



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, September 3, 2026

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

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

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

AUDIENCE & INVITED: R. Mulkern, J. Dwyer, and D. Lapore

CALL TO ORDER: **Chair, C. Dacunha Called the Meeting to Order at 7:03 pm.**

CONTINUATION of PUBLIC HEARING:

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

Chair C. Dacunha Opened the Continuation of the Public Hearing. Clerk, C. Branson stated for the record the following new correspondence received since the last meeting. Chair, C. Dacunha shared the following new correspondence with the Commission- 1.) From R. Mulkerin- dated 9/2/2026- Subject- Parking area improvement update; 2.) From R. Ferris CT DoT- dated 9/3/2026- Subject- Site line distances, no objection to proposed parking area on private property for a Farm Store. 3.) From Sherman Health Department- dated 9/3/2026- Subject- Approval for proposed change of use- Farm Store does not require Health approval. Property owner, R. Mulkerin was present to speak on behalf of the application for a proposed farm store. Ms. Mulkerin stated, she will be offering fresh cut flowers, herbs, and eggs which are grown or produced on her property. The proposed hours of operation will be open from 10:00 am to 6:00 pm seven days a week. There is space to allow the parking of up to five cars at one time. There is a small sign proposed, which will be displayed on the garage. The Commission discussed the property being partially in New Milford and partially in Sherman. Ms. Mulkerin described the layout of the property where the farming activities take place and the location of the proposed farm store. The dwelling and garage (farm store proposed within a 10' x 20' footprint within existing are located in the "Sherman Portion" of the property. The Commission reviewed the application in relation to the criteria set forth in Zoning Regulations Section 352.B.5 Farm Store. From the audience, D. Lapore of 162 Route 39 North asked if this use was approved by the Health Department and additionally shared concern about speeding cars along the highway and possible vehicles backing out to leave this property. Chair, C. Dacunha stated that this application has received approval from the Health Department and DoT approved the site lines for use of the existing driveway. There were no additional comments or questions from the Commission. There were no additional questions or comments from the audience.

J. Siegel Moved to Close the Public Hearing for 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.

Seconded by: J. Burruano

VOTE: FOR: UNANIMOUS

OLD BUSINESS:

DELIBERATION-

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

Chair, C. Dacunha opened the discussion for deliberations. The Commissioners discussed the fact that the property is located in Sherman and New Milford. Discussion turned to the designated parking area, the driveway remains at the existing grade. Chair, C. Dacunha stated to his knowledge this property has not received any prior drainage complaints.

P. Voorhees Moved to Approve 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.

Seconded by: A. Weisberg

VOTE: FOR: UNANIMOUS

NEW BUSINESS:

None

CORRESPONDENCE: Northwest CT Land Conservancy- Notice of events Annual Picnic October 3, 2026

Paul Jaehnig- 3 Candlewood Lake Drive- drainage issue on Ottaviano site

Dennis Tobin, PhD.- Anderson County Deputy Director of Planning & Community Development- article from newspaper; Anderson Observer dated August 16, 2026.

APPROVAL OF MINUTES:

Regular Monthly Meeting Minutes of August 6, 2026

J. Siegel Moved to Approve the Minutes of Regular Monthly Meeting Minutes of August 6, 2026 as written.

Seconded by: D. Febbraio

VOTE: FOR: UNANIMOUS

LAND USE ENFORCEMENT OFFICER'S REPORT: Enforcement Update 09/03/2026

LUEO, J. Cody updated the Commission on ongoing complaints and cases. This report can be viewed upon request at the Zoning Office during regular hours.

A. Weisberg Moved to Accept the Land Use Enforcement Officer's Report dated September 3, 2026 as presented.

Seconded by: S. Addonizio-Butts

VOTE: FOR: UNANIMOUS

PUBLIC COMMENT:

J. Dwyer- 10 Spring Lake Road- requested a copy of the LUEO Report of September 3, 2026. Mr. Dwyer expressed concerns regarding the property located at 23 Route 39 North.

Chair, C. Dacunha - stated in reply to Mr. Dwyer- suggested he speak directly to LUEO, J. Cody during office hours concerning the matter at 23 Route 39 North.

APPROVAL OF LEGAL BILLS:

Halloran & Sage Invoice # 11501666

S. Addonizio-Butts Moved to Approve payment of Halloran & Sage invoice # 11501666 in the amount of \$ 112.50.

Seconded by: J. Burruano

VOTE: FOR: UNANIMOUS

APPROVAL OF FY 2025-26 P&Z ANNUAL REPORT-

D. Febbraio Moved to Approve the P&Z FY 2025-26 Annual Report as presented.
Seconded by: S. Addonizio-Butts **VOTE: FOR: UNANIMOUS**

Chair, C. Dacunha called for a five minute recess at 8:07 pm.

Chair, C. Dacunha Reconvened the Meeting at 8:13 pm.

COMMITTEE REPORTS:

Affordable Housing sub-committee report:

D. Febbraio shared a few highlights of discussion from the Affordable Housing sub-committee meeting; there will be an information summary at the next meeting.

Regulations Rewrite sub-committee report

C. Dacunha shared a few discussion points from the Regulations Rewrite sub-committee meeting. There will need to be a meeting with the BoS to discuss the scope of the project and anticipated professional fees. The next task is to work with the Board of Selectmen to put together an RFP (Request for Proposal). There will be more discussion at the next meeting.

CHAIRMAN REPORT: Discussion of 2026 Commission Goals

REGULATION REVIEW:

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

Respectfully submitted;

Christine Branson, Administrative Clerk
September 10, 2026