



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

REGULAR MONTHLY MEETING MINUTES

DRAFT

CHARTER HALL

Thursday, August 6, 2026

MEMBERS PRESENT: C. Dacunha, J. Siegel, J. Burruano, P. Voorhees, D. Febbraio, S. Addonizio-Butts, A. Weisberg, and Alternates: L. Weber, and J. Finch

MEMBERS ABSENT: Alternate: J. Verlaine

ALSO: Administrative Clerk, C. Branson

AUDIENCE & INVITED: D. Kasthilahn, C. Shaw, R. Mulkern, S. George, B. Richardson, A. O'Connor, T. Hollander, J. Dwyer, and approximately 35 to 40 additional people.

CALL TO ORDER: **Chair, C. Dacunha Called the Meeting to Order at 7:04 pm.**

L. Weber Moved to Amend the Agenda, remove the following item: Executive Session: Discussion of Memorandum of Decision- Sherman Building Design v. Town of Sherman: Dated- July 16, 2026.

Seconded by: A. Weisberg

Vote: For: Unanimous

CALL TO ORDER:

PUBLIC HEARINGS:

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.

Seated for the duration of the Public Hearing; P. Voorhees, A. Weisberg, S. Addonizio-Butts, J. Burruano, D. Febbraio, J. Siegel, and C. Dacunha.

Chair, C. Dacunha opened the Public Hearing for this application. Secretary J. Siegel read the Legal Notice into record. Clerk, C. Branson stated the Legal Notice was published in the Town Tribune on July 23rd, 2026 and again on July 30, 2026. No correspondence was received. The Commission was informed that the applicant has not received Health approval. The Commission did not have any questions or comments. There were no questions or comments from proponents of the application. There was a comment from Opponent- W. Murphy of 160 Route 39 North, concerning the number of parking spaces proposed. Mr. Murphy additionally requested information regarding if the Department of Transportation was informed of the proposed activity. Mr. Murphy also asked if this property is considered a working farm. Chair, C. Dacunha stated that the applicant is no longer present to answer these questions. This Public Hearing shall be continued at the September 3rd, 2026 Regular Monthly Meeting of the Planning & Zoning Commission beginning at 7:00 pm at Mallory Town Hall.

D. Febbraio Moved to **Continue** the Public Hearing to the September 3, 2026 Regular Monthly Meeting at Mallory Town Hall beginning at 7:00 pm for the Special Permit application 168 Route 39 North (Map: 32, Lot: 47) - Rachel Mulkerin- Proposed: a farm store.

Seconded by: J. Siegel

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.. Last revised: June 8, 2026. Zone B.

Seated for the duration of the Public Hearing; P. Voorhees, A. Weisberg, S. Addonizio-Butts, J. Burruano, D. Febbraio, J. Siegel, and C. Dacunha.

Chair, C. Dacunha opened the Public Hearing for this application. Secretary J. Siegel read the Legal Notice into record. Clerk, C. Branson stated the Legal Notice was published in the Town Tribune on July 23rd, 2026 and again on July 30, 2026. No correspondence was received. The Commission conducted a site walk on July 22, 2026 at 9:00 pm to view the exterior lighting in relation to the stained-glass window. Agent, D. Kasthilahn was present to speak on behalf of the application. Mr. Kasthilahn noted in the statement of intent; the exterior lighting that is facing the wall with the stained-glass window is set to a soft pink hue and at 40% strength. This lighting serves the purpose of illuminating the outside of the window to create the proper stained-glass aesthetic inside the chapel during any evening services. Also present was C. Shaw of Yardscapes spoke on behalf of the landscaping aspect of the

modification; presented the updated planting plan for the project. A slide presentation showing the landscaping plans at all sides of the chapel and rectory. There is a proposed "u" shaped hedge in front of the lighting for the stained-glass window which will shield the direct view of the lights. There is also a proposed engineered retention basin for stormwater run-off. At the left and right side of the stained-glass window are exits, where there will be dark sky compliant exterior lighting at those exits. Mr. Kasthilahn stated that the goal is to not produce any light trespass to the neighboring properties. The Commission viewed the engineered lighting plan prepared by Micheal Mazzucco. The Commissioners viewed the examples of proposed plantings and shrubberies along various sides of the chapel and rectory. The Commission discussed planting maintenance plans regarding landscaping. There was no further discussion from the Commission. There were no questions or comments from proponents to the application. There were no questions or comments from opponents to the application. There were no questions or comments from the general public.

J. Burruano Moved to Close the Public Hearing for 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.

Seconded by: A. Weisberg

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.

Seated; P. Voorhees, A. Weisberg, S. Addonizio-Butts, J. Burruano, D. Febbraio, J. Seigel, and C. Dacunha.

Chair, C. Dacunha opened the discussion for this application. Secretary, J. Seigle read the Legal Notice into record. Clerk, C. Branson stated the Legal Notice was published in the Town Tribune on July 23rd, 2026 and again on July 30, 2026. No correspondence was received from the public. Clerk, C. Branson stated for the record, there was a new item added to the record since the last meeting. The new item was an email correspondence from the Inland & Wetlands Commission Clerk, T. Viola stating there are no wetlands on this property. Chair, C. Dacunha explained to the Commission, this application works in tandem with the next application (George) for a Lot Line Change since they are splitting the interior lot (23) in half to be incorporated with lot 25 and lot 21. There was no discussion from the Commission. There were no questions or comments from proponents to the application. There were no questions or comments from opponents to the application. There were no questions or comments from the general public.

J. Burruano Moved to Close the Public Hearing for 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.

Seconded by: A. Weisberg

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.

Seated; P. Voorhees, A. Weisberg, S. Addonizio-Butts, J. Burruano, D. Febbraio, J. Seigel, and C. Dacunha

Chair, C. Dacunha opened the discussion for this application. Secretary, J. Seigle read the Legal Notice into record. Clerk, C. Branson stated the Legal Notice was published in the Town Tribune on July 23rd, 2026 and again on July 30, 2026. No correspondence was received from the public. Clerk, C. Branson stated for the record, there was a new item added to the record since the last meeting. The new item was an email correspondence from the Inland & Wetlands Commission Clerk, T. Viola stating there are no wetlands on this property. Chair, C. Dacunha explained to the Commission, this application works in tandem with the previous application (Walsh) for a Lot Line Change since they are splitting the interior lot (23) in half to be incorporated with lot 25 and lot 21. There was no discussion from the Commission. There were no questions or comments from proponents to the application. There were no questions or comments from opponents to the application. There were no questions or comments from the general public.

D. Febbraio Moved to Close the Public Hearing for 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

Seconded by: A. Weisberg

Vote: For: Unanimous

OLD BUSINESS:

DELIBERATIONS -

1. Application for a Special Permit - 168 Route 39 North (Map: 32, Lot: 47) - Rachel Mulkerin-

No deliberations took place. The Public Hearing was continued to the September 3, 2026 Regular Monthly Meeting beginning at 7:00 pm at Mallory Town Hall.

2. Application to Amend an Existing Special Permit- 17 Route 37 Center (Map: 75, Lot: 56)- Holy Trinity Roman Catholic Church Corp.-

The Commissioners discussed the lighting plan and landscaping plan and agreed that the added hedges and lighting choice of "rose" color, with brightness adjustment to 40% were satisfactory. No further discussion took place.

S. Addonizio- Butts Moved to Approve 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.. Last revised: June 8, 2026. Zone B.

Seconded by: P. Voorhees

Vote: For: Unanimous

3. Application for a Lot Line Change- 25 Orchard Rest Road (Map: 63, Lot:08)- Kevin & Sandy Walsh-

A. Weisberg Moved to Approve 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.

Seconded by: S. Addonizio- Butts

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.

A. Weisberg Moved to Approve 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.

Seconded by: D. Febbraio

Vote: For: Unanimous

NEW BUSINESS: None

CORRESPONDENCE: Town of Kent- Zoning Regulations Change
CT Federation of P&Z Agencies- 2026 Summer Newsletter
J. Dwyer- email dated May 8, 2026; Subject: Clarification to Mr. Cody's Comment 5/7/2026
J. Dwyer- email dated July 30, 2026; Subject: Formal Request for Enforcement/ Compliance Schedule
J. Dwyer- email dated August 3, 2026; Subject: Formal Objection and Inquiry Regarding Executive Session Concerning Enforcement Actions (Joel Judd- 1 Spring Lake Road & 23 Route 39 North)

APPROVAL OF MINUTES:

Regular Monthly Meeting Minutes of July 2, 2026

P. Voorhees Moved to Approve the Regular Monthly Meeting Minutes of July 2, 2026 as written.

Seconded by: D. Febbraio

Vote: For: 8 / Abstained: 1 (DF)

Site Walk Meeting July 13, 2026

J. Burruano Moved to Approve the Site Walk Meeting Minutes of July 2, 2026 as written.

Seconded by: D. Febbraio

Vote: For: Unanimous

Site Walk Meeting of July 22, 2026

P. Voorhees Moved to Approve the Site Walk Meeting Minutes of July 22, 2026 as amended;
add S. Addonizio- Butts under Absent.

Seconded by: J. Burruano

Vote: For: 6 / Abstained: 3 (DF)(SAB) (JS)

LAND USE ENFORCEMENT OFFICER'S REPORT: None

PUBLIC COMMENT:

J. Dwyer- 10 Spring Lake Road- stated it has been three months since the LUEO Monthly Report was discussed. Mr. Dwyer stated he sent a letter to J. Cody- LUEO requesting a schedule of compliance regarding the Judd property. Mr. Dwyer requested if there was a way to meet with the LUEO and full Commission to discuss details.

Chair, C. Dacunha stated in response to J. Dwyer's request- the best thing to do is to reach out to LUEO, John Cody and discuss the Judd property with him.

APPROVAL OF LEGAL BILLS: None

COMMITTEE REPORTS:

Affordable Housing sub-committee report- None

Regulations Rewrite sub-committee report-

Chair, C. Dacunha stated LUEO, J. Cody compiled the responding applicant's information packets to share with the full Commission. The Commission will review the materials and discuss further at the next meeting.

CHAIRMAN REPORT: Discussion of 2026 Commission Goals

REGULATION REVIEW: None

ADJOURNMENT: **Chair, C. Dacunha Adjourned the Meeting at 9:00 pm.**

Respectfully submitted;

Christine Branson, Administrative Clerk
August 13, 2026