



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

REGULAR MEETING MINUTES
Tuesday, October 7, 2025 8:00 pm

DRAFT

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

MEMBERS ABSENT: None

ALSO: C. Branson, Board Administrative Clerk

INVITED & AUDIENCE: P. Scott, J. Hirschowitz, and S. Coleman

CALL TO ORDER: Chair, K. Gubner Called the Meeting to Order at 8:18 pm.

PUBLIC HEARING I:

ZBA CASE # 773-129 Green Pond Road (Map-70, Lot- 10) Jack Hirschowitz & Stacy Coleman- PROPOSED: Construction of an entryway/ hallway (12', 6" Wide, 21',10" Long, 19' High) to connect a pre-existing, non-conforming dwelling to allow passage to a new addition in a conforming location. Reference to Section 384- Non-Conformity, Other than use. Requesting a variance from Section 332.5, Minimum Setback Requirements, Front Property Line from 50' to 12'. Requesting a variance from Section 3332.5, Minimum Setback Requirements, Front Property Line from 50' to 17.3' all in accordance with submitted floor plan entitled, "Architectural Plans, 129 Green Pond Road, Sherman, CT Sheet # A1" prepared by P.W. Scott Engineering & Architecture, P.C. and in the exact footprint location shown on submitted A-2 survey entitled, Property Survey Prepared for Stacy Coleman, 129 Green Pond Road, Town of Sherman, Fairfield County, Connecticut". Last Revised: 08/30/2025. Prepared by: GeoLogic Land Surveying, PLLC. Zone B.

Chair, K. Gubner opened the Public Hearing and introduced the members of the Board. Clerk, C. Branson stated the contents of the application file; there was a fully executed and notarized application, an Agent letter was submitted from Owner, J. Hirschowitz authorizing his wife S. Coleman and Peder Scott, Architect/ Engineer to act on his behalf for this application. Included in the application submittal was a two page hardship letter, a chart was submitted showing the square footage of existing non-conforming/ conforming compared to proposed, several photographs of the property were submitted showing the existing home and location and topography, there was a site plan showing distances of the existing and proposed activity in relation to the property setbacks, Floor plans were submitted showing the interior lay out of the proposed addition, there was a list of mailing addresses of two abutting neighbors. Certified mail was sent to the abutting neighbors on September 25, 2025. Legal Notice was published in the Town Tribune on September 25th and again on October 2, 2025. No Correspondence was received. Additionally in the file was a copy of the Tax Assessors property field card, and copies of previous variances granted for this property. Owners- J. Hirschowitz, and S. Coleman were present. Appointed Agent P. Scott Architect/ Engineer presented the application to the Board, pointing out topographical challenges of the property as well as the history of the existing 816 sq. ft. dwelling built in 1964 which sits 17.5' to the front property line. Mr. Scott explained how the proposed lobby/ hallway connection to the addition will be situated on concrete pylons to straddle the rocky, steep terrain. Mr. Scott pointed out that the North corner of the existing one and a half story cabin sits next to a solid rock cliff, making it impossible to situate the addition in a compliant location. Mr. Scott explained that there seems to be an old logging road (no longer utilized) which makes a perfect flat area for the bulk of the proposed addition. Mr. Scott stated that the biggest challenge was to figure out the location for the entrance lobby to link a hallway to the proposed addition. Mr. Scott explained the interior of the cabin, stating there is a large stone fireplace and chimney within the dwelling as well as a small spiral stairway allowing access to the upstairs loft. Mr. Scott stated the entrance to the cabin is very narrow due to the proximity of the chimney. Mr. Scott pointed out the spiral staircase is not compliant with Building code creating a challenge for anyone to safely navigate to or from the

second floor. With the proposed addition they would have the ability to construct a traditional stairway and doorway without impeding into the existing living space. Mr. Scott stated that the owners intend to remove one of the decks and the overhang above the front entrance to mitigate the overall existing non-compliance. The Board discussed alternate locations for the addition that are compliant with Mr. Scott. Property owner S. Coleman spoke about the existing cabin and the current layout of the first floor with a large fieldstone fireplace and cathedral ceiling and narrow spiral stair access to the upstairs open sleeping loft. No further discussion took place.

K. Fazzone Moved to Close the Public Hearing for ZBA CASE # 773-129 Green Pond Road (Map-70, Lot- 10) Jack Hirschowitz & Stacy Coleman.
Seconded by: S. Murray **VOTE: FOR: UNANIMOUS**

DELIBERATION I:

ZBA CASE # 773-129 Green Pond Road (Map, Lot) Jack Hirschowitz & Stacy Coleman-

K. Gubner Opened the deliberation portion of the Hearing. The Board discussed the hardship cited for this property. Several members of the Board stated they were struggling with the total amount of increased non-conformity with the proposed addition. The Board discussed the location of the proposed addition and the topography. The Board recognized the efforts of the applicants to remove the front door overhang and deck to mitigate the overall increase of non-conformity, however it was pointed out that the deck and overhang were not livable space.

J. Bonner Moved to Close the Deliberations portion for ZBA Case # 773-129 Green Pond Road (Map, Lot) Jack Hirschowitz & Stacy Coleman-
Seconded by: K. Fazzone **VOTE: FOR: UNANIMOUS**

J. Bonner Moved to Approve ZBA CASE # 773-129 Green Pond Road (Map-70, Lot- 10) Jack Hirschowitz & Stacy Coleman-
PROPOSED: Construction of an entryway/ hallway (12', 6" Wide, 21',10" Long, 19' High) to connect a pre-existing, non-conforming dwelling to allow passage to a new addition in a conforming location. Reference to Section 384- Non-Conformity, Other than use. Requesting a variance from Section 332.5, Minimum Setback Requirements, Front Property Line from 50' to 12'. Requesting a variance from Section 3332.5, Minimum Setback Requirements, Front Property Line from 50' to 17.3' all in accordance with submitted floor plan entitled, "Architectural Plans, 129 Green Pond Road, Sherman, CT Sheet # A1" prepared by P.W. Scott Engineering & Architecture, P.C. and in the exact footprint location shown on submitted A-2 survey entitled, Property Survey Prepared for Stacy Coleman, 129 Green Pond Road, Town of Sherman, Fairfield County, Connecticut". Last Revised: 08/30/2025. Prepared by: GeoLogic Land Surveying, PLLC. Zone B.

Seconded by: R. Devine **VOTE: FOR:None/ AGAINST: Unanimous**

APPROVAL OF MINUTES: ZBA Meeting Minutes September 2, 2025- Discussion and possible action

J. Bonner Moved to Approve the Minutes of September 2, 2025 as written.
Seconded by: R. Devine **VOTE: FOR: Unanimous**

ADJOURNMENT: **K. Gubner Adjourned the Meeting at 9:47 pm.**

Respectfully submitted:

Christine Branson, ZBA Administrative Clerk
October 10, 2025