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LEGAL NOTICE
TOWN OF SHERMAN
WARNING OF PUBLIC HEARING
OF THE PLANNING AND ZONING COMMISSION

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The Planning and Zoning Commission of the Town of Sherman, Connecticut will hold a Public Hearing at their Regular Monthly Meeting on **October 9, 2025 beginning at 7:00 p.m**. at Mallory Town Hall to consider the following proposed Amendments to the current Sherman Zoning Regulations; Last Amended February 13, 2025:

PROPOSED: **AMENDMENT TO THE CURRENT ZONING REGULATIONS, LAST AMENDED** ~~**FEBRUARY 13, 2025**~~

AMEND: **SECTION 610: DEFINITIONS**

ADD: **DWELLING, AFFORDABLE UNIT- A dwelling to be conveyed by deeds containing covenants or restrictions which shall require that at least 40 (forty) years after the initial occupation of the proposed dwelling, such dwelling units shall be sold or rented at below prices that will preserve the units as housing for which persons and families pay 30% (thirty) or less of their annual income, where such income is more than or equal to 60% (sixty) the median income. For purposes of this definition "median income" shall be as defined in Connecticut General Statutes Section 8-30 g. (a) as amended. Affordable Dwelling Units shall be of comparable quality, workmanship, size and number of bedrooms of other Dwellings in the subject development and shall be evenly distributed throughout the development. Affordable Housing lots shall be administered by the designee of the Planning & Zoning Commission and shall be subject to a restrictive covenant enforceable by the Town and in a form as required by the Town Attorney.**

AMEND: **AMENDMENT TO THE CURRENT SUBDIVISION REGULATIONS, LAST AMENDED** ~~**AUGUST 30, 2015**~~   **TBD**

AMEND: **SECTION 2:   DEFINITIONS**

ADD: **DWELLING, AFFORDABLE HOUSING- Dwelling Units conveyed by deeds containing covenants or restrictions which shall require that for at least 40 (forty) years after the initial occupation of the proposed dwelling, such dwelling units shall be sold or rented at below prices that will preserve the units as housing for which persons and families pay 30% (thirty) or less of their annual income, where such income is more than or equal to 60% (sixty) the median income. For purposes of this definition "median income" shall be as defined in Connecticut General Statutes Section 8-30 g. (a) as amended.**

AMEND: **SECTION 3:   GENERAL REQUIREMENTS FOR THE SUBDIVISION OF LAND**

ADD: **n.   Inclusionary Zoning:**
Any subdivision containing 10 (ten) lots or more shall include 10% (ten) of the total number of lots to be deed restricted for Affordable Dwelling Units as defined in Section 2, Definitions, of these Regulations. For purposes of determining the 10 (ten) lot threshold and the 10% (ten) lot count, the Commission shall consider the lot of record, or adjacent lots of record under common ownership, as of the effective date of this amendment; and the number of lots that could reasonably be placed thereon: provided that the Commission shall not require more than 10% (ten) total lots to be Affordable Dwelling Units in any subdivision application. Where the 10% (ten) of results in a fraction of the lot, the .4 or lower shall be rounded down to the next whole number and fractions of .5 and higher shall be rounded up to the next whole number. Any subdivision developed in phases shall include at least 1 (one) lot designated for an Affordable Dwelling Unit in the first stage of development and 1 (one) additional lot for each additional 10 (ten) lots regardless of any phases or stages of development. Lots designated for Affordable Dwelling Units shall be administered by a designee of the Planning & Zoning Commission and shall be subject to a restrictive covenant enforceable by the Town and in a form as required by the Town Attorney.

At these hearings, interested parties may appear and be heard and written communications received. The above file is available for inspection in the Planning and Zoning Commission office as well as the Town Clerk's office during regular office hours.

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Dated at Sherman, Connecticut this 13th day of August, 2025
Planning and Zoning Commission Ryan Peburn, Chair

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