



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, May 7, 2026

MEMBERS PRESENT: C. Dacunha, D. Febbraio, J. Siegel, J. Burruano, A. Weisberg, S. Addonizio-Butts, P. Voorhees and
Alternate: J. Verlaine

MEMBERS ABSENT: Alternates: L Weber, and J. Finch

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

AUDIENCE & INVITED: C. Fisher, P. Wolgast, J. Wolgast, A. Aldman, R. Aldman and J. Dwyer

CALL TO ORDER: Chair, C. Dacunha Called the Meeting to Order at 7:06 pm.

PUBLIC HEARING I:

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 with two parking spaces, 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.

Commissioners seated for this Public Hearing were: C. Dacunha, D. Febbraio, J. Siegel, J. Burruano, A. Weisberg, S. Addonizio-Butts, and P. Voorhees.

Chair, C. Dacunha Opened the Public Hearing for this Special Permit application for a 400 sq. ft. Accessory Apartment. Secretary, J. Seigel read the Legal Notice into record. Administrative Clerk, C. Branson reviewed the contents of the application file. There were copies of the Legal Notice that was published in the Town Tribune on April 23, 2026 and again on April 30, 2026. There was a fully executed Special Permit application for a 400 sq. st. Accessory Apartment proposed within the footprint of an existing garage; there was a signed Land Use affidavit showing no conservation easements; a copy of the Health approval was submitted dated March 13, 2026; a floor plan showing the lay-out of the proposed apartment; proof of occupancy was provided by way of Utility bill; architectural drawings were provided showing elevations and foundation plans, a marked up map was provided showing two parking spaces; a three dimensional rendering of the barn was provided; an abutters list was in the file showing 16 addresses on properties within 500' of the property; and there was an A-2 survey created by NOK Civil Engineering & Land Surveying, dated February 12, 2026. No correspondence was received. The P&Z Commission conducted a site walk of the property on April 20th, 2026 where several members viewed the garage area for the proposed apartment. The applicant, C. Fisher was present. Discussion took place regarding the Accessory apartment proposed within the existing garage. There were no comments from the Commission. There were no comments from the applicant. There were no opponents of the application. There were no proponents of the application. No further discussion took place.

D. Febbraio Moved to close the Public Hearing for the 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 with two parking spaces, 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.

Seconded by: S. Addonizio-Butts

Vote: For: Unanimous

PUBLIC HEARING II:

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 an existing 28' x 30' garage with two parking spaces, in accordance with Zoning Regulations, Sections 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.

Commissioners seated for this Public Hearing were: C. Dacunha, D. Febbraio, J. Siegel, J. Burruano, A. Weisberg, S. Addonizio-Butts, and P. Voorhees.

Chair, C. Dacunha Opened the Public Hearing for this Special Permit application for a 840 sq. ft. Accessory Dwelling. Secretary, J. Seigel read the Legal Notice into record. Administrative Clerk, C. Branson reviewed the contents of the application file. There were copies of the Legal Notice that was published in the Town Tribune on April 23, 2026 and again on April 30, 2026. There was a fully executed Special Permit application for an 840 sq. ft. Accessory Dwelling to be constructed within the second floor of an existing 28' x 30' garage; there was a signed Land Use affidavit showing no conservation easements; a copy of the Health approval was provided dated March 19, 2026; proof of occupancy was provided by way of copies of drivers licenses; floor plans of the garage- first and second floor were provided; also included in this application were floor plans for the new dwelling; a Zoning application for the new dwelling and an abutters list of 22 addresses that are within 500 feet of this address. No correspondence was received. Mr. and Mrs. Wolgast were present to speak on behalf of their application. The Commission discussed details regarding Zoning Regulation, 324.1.A.1.e and stated this application meets the criteria because this is the intent of the applicant to build a second dwelling and designate the original dwelling as an Accessory. The Commission asked the applicants' timeline to build the new dwelling. Mr. Wolgast stated they intend to build the new dwelling within two years. Chair, C. Dacunha clarified for the record there is an existing garage with space above, where the applicants intend to live while constructing the new single-family dwelling. Once the NSFD is built and C.O.'d, the living space above the garage will then become the Accessory Dwelling and the NSFD will become the primary dwelling. There were no comments or questions from toe proponents. There were no comments from opponents. There were no comments from the applicant. From the General Public, Mr. Aldman spoke regarding the certified mail he received confirming this application is for a single two-story single home with an accessory dwelling above the garage? Chair, C. Dacunha confirmed - yes. There were no additional comments.

P. Voorhees Moved to Close the Public Hearing for an 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 an existing 28' x 30' garage with two parking spaces, in accordance with Zoning Regulations, Sections 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.

Seconded by: J. Burruano

Vote: For: Unanimous

OLD BUSINESS:

PUBLIC HEARING DELIBERATIONS:

- I. **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 with two parking spaces.

Chair, C. Dacunha opened the Deliberations portion of the Public Hearing. The Commission agreed this application meets the criteria and is in compliance with the Zoning Regulations, Section 324.1.a.1 as proposed. No further discussion took place.

P. Voorhees Moved to Approve the 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 with two parking spaces, 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.

Seconded by: J. Burruano

VOTE: FOR: Unanimous

II. 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 an existing 28' x 30' garage with two parking spaces.

Chair, C. Dacunha opened the Deliberations portion of the Public Hearing. The Commission discussed the criteria for the Accessory Dwelling stating it meets the criteria set forth in with Zoning Regulations, Sections 324.1.A.1 and Section 324.1.a.1.e. which specifically allows a change of use for a primary dwelling become the Accessory Dwelling upon the completion of construction of the (new) primary dwelling. No further discussion took place.

J. Seigel Moved to Approve 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 an existing 28' x 30' garage with two parking spaces, in accordance with Zoning Regulations, Sections 324.1.A.1.e and 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.

Seconded by: J. Burruano

VOTE: FOR: Unanimous

NEW BUSINESS: None

CORRESPONDENCE: None

APPROVAL OF MINUTES:

P&Z Regular Monthly Meeting of April 9, 2026

J. Burruano Moved to Approve the P&Z Regular Monthly Meeting Minutes of April 9,2026 as amended. (correct "they intend to first build the garage" to "they are currently living in the space above the garage" on page 3).

Seconded by: A. Weisberg

VOTE: FOR: Unanimous

P&Z Site Walk Meeting of April 20, 2026

J. Burruano Moved to Approve the P&Z Site Walk Meeting of April 20, 2026 as written.

Seconded by: A. Weisberg

VOTE: FOR: Unanimous

LAND USE ENFORCEMENT OFFICER'S REPORT: March-April 2026

LUEO, John Cody reported sixteen Zoning applications were approved. Four certificates of Compliance were issued. Lighting Updates on Enforcement Actions:

17 Route 37 Center- Holy Trinity Church- will meet and discuss the tank placement, lighting and landscaping.

5 Cozier Hill Road- parking on roadway. The property owner has been warned, there was progress. However, they have been parking on the roadway again. If they do not comply, there will be a Notice of Violation sent.

Chimney Hill Road- resident is parking a trailer on side of road. John has been working with the homeowner to comply.

1 Spring Lake Road & Spring Lake Road- Communication was received from the Juds reporting a storage container was removed, a dump truck was removed, they are in the process of relocating the tanker truck that currently is parked on the property, but it is difficult finding a spot large enough, additionally an load of scrap metal was removed.

D. Febbraio Moved to Accept the March- April 2026 LUEO Report as presented.

Seconded by: J. Seigel

VOTE: FOR: Unanimous

PUBLIC COMMENT:

J. Dwyer- 10 Spring Lake Road- requested a progress update regarding what LUEO, J. Cody observed when he visited the Judd's property.

LUEO, J. Cody - In response to Mr. Dwyer's comment; answered he observed movement and clearing. Mr. Cody stated the family is working to remove the accumulation of materials and equipment and clean the property. Mr. Cody stated this is going to be a long process, which took decades to accumulate, and it will not disappear overnight. He feels they are making good progress.

APPROVAL OF LEGAL BILLS:

S. Addinizio-Butts Moved to Approve payment of Halloran & Sage- invoice # 11492535- in the amount of \$ 2,226.00 and Halloran & Sage- invoice # 11492534- in the amount of \$ 157.50.
Seconded by: A. Weisberg **VOTE: FOR: Unanimous**

COMMITTEE REPORTS:

Discussion took place regarding a clarification on what the expectations and focus of the tasks of these sub-committees. The sub-committees will then report to the full Commission their research and findings. The Affordable Housing sub-committee- plans on meeting on Monday, and the Regulations Rewrite sub-committee- plan on meeting on Wednesday.

CHAIRMAN REPORT: Discussion of 2026 Commission Goals

Chair, C. Dacunha stated the new Regulation regarding Art Galleries that was adopted last month will require review from the Town Attorney. J. Burruano composed a letter to send to the Attorney. The Commission agreed to request the review and recommendation of the new Art Gallery Regulation.

REGULATION REVIEW: None.

ADJOURNMENT: **Chair, C. Dacunha Adjourned the Meeting at 8:43 pm.**

Respectfully submitted;

Christine Branson, Administrative Clerk
May 15, 2026