



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

REGULAR MONTHLY MEETING MINUTES
MALLORY TOWN HALL

DRAFT

Thursday, July 2, 2026

MEMBERS PRESENT: C. Dacunha, J. Siegel, J. Burruano, P. Voorhees, A. Weisberg (joined at 7:07 pm), and Alternate: L Weber

MEMBERS ABSENT: D. Febbraio, S. Addonizio-Butts, and Alternates: J. Verlaine, and J. Finch

ALSO: Administrative Clerk, C. Branson

AUDIENCE & INVITED: L. Hubbard, T. Gomez, I. Grainger, and R. Mulkern

CALL TO ORDER:

Chair, C. Dacunha Called the Meeting to Order at 7:04 pm.

P. Voorhees Moved to Amend the Agenda, add under Correspondence the following:

1. L. Hubbard- regarding a Zone question for Art Galleries
2. Town of Dover- Moratorium regarding Energy and Data Storage Facilities
3. CT State Office of Policy Management- Municipal Impact Legislative Update

Seconded by: J. Burruano

Vote: For: Unanimous

PUBLIC HEARING I:

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

Commissioners seated for this Public Hearing were: C. Dacunha, J. Siegel, J. Burruano, P. Voorhees, A. Weisberg, and Alternate: L. Weber

Chair, C. Dacunha Opened the Public Hearing for this Special Permit application for an Amendment to the current Zoning Regulations. Secretary J. Siegel read the Legal Notice into record. Administrative Clerk C. Branson stated that the Legal Notice was published in the Town Tribune on May 22nd and again on May 29, 2026. Six abutting Towns and Planning Agencies were sent the Legal Notice. Correspondence was received and read into record from WESTcog stating this amendment is not of local concern. Administrative Clerk C. Branson stated the purpose of the amendment. There were no questions or comments from the Commission. There were no questions or comments from proponents. There were no questions or comments from the opponents. There were no questions or comments from the General Public.

J. Siegel Moved to close the Public Hearing for the Application for a PROPOSED: AMENDMENT TO THE TOWN OF SHERMAN, ZONING REGULATIONS, Planning & Zoning Commission of the Town of Sherman. Last amended May 2, 2026.

Seconded by: A. Weisberg

Vote: For: Unanimous

OLD BUSINESS:

PUBLIC HEARING DELIBERATIONS:

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)

Chair, C. Dacunha opened the deliberations portion of the hearing. No further discussion took place.

J. Burruano Moved to Approve the Application for an **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

Seconded by: P. Voorhees

VOTE: FOR: Unanimous

NEW BUSINESS:

1. **Application for a Special Permit - 168 Route 39 North (Map: 32, Lot: 47) - Rachel Mulkerin-** Proposed: a farm store located within a 20' x 10' footprint of an existing 20' x 40' garage, all in accordance with Section 352.B.5 and Section 340 along with submitted business plan and marked up survey. Zone A.

Chair, C. Dacunha opened the discussion for this application. Administrative Clerk C. Branson read into record the contents of the application file. There was a fully executed Special Permit application for a 20' x 10' farm store within the footprint of an existing 20' x 40' garage; there was a signed Land Use affidavit; there was a business plan submitted showing hours of operation, parking plan, sign plan, and a list of goods to be sold; there was a floor plan showing the lay-out of the farm store; there was a marked up survey showing the garage and the area to park; a floor plan was provided; a property field card and an abutters list of six properties was also in the file. The applicant, Rachel Mulkerin was present to speak. Ms. Mulkerin is proposing a portion of her garage to be used as a farm store to sell eggs and produce. There were no additional questions or comments. A Site-walk was scheduled to take place on July 13, 2026 beginning at 5:30 pm. A Public Hearing was set for August 6, 2026 beginning at 7:00 pm at Charter Hall, 1 Route 39 North, Sherman, CT.

J. Burruano Moved to accept the Application for a Special Permit- 168 Route 39 North (Map: 32, Lot: 47) - Rachel Mulkerin- Proposed: a farm store located within a 20' x 10' footprint of an existing 20' x 40' garage, all in accordance with Section 352.B.5 and Section 340 along with submitted business plan and marked up survey. Zone A. A Site-walk was scheduled to take place on July 13, 2026 beginning at 5:30 pm. A Public Hearing was set for August 6, 2026 beginning at 7:00 pm at Charter Hall, 1 Route 39 North, Sherman, CT.

Seconded by: P. Voorhees

VOTE: For: Unanimous

2. **Application to Amend an Existing Special Permit- 17 Route 37 Center (Map: 75, Lot: 56)- Holy Trinity Roman Catholic Church Corp.-** Proposed: Modification to lighting plan in accordance with submitted plans entitled "17 Route 37 Center, Sherman CT, Lighting Plan". Prepared by Michael Mazzucco, P.C.. and modified planting plan provided by Yardscapes. Last revised: June 8, 2026. Zone B.

Chair, C. Dacunha opened the discussion for this application. Administrative Clerk C. Branson read into record the contents of the application file. There was a fully executed Application for an Amendment to an Existing Special Permit; an Agent authorization letter signed by Rev. Robert L. Wolfe designating Doug Kasthilahn as Agent for this application; there was a signed Land Use affidavit; a Statement of Intent was included describing the proposed modifications; an abutters list of thirty six addresses within 500' was included; a lighting plan was provided, prepared by Michael Mazzucco, P.C. entitled "17 RT 37 Sherman, CT Lighting Plan" last revised: 06/08/2026 and a planting plan prepared by: Yardscapes showing proposed planting modifications to the landscaping. No one was present to speak. The Commission discussed an evening site-walk to view the exterior lights in operation for Wednesday, July 22, 2026 at 9:00 pm. There were no additional questions or comments. A Public Hearing was set for August 6, 2026 beginning at 7:00 pm at Charter Hall, 1 Route 39 North, Sherman, CT.

P. Voorhees Moved to accept the Application to Amend an Existing Special Permit- 17 Route 37 Center (Map: 75, Lot: 56)- Holy Trinity Roman Catholic Church Corp.- Proposed: Modification to lighting plan in accordance with submitted plans entitled "17 Route 37 Center, Sherman CT, Lighting Plan". Prepared by Michael Mazzucco, P.C.. and modified planting plan provided by Yardscapes. Last revised: June 8, 2026. Zone B. A Site-walk was scheduled to take place on July 22, 2026 beginning at 9:00 pm. (to view exterior lighting) A Public Hearing was set for August 6, 2026 beginning at 7:00 pm at Charter Hall, 1 Route 39 North, Sherman, CT.

Seconded by: J. Siegel

VOTE: For: Unanimous

3. **Application for a Lot Line Change- 25 Orchard Rest Road (Map: 63, Lot:08)- Kevin & Sandy Walsh-** merging 0.285 acres from 23 Orchard Rest Road (Map: 63, Lot: 07) with existing 1.054 acres at 25 Orchard Rest Road to total 1.339 acres, all in accordance with submitted A-2 survey entitled "Compilation Plan, Prepared for Stephen A. George, TR. & Kristiane Walter George, Tr. And Kevin P. Walsh & Sandra R. Walsh depicting properties situated at 21 & 25 Orchard Rest Road, Sherman Connecticut". Prepared by Sydney A. Rapp, Land Surveying, P.C. Zone B.

Chair, C. Dacunha opened the discussion for this application. Administrative Clerk C. Branson read into record the contents of the application file. There was a fully executed Application for a Lot Line Change; a Statement of Intent was in the file; Health approval was submitted; correspondence from Land Use Attorney R. Roberts; correspondence from abutting neighbor R. Putnam; a map entitled " Property Survey prepared for Kevin P. & Sandra R. Walsh, 25 Orchard Rest Road" Dated: May 21, 2020. Prepared by: PAH, INC- Land Surveyors; a map entitled "Property Survey prepared for Matthew G. Hawley, 23 Orchard Rest Road" Dated: July 22, 2019. Prepared by: PAH, INC- Land Surveyors; a map entitled "Improvement Location Survey Prepared for Kevin P. Walsh and Sandra A. Walsh and Kristiane Walter George, TR depicting property situated at 23 Orchard Rest Road Sherman Connecticut" Last Revised: January 10, 2024. Prepared by: Zachary S. Rapp, PLS.; a map entitled "Compilation Plan prepared for Stephen A. George, TR. & Kristiane Walter George, TR. And Kevin P. Walsh & Sandra R. Walsh Depicting Properties Situated at 21 & 25 Orchard Rest Road" Last Revised: May 22, 2026. Prepared by: Zachary A. Rapp, PLS. Field cards for 25 & 23 Orchard Rest Road were included in the application file as well. There were no additional questions or comments. A Public Hearing was set for August 6, 2026 beginning at 7:00 pm at Charter Hall, 1 Route 39 North, Sherman, CT.

P. Voorhees Moved to accept the application for a Lot Line Change 25 Orchard Rest Road (Map: 63, Lot:08)- Kevin & Sandy Walsh- merging 0.285 acres from 23 Orchard Rest Road (Map: 63, Lot: 07) with existing 1.054 acres at 25 Orchard Rest Road to total 1.339 acres, all in accordance with submitted A-2 survey entitled "Compilation Plan, Prepared for Stephen A. George, TR. & Kristiane Walter George, Tr. And Kevin P. Walsh & Sandra R. Walsh depicting properties situated at 21 & 25 Orchard Rest Road, Sherman Connecticut". Prepared by Sydney A. Rapp, Land Surveying, P.C. Zone B. A Public Hearing was set for August 6, 2026 beginning at 7:00 pm at Charter Hall, 1 Route 39 North, Sherman, CT.

Seconded by: J. Burruano

VOTE: For: Unanimous

4. **Application for a Lot Line Change- 21 Orchard Rest Road (Map: 63, Lot:06)- Kristiane Walter George, TR. And Stephen A. George, TR. -** merging 0.285 acres from 23 Orchard Rest Road (Map: 63, Lot: 07) with existing 0.58 at 21 Orchard Rest Road to total 0.865 acres, all in accordance with submitted A-2 survey entitled "Compilation Plan, Prepared for Stephen A. George, TR. & Kristiane Walter George, Tr. And Kevin P. Walsh & Sandra R. Walsh depicting properties situated at 21 & 25 Orchard Rest Road, Sherman Connecticut". Prepared by Sydney A. Rapp, Land Surveying, P.C. Zone B.

Chair, C. Dacunha opened the discussion for this application. Administrative Clerk C. Branson read into record the contents of the application file. There was a fully executed Application for a Lot Line Change; Health approval was in the file; correspondence from Land Use Atty. R., Roberts was in the file; there was correspondence from abutting neighbor R. Putnam, a map entitled " Property Survey 21 Orchard Rest Road prepared for James Dolan Sherman Connecticut" Dated: April 20, 1997 Prepared by: Richard W. Dibble LLS; a map entitled "Property Survey prepared for Matthew G. Hawley, 23 Orchard Rest Road" Dated: July 22, 2019. Prepared by: PAH, INC- Land Surveyors; a map entitled "Compilation Plan prepared for

Stephen A. George, TR. & Kristiane Walter George, TR. And Kevin P. Walsh & Sandra R. Walsh Depicting Properties Situated at 21 & 25 Orchard Rest Road" Last Revised: May 22, 2026. Prepared by: Zachary A. Rapp, PLS. Field cards for 21 & 23 Orchard Rest Road were included in the application file as well. There were no additional questions or comments. A Public Hearing was set for August 6, 2026 beginning at 7:00 pm at Charter Hall, 1 Route 39 North, Sherman, CT.

L. Weber Moved to accept the application for a Lot Line Change 21 Orchard Rest Road (Map: 63, Lot:06)- Kristiane Walter George, TR. And Stephen A. George, TR. - merging 0.285 acres from 23 Orchard Rest Road (Map: 63, Lot: 07) with existing 0.58 at 21 Orchard Rest Road to total 0.865 acres, all in accordance with submitted A-2 survey entitled "Compilation Plan, Prepared for Stephen A. George, TR. & Kristiane Walter George, Tr. And Kevin P. Walsh & Sandra R. Walsh depicting properties situated at 21 & 25 Orchard Rest Road, Sherman Connecticut". Prepared by Sydney A. Rapp, Land Surveying, P.C. Zone B. A Public Hearing was set for August 6, 2026 beginning at 7:00 pm at Charter Hall, 1 Route 39 North, Sherman, CT.
Seconded by: P. Voorhees **VOTE: For: Unanimous**

CORRESPONDENCE:

L. Hubbard- regarding a Zone question for Art Galleries in the B- Zone

Town of Dover- Moratorium regarding Energy and Data Storage Facilities

CT State Office of Policy Management- Municipal Impact Legislative Update

APPROVAL OF MINUTES: Regular Monthly Meeting Minutes of May 7, 2026

L. Weber Moved to approve the Minutes of Regular Monthly Meeting Minutes of May 7, 2026 as amended.
Seconded by: A. Weisberg **VOTE: For: Unanimous**

LAND USE ENFORCEMENT OFFICER'S REPORT: None

PUBLIC COMMENT:

L. Hubbard - Sherman Arts Commission- asking the Commission for an opinion regarding Art Galleries in the B Zone because they are considering a property located in the Zone B.

APPROVAL OF LEGAL BILLS: Halloran & Sage- invoice # 11497337 & Halloran & Sage- invoice # 11497338

A. Weisberg Moved to approve payment of
Halloran & Sage- invoice # 11497337 in the amount of \$ 540.00 &
Halloran & Sage- invoice # 11497338 in the amount of \$ 135.00
Seconded by: L. Weber **VOTE: For: Unanimous**

COMMITTEE REPORTS:

Affordable Housing sub-committee report:

L. Weber reported their sub committee, met and discussed the following points: Occupancy- full time residents and part time residents, Target demographics, Deed restrictions, Zoning- Adaptive reuse and mixed use utilization, Floating or Flexible Zones, Density setbacks, etc. They compared the Zoning Regulations of Salisbury, Kent, Roxbury, and Bridgewater. Discussion followed regarding public forums and educational events for public understanding.

Regulations Rewrite sub-committee report:

J. Burruano reported their sub committee met and discussed the following points: Comprehensive Zoning Update, harmonize with State Statutes and municipal acts, codify permit procedures, standardize definitions, re-align wireless communications standards, etc.

CHAIRMAN REPORT: None

REGULATION REVIEW: None

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

Respectfully submitted;

Christine Branson, Administrative Clerk
July 10, 2026