submitted floor plans entitled; "Drawings Prepared For Peter & Jennifer Wolgast, First & Second floor plan for proposed Garage/ Loft House 5 Crooked Furrows, Sherman CT" Prepared by ADS Arch-Design Services. Dated and in the proposed location shown on a submitted A-2 survey entitled, "Property Survey Prepared for Peter Wolgast ET AL. # 5 Crooked Furrows Lane, Sherman, CT" Prepared by: John M. Farnsworth & Associates. Dated: February 14, 2026. Zone A. A Public Hearing was set to take place May 7, 2026 beginning at 7:00pm at Mallory Town Hall. A site walk was scheduled to take place on the property April 20, 2026 at 5:00 pm.

Seconded by: J. Burruano

VOTE: FOR: Unanimous

3. **PROPOSED: AMENDMENT TO THE TOWN OF SHERMAN, ZONING REGULATIONS,**

Planning & Zoning Commission of the Town of Sherman.

AMEND: LAST AMENDED: ~~October 31, 2025~~ (June 26, 2026)

ZONE A

AMEND: 331.1 Permitted Principal Uses- Item *p (REMOVE)

ADD: 331.2 Permitted Accessory Uses-

ADD: **Item o. Family Day Child care Homes, Group Day Child Care Home**
(Remove the word "Day", Replace with word "Child")

ZONE B

AMEND: 332.1 Permitted Principal Uses- Item *i (REMOVE)

ADD: 332.2 Permitted Accessory Uses-

ADD: **Item n. Family Day Child Care Homes, Group Day Child Care Home**
(Remove the word "Day", Replace with word "Child")

ZONE C

AMEND: 333.1 Permitted Principal Uses- Item *o (REMOVE)

ADD: 333.2 Permitted Accessory Uses-

ADD: **Item n. Family Day Child Care Homes, Group Day Child Care Home**
(Remove the word "Day", Replace with word "Child")

ZONE D

- AMEND: 334.1 Permitted Principal Uses- Item *m (REMOVE)
- ADD: 334.2 Permitted Accessory Uses-
- ADD: **Item d. Family ~~Day~~-Child Care Homes, Group ~~Day~~-Child Care Home**
(Remove the word "Day", Replace with word "Child")
- AMEND: 610: **DEFINITIONS:** (Remove the word "Day", Replace with word "Child")
- AMEND: **Child Care Center-** A family ~~day~~ child care home or group ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.
- AMEND: **Family ~~Day~~ Child Care Home-** A family ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.
- AMEND: **Group ~~day~~ Child Care Homes-** A group ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.

AMENDMENTS EFFECTIVE: June 26, 2026

Chair, C. Dacunha opened the discussion for the Zoning Regulation Amendment application. Clerk, C. Branson explained this amendment is necessary to bring the current Zoning Regulations into compliance regarding State Statute 8-3j Child Care Services. A brief discussion followed. A Public Hearing was set to take place on June 4, 2026 at Mallory Town Hall beginning at 7:00 pm.

J. Burrzano Moved to Accept the application to Amend the current Zoning Regulations:

- Applicant: Planning & Zoning Commission of the Town of Sherman.
- PROPOSED: AMENDMENT TO THE TOWN OF SHERMAN, ZONING REGULATIONS.**
- AMEND: LAST AMENDED: ~~October 31, 2025~~ (June 26, 2026)
- ZONE A**
- AMEND: 331.1 Permitted Principal Uses- Item *p (REMOVE)
- ADD: 331.2 Permitted Accessory Uses-
- ADD: Item o. Family ~~Day~~ Child care Homes, Group ~~Day~~ Child Care Home
(Remove the word "Day", Replace with word "Child")
- ZONE B**
- AMEND: 332.1 Permitted Principal Uses- Item *i (REMOVE)
- ADD: 332.2 Permitted Accessory Uses-
- ADD: Item n. Family ~~Day~~ Child Care Homes, Group ~~Day~~ Child Care Home
(Remove the word "Day", Replace with word "Child")
- ZONE C**
- AMEND: 333.1 Permitted Principal Uses- Item *o (REMOVE)
- ADD: 333.2 Permitted Accessory Uses-
- ADD: Item n. Family ~~Day~~-Child Care Homes, Group ~~Day~~-Child Care Home
(Remove the word "Day", Replace with word "Child")
- ZONE D**
- AMEND: 334.1 Permitted Principal Uses- Item *m (REMOVE)
- ADD: 334.2 Permitted Accessory Uses-
- ADD: Item d. Family ~~Day~~-Child Care Homes, Group ~~Day~~-Child Care Home
(Remove the word "Day", Replace with word "Child")
- AMEND: 610: **DEFINITIONS:**(Remove the word "Day", Replace with word "Child")
- AMEND: **Child Care Center-** A family ~~day~~ child care home or group ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.
- AMEND: **Family ~~Day~~ Child Care Home-** A family ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.
- AMEND: **Group ~~day~~ Child Care Homes-** A group ~~day~~ child care home as defined in the Connecticut General Statutes Section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.

AMENDMENTS EFFECTIVE: June 26, 2026

Seconded by: D. Febbraio

VOTE: FOR: Unanimous

CORRESPONDENCE: None

APPROVAL OF MINUTES: P&Z Regular Monthly Meeting of March 5, 2026

A. Weisberg Moved to Approve the Minutes of P&Z Regular Monthly Meeting of March 5, 2026 as written.

Seconded by: J. Burrzano

VOTE: FOR: Unanimous

LAND USE ENFORCEMENT OFFICER'S REPORT: None

PUBLIC COMMENT: None

APPROVAL OF LEGAL BILLS: None

COMMITTEE REPORTS:

At the last Meeting Chair, C. Dacunha discussed setting up two sub committees to do preliminary research and fact gathering for future discussions regarding possible updates to the Zoning Regulations in response to new State legislature. Chair, C. Dacunha appointed the following members:

Housing: D. Febbraio, L. Weber, and J. Verlaine
Regulations Rewrite: J. Burrzano, J. Siegel, C. Dacunha

CHAIRMAN REPORT: Discussion of 2026 Commission Goals

Chair, C. Dacunha stated that the Zoning Regulations are in need of attention regarding the C Zone, Business Residential. Referencing the just approved amendment to allow non-profit art galleries, now opens up the need to update to allow for profit art galleries. The Commission agreed that this needs immediate attention.

REGULATION REVIEW: None

Session.

Chair, C. Dacunha Recessed the Regular Meeting at 7:59 pm. to move to Executive

EXECUTIVE SESSION: 11 Cedar Lane litigation and other future litigation

Chair, C. Dacunha Reconvened the Regular Meeting at 8:51 pm.

Chair, C. Dacunha stated during the Executive Session, no Motions were made and no Votes were taken.

ADJOURNMENT: **Chair, C. Dacunha Adjourned the Regular Meeting at 8:52 pm.**

Respectfully submitted;

Christine Branson, Administrative Clerk
April 16, 2026