TOWN OF SHERMAN
ZONING BOARD OF APPEALS
MALLORY TOWN HALL
9 ROUTE 39 NORTH
SHERMAN, CONNECTICUT 06784

MEETING AGENDA
Tuesday, November 3, 2026
7:00 pm, at Mallory Town Hall

CALL TO ORDER

PUBLIC HEARING I:

ZBA CASE # 781- 3 Rose Lane- (M.- 52, L.- 57) Christopher Fecteau - PROPOSED: Renovations and new construction within the pre-existing, non-conforming dwelling footprint location; requesting a variance to raise the existing roof height to add a second floor. Reference to Section 384- Non-Conformity, Other than use, for a volumetric increase in height within the existing dwelling footprint. Second Floor Addition: Requesting Variance of Section 332.5, Minimum Setback Requirements, Front Yard Setback from 50' to 34.93'. Entryway roof: Requesting Variance of Section 332.5, Minimum Setback Requirements, Front Yard Setback from 50' to 31.95'. Deck and stairs: Requesting Variance of Section 332.5, Minimum Setback Requirements, Side Yard setback from 25' to 23.97'. Generator: Requesting Variance of Section 332.5, Minimum Setback Requirements, Side Yard setback from 25' to 22.12' all in accordance with submitted building plans entitled; "Fecteau/ Rich Residence Sherman, CT" pages-A1.0; A1.1; A3.0; A2.0; EX1; and EX2. Dated May 31, 2026. Prepared by: White Architects, LLC. and in the exact footprint location as shown on submitted A-2 Survey entitled "0.229 Acres, Lot 14- Candlewood Echoes- Squantz Bay Zoning Location Survey Prepared for Christopher M. Fecteau & Karen Rich, #3 Rose Lane Sherman, Connecticut" Dated: September 15, 2026. Prepared by: Robert L. Hock Licensed Land Surveyor LLC. Zone A.

DELIBERATIONS I:

ZBA CASE # 781- 3 Rose Lane- (M.- 52, L.- 57) Christopher Fecteau -

PUBLIC HEARING II:

ZBA CASE # 782- 10 Spring Lake Road (M. 20 ,L. 14) John Dwyer- PROPOSED: Appeal of Zoning Enforcement Officer's decision dated September 4, 2026 to not pursue further enforcement action at 23 Route 39 North (M. 20, L. 79) Joel Judd & 1 Spring Lake Road (M. 20, L. 02) Joel Judd. Zone A.

DELIBERATIONS II:

ZBA CASE # 782- 10 Spring Lake Road (M. 20 ,L. 14) John Dwyer-

APPROVAL OF MINUTES: ZBA Meeting Minutes of October 6, 2026

ADJOURNMENT:

Dated at Sherman, Connecticut this 29th day of October 2026
Kenric Gubner, Chair