



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

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**REGULAR MEETING MINUTES**  
Tuesday, January 6, 2026

**DRAFT**

**MEMBERS PRESENT:** K. Gubner

**MEMBERS ABSENT:** K. Fazzone, R. Devine, J. Bonner, and S. Murray

**ALSO:** C. Branson, Board Administrative Clerk

**INVITED & AUDIENCE:** N. Fall

**CALL TO ORDER:** Chair, K. Gubner Called the Meeting to Order at 7:00 pm.

**PUBLIC HEARING:**

**ZBA CASE # 774-129 Green Pond Road (Map, Lot) Jack Hirschowitz & Stacy Coleman- PROPOSED:** Construction of an entryway/ hallway (4' Wide, 39' Long) 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 16'; all in accordance with submitted floor plan entitled, "Architectural Plans, 129 Green Pond Road, Sherman, CT Sheet # **A1A** prepared by P.W. Scott Engineering & Architecture, P.C., **Revision Dated 10/26/2025** 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: 11/08/2025.** Prepared by: GeoLogic Land Surveying, PLLC. Zone B.

Chair, K. Gubner Opened the Public Hearing for this case. There were no other Members present. Due to the lack of a quorum, Chair, K. Gubner stated the Case will be Continued to the February 3, 2026 Meeting beginning at 7:00 pm. at Mallory Town Hall.

**DELIBERATION:**

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

No Deliberations took place, this Case has been Continued to the February 3, 2026 Meeting.

**APPROVAL OF MINUTES:**

Regular Monthly Meeting of October 7, 2025-                      Tabled to the next Meeting

**ADJOURNMENT:**                      **K. Gubner Adjourned the Meeting at 7:06 pm.**

Respectfully submitted:

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Christine Branson, ZBA Administrative Clerk  
January 7, 2026