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, Alternates: J. Verlaine, and L. Weber

MEMBERS ABSENT: A. Weisberg and Alternate J. Finch

ALSO: Commission Administrative Clerk, C. Branson

ABSENT: Land Use Enforcement Officer J. Cody

AUDIENCE & INVITED: J. Dwyer

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

OLD BUSINESS: **None**

NEW BUSINESS: **None**

CORRESPONDENCE:

1. Albanese Law Group- Re: ZBA Approval # 737 -164 Route 39 South (approved January of 2022) (this correspondence was read into record during the LUEO report)

2. CT Federation of Planning & Zoning Agencies- Fall 2026 newsletter

APPROVAL OF MINUTES: Regular Monthly Meeting Minutes of September 3, 2026

P. Voorhees Moved to Approve the Regular Monthly Meeting Minutes of September 3, 2026 as written.
Seconded by: J. Burruano **VOTE: FOR: UNANIMOUS**

LAND USE ENFORCEMENT OFFICER'S REPORT: None

PUBLIC COMMENT:

J. Dwyer of 10 Spring Lake Road- read a prepared statement into record regarding the Judd's property located at 1 Spring Lake Road and 29 Route 39 North.

APPROVAL OF LEGAL BILLS:

1. Halloran & Sage Invoice # 11506936

D. Febbraio Moved to Approve payment of Halloran & Sage Invoice # 11506936 in the amount of $202.50.
Seconded by: S. Addonizio-Butts **VOTE: FOR: UNANIMOUS**

2. Halloran & Sage Invoice # 11506937

D. Febbraio Moved to Approve payment of Halloran & Sage Invoice # 11506937 in the amount of $ 247.50.
Seconded by: J. Siegel **VOTE: FOR: 0/ AGAINST: 8**

APPROVAL OF P&Z 2027 MEETING SCHEDULE:

J. Siegel Moved to Approve the 2027 P&Z Schedule of Meetings as presented.
Seconded by: S. Addonizio-Butts **VOTE: FOR: UNANIMOUS**

COMMITTEE REPORTS:

Affordable Housing sub-committee report:

Chair, C. Dacunha opened the discussion. D. Febbraio, L. Webber and J. Verlaine presented to the Commission the outline of this Committee's discussion thus far. There was discussion regarding more flexibility with lot size and the ability to place an accessory dwelling unit on smaller properties. Discussion followed regarding looking at other similar Town's regulations to get ideas for updating the Sherman's Regulations. Ms. Verlaine stated the objective is to write regulations that encourage the increase of housing supply by providing less restrictive Zoning. Discussion followed regarding the State Statute 8-30g Affordable Housing definition. Ideas for the Commission to consider are- barn/ garage conversions, landscaping, scaling per lot size, bedroom size, short term / long term rentals, affordability incentives, what location in Sherman would be best suited, open space, tiny homes, updating the sub-division regulations.

Regulations Rewrite sub-committee report:

Chair, C. Dacunha opened the discussion. J. Burruano presented the talking points of this Committee's meetings thus far. The First Selectman has agreed to fund the Regulations Rewrite. C. Dacunha stated he would like to meet with the First Selectman to go over anticipated costs and work out an RFP with the Town Attorney and Land Use Enforcement Officer J. Cody. The Committee hopes to iron out more details in the next couple months.

CHAIRMAN REPORT: Discussion of 2026 Commission Goals

Chair, C. Dacunha discussed the statement J. Dwyer read into record during Public Comment regarding the Judd's property. Chair Dacunha stated this is not a matter of the Planning and Zoning Commission is to consider. There was a letter issued by the Town's Land Use Attorney, M. Branse confirming the LUEO has the ability to choose at their discretion to enforce or not to. Further, the Land Use Attorney stated the Town of Sherman, Zoning Board of Appeals has no jurisdiction to hear this case. Discussion followed.

REGULATION REVIEW: **None**

ADJOURNMENT: **Chair, C. Dacunha Adjourned the Meeting at 9:25 pm.**

Respectfully submitted;

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Christine Branson, Administrative Clerk
November 12, 2026