



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

MEETING MINUTES
Tuesday, September 2, 2025 7:00 pm

MEMBERS PRESENT: K. Gubner, K. Fazzone, R. Devine, J. Bonner and Alternate S. Addonizio-Butts

MEMBERS ABSENT: S. Murray

ALSO: C. Branson, Board Administrative Clerk

INVITED & AUDIENCE: J. Beatty, M. Juan, and J. Dwyer

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

**Samantha Addonizio-Butts was Elevated to voting status for the duration of the
Public Hearing for ZBA Case # 772.**

PUBLIC HEARING:

ZBA CASE # 772- 19 Orchard Rest Road (M.-63, L.-5) Robert W. Putnam- PROPOSED: Renovations and new construction to a pre-existing non-conforming detached garage to allow a 4' addition along the Northern Property Line, and a roof height increase of 4' to improve run-off. Reference to Section 384- Non-Conformity, Other Than Use- for a bulk area increase within an existing footprint of a pre-existing detached garage. (1.) Requesting Variance from Section 332.5 Minimum Setback Requirements- Front Property Line Setback: from 50' to 38, 5'. (2.) Requesting Variance from Section 332.5 Minimum Setback Requirements- Side Property Line Setback: from 25' feet to 9.2'. All in accordance with submitted building plans entitled; "Proposed Detached Garage, 19 Orchard Rest Road". Prepared by: Seventy2 Architects. Dated: July 29, 2025. As shown in the exact footprint location shown on submitted A-2 survey entitled; "Proposed Garage Addition, Zoning Location Survey Prepared for Robert W. Putnam, 19 Orchard Rest Road, Town of Sherman, Fairfield County, CT". Last revised: August 5, 2025. Prepared by: Sydney A. Rapp, Land Surveying, P.C. Zone B.

Chair, K. Gubner Opened the Public Hearing for case # 772. Clerk, C. Branson read the application file contents into record. Legal Notice was published in the Town Tribune on August 21, 2025 and again on August 28, 2025. There was a fully executed ZBA application, a signed Land Use affidavit, an Agent letter appointing Maura Juan and Joseph Beatty the ability to speak on behalf of the applicant, a hardship letter was in the file with several photographs showing the existing conditions, architectural drawings were in the file showing the proposed conditions, there was a list of three abutting property addresses, certified mail was sent August 13, 2025. One letter of correspondence was received from Camille Warden stating she had no objection to the proposed activity. There was an A-2 survey of the property showing existing conditions, architectural drawings were submitted, and an updated A-2 survey was in the file showing the proposed conditions. Agents to the Applicant- Maura Juan of 72Architects and Joseph Beatty of Beatty Builders were present to speak on behalf of the application. Two members of the Board, J. Bonner and R. Devine stated they visited the property to view the existing garage structure. M. Juan presented the application; stating reasons for hardship regarding the pre-existing non-conforming garage structure proximity to the front property lines as well as topographic challenges. Discussion followed regarding the proposed 18" height increase to accommodate the height of the modern garage doors and a slightly steeper roof pitch to allow better roof drainage. M. Juan, submitted into record a marked-up property survey illustrating a 2' portion of the pre-existing, non-conforming building that is being removed from the front property line area. A lengthy discussion took place regarding the overall increase in non-conformity . J. Beatty of Beatty Builders spoke in reference to the

proposed renovations to the structure, specifically the 18" height increase to accommodate modern sized (10' x 8') garage doors and slight roof pitch change. The increased overhead interior volume does not propose any finished living space, it is an open area with a cathedral ceiling designed to maximize the natural light from the dormer windows.

K. Fazzone Moved to Close the Public Hearing for ZBA Case # 772- 19 Orchard Rest Road (M.-63, L.-5) Robert W. Putnam.

Seconded by: J. Bonner

Vote: For: Unanimous

DELIBERATION:

ZBA CASE # 772- 19 Orchard Rest Road (M.-63, L.-5) Robert W. Putnam- PROPOSED: Renovations and new construction to a pre-existing non-conforming detached garage to allow a 4' addition along the Northern Property Line, and a roof height increase of 4' to improve run-off. Reference to Section 384- Non-Conformity, Other Than Use- for a bulk area increase within an existing footprint of a pre-existing detached garage. (1.) Requesting Variance from Section 332.5 Minimum Setback Requirements- Front Property Line Setback: from 50' to 38, 5'. (2.) Requesting Variance from Section 332.5 Minimum Setback Requirements- Side Property Line Setback: from 25' feet to 9.2'. All in accordance with submitted building plans entitled; "Proposed Detached Garage, 19 Orchard Rest Road". Prepared by: Seventy2 Architects. Dated: July 29, 2025. As shown in the exact footprint location shown on submitted A-2 survey entitled; "Proposed Garage Addition, Zoning Location Survey Prepared for Robert W. Putnam, 19 Orchard Rest Road, Town of Sherman, Fairfield County, CT". Last revised: August 5, 2025. Prepared by: Sydney A. Rapp, Land Surveying, P.C. Zone B.

Chair, K. Gubner opened the deliberations portion of the public hearing for this case. The members of the Board discussed the hardship stated. The Board recognized the effort to reduce the overall non-conforming footprint. The Board also recognized that the increased height will not accommodate any living area within the interior.

J. Bonner Moved to Close the Deliberations for ZBA Case # 772- 19 Orchard Rest Road (M.-63, L.-5) Robert W. Putnam.

Seconded by: R. Devine

Vote: For: Unanimous

J. Bonner Moved to Approve ZBA Case # 772- 19 Orchard Rest Road (M.-63, L.-5) Robert W. Putnam- PROPOSED: Renovations and new construction to a pre-existing non-conforming detached garage to allow a 4' addition along the Northern Property Line, and a roof height increase of 4' to improve run-off. Reference to Section 384- Non-Conformity, Other Than Use- for a bulk area increase within an existing footprint of a pre-existing detached garage. (1.) Requesting Variance from Section 332.5 Minimum Setback Requirements- Front Property Line Setback: from 50' to 38, 5'. (2.) Requesting Variance from Section 332.5 Minimum Setback Requirements- Side Property Line Setback: from 25' feet to 9.2'. All in accordance with submitted building plans entitled; "Proposed Detached Garage, 19 Orchard Rest Road". Prepared by: Seventy2 Architects. Dated: July 29, 2025. As shown in the exact footprint location shown on submitted A-2 survey entitled; "Proposed Garage Addition, Zoning Location Survey Prepared for Robert W. Putnam, 19 Orchard Rest Road, Town of Sherman, Fairfield County, CT". Last revised: August 5, 2025. Prepared by: Sydney A. Rapp, Land Surveying, P.C. Zone B.

Seconded by: R. Devine

Vote: For: 4 / Against: 1 (SAB)

APPROVAL OF FY 2024-2025 ANNUAL REPORT:

J. Bonner Moved to Approve the 2024-25 ZBA Annual Report as written.

Seconded by: R. Devine

Vote: For: Unanimous

APPROVAL OF MINUTES:

R. Devine Moved to Approve the ZBA Meeting Minutes of January 7, 2025 as written.

Seconded by: K. Gubner

Vote: For: Unanimous

PUBLIC COMMENT:

J. Dwyer- Spring Lake Road- requesting clarification of Enforcement action regarding his neighbor.

K. Gubner- responding to Mr. Dwyer- stating that they are waiting for a response from the Town Attorney.

ADJOURNMENT:

K. Gubner Adjourned the Meeting at 8:48 pm.

Respectfully submitted:

Christine Branson, ZBA Administrative Clerk
September 10, 2025