



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

REGULAR MEETING MINUTES

DRAFT

Tuesday, February 3, 2026

MEMBERS PRESENT: K. Gubner, K. Fazzone, R. Devine, and J. Bonner

MEMBERS ABSENT: S. Murray

ALSO: C. Branson, Board Administrative Clerk

INVITED & AUDIENCE: C. Warner, E. Diller, T. Vancil, S. Coleman, J. Herschowitz, and P.W. Scott

CALL TO ORDER: Chair, K. Gubner Called the Meeting to Order at 7:06 pm.

PUBLIC HEARING I:

ZBA CASE # 775- 2 Short Lane (Map: 74 Lot: 71) Tyson Vancil- PROPOSED: Construction of a 36' x 24' addition connecting to existing dwelling consisting of a 20' x 24' Great Room, covered roof deck, garage, mudroom and laundry below and exterior stair. Requesting a variance from Section 332.5, Minimum Setback Requirements, Front Property Line from 50' to 25' (Western side); all in accordance with submitted floor plan entitled, " Vancil Addition, ZBA Submittal Plans" (5 pages) Dated: Jan. 6, 2026. Prepared by: Evolve Design Group, LLC and in the exact footprint location shown on submitted A-2 survey entitled "Exiting/ Proposed Improvement Location Survey, Prepared for William T. Vancil and Erica L. Vancil, Depicting Property Situated at 2 Short Lane, Sherman, Connecticut Tax Assessor Lot - 74/ 71". Dated December 30, 2025. Prepared by: Sydney A. Rapp Land Surveying, P.C. Zone B.

Chair, K. Gubner Opened the Public Hearing for this case. The following members were seated for this hearing: K. Gubner, K. Fazzone, R. Devine, and J. Bonner. Agent, E. Diller of Evolve Design Group, LLC was present to speak on behalf of the property owner. Property Owner T. Vancil was also present. Clerk, C. Branson stated the contents of the application file; there was a fully executed application, a two-page hardship letter, an Agent letter appointing Erich Diller the ability to present the case. Several photos of the property were provided, and a list of two abutters was in the file. No correspondence was received. There was a marked-up site plan showing several hardships that are caused by the land; three front yard property lines and one side yard property line, as well as the existing dwelling and proposed addition/ garage footprint and shown highlighted: the conforming 22' x 14' buildable area. Floor plans were submitted for the proposed new activity, exterior plans were in the file showing layout and elevations, and there was a certified A-2 survey in the file. Clerk C. Branson added the Tax Assessor's Office online field card and deed to the application file. Legal Notice was published in the Town Tribune on January 22nd and again on January 29th, 2026. Legal Notice was sent by Certified letter to two abutters on January 16th, 2026. No correspondence was received. Agent, E. Diller stated the original 875 sq. ft. dwelling was built in the 1970's in the B Zone. As it is today, the dwelling exists completely outside of the buildable area with three sides of the property being road frontage (requiring a minimum 50' setback). The marked-up survey shows the existing dwelling is 25.9' from the front yard property line that abuts Holiday Point Road. The second front yard property line shows the distance to the dwelling at 24.8' which abuts Crest Road. The third front yard property line abuts Short Lane and shows the distance to the existing dwelling at 24.8'. The well is situated at the Southern most point of the property (at the intersection of Crest Road and Holiday Point Road. The septic fields are situated on the Eastern side of the property (Holiday Point Road) which is the farthest distance to any property line. The proposed addition is to step in 1' on the Short Lane side and .5' on the Holiday Point Road side putting the distance to the nearest property line 25.2'. The proposed garage is 25' from the nearest property line (Short Lane). Mr. Diller stated that a variance would be required for any improvement to the dwelling considering the proximity to the setbacks. Mr. Diller stated the severe slope to the property on the Holiday Point Road side, adds additional challenges. Mr. Diller explained the layout of the addition and how it will step down into the terrain following the natural contour of the land, the total height of the addition is proposed at 22'. Mr. Diller stated the percentage of ground coverage including the proposed addition will come to 6.2%. The Board discussed the three road frontages and the topography. The Board also discussed the overall size of the proposed addition. There were no further comments from the applicants. There was no further discussion from the Board.

J. Bonner Moved to Close the Public Hearing portion of ZBA CASE # 775- 2 Short Lane (Map: 74 Lot: 71) Tyson Vancil.

Seconded by: R. Devine

VOTE: For: Unanimous

DELIBERATION I:

ZBA CASE # 775- 2 Short Lane (Map: 74 Lot: 71) Tyson Vancil-

Chair, K. Gubner opened the Deliberations portion of this Public Hearing. Discussion took place regarding the three road frontages. The Board discussed case law that was recently presented in a continuing education workshop lead by S. Byrne, Esq. which sited three cases in which having an unusual amount of road frontages was recognized as a hardship. The Board recognized the applicant's efforts to reduce the overall impact of increased non-conformity by reducing the width of the proposed addition as well as stepping the proposed addition deeper into the terrain. The Board requested to continue the Deliberation to the March 3, 2026 Meeting to ask a technical clarification of the LUEO.

R. Devine Moved to Continue to the March 3, 2026 ZBA Meeting, the Deliberations of ZBA CASE # 775- 2 Short Lane (Map: 74 Lot: 71) Tyson Vancil- PROPOSED:

Construction of a 36' x 24' addition connecting to existing dwelling consisting of a 20' x 24' Great Room, covered roof deck, garage, mudroom and laundry below and exterior stair. Requesting a variance from Section 332.5, Minimum Setback Requirements, Front Property Line from 50' to 25' (Western side); all in accordance with submitted floor plan entitled, " Vancil Addition, ZBA Submittal Plans" (5 pages) Dated: Jan. 6, 2026.

Prepared by: Evolve Design Group, LLC and in the exact footprint location shown on submitted A-2 survey entitled "Exiting/ Proposed Improvement Location Survey, Prepared for William T. Vancil and Erica L. Vancil, Depicting Property Situated at 2 Short Lane, Sherman, Connecticut Tax Assessor Lot - 74/ 71". Dated December 30, 2025. Prepared by: Sydney A. Rapp Land Surveying, P.C. Zone B.

Seconded by: K. Fazzone

VOTE: For: Unanimous

Chair, K. Gubner Recessed the Meeting for five minutes at 7:55 pm.

Chair, K. Gubner Reconvened the Meeting at 8:00 pm.

PUBLIC HEARING II CONTINUATION:

ZBA CASE # 774-129 Green Pond Road (Map- 70, Lot- 10) 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 Continuation of the Public Hearing for Case 744. Agent, P.W. Scott, of P.W. Scott Engineering & Architecture, P.C. was present to speak on behalf of the property owners. Property owners, J. Herschowitz and S. Coleman were also present. Since the last meeting, no new information has been received and no correspondence was received. Agent. P. Scott presented an application previously which did not pass. The applicants have modified the request of the variance. Mr. Scott stated that the 1,270 sq. ft. house as it exists today sits 17.3' from the Front Property line. The proposed 4' wide by 39' long hallway addition will allow passage to an addition in a conforming location adding a modest 37 sq. ft. increase in non-conformity. Mr. Scott stated that they intend to remove an overhang and a front deck to reduce the overall non-conformity. Mr. Scott highlighted the differences between the original proposal and this modified plan. The Board had no additional questions.

R. Devine Moved to Close the Public Hearing for ZBA CASE # 774-129 Green Pond Road (Map- 70, Lot- 10) Jack Hirschowitz & Stacy Coleman.

Seconded by: K. Fazzone

VOTE: For: Unanimous

DELIBERATION:

Chair, K. Gubner opened the Deliberations portion of this Public Hearing. Discussion took place regarding the efforts of the applicant to reduce the non-conformity of the proposed addition. No further discussion took place.

K. Fazzone Moved to Approve ZBA CASE # 774-129 Green Pond Road (Map- 70, Lot- 10) 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.

Seconded by: R. Devine

VOTE: For: Unanimous

APPROVAL OF MINUTES:

ZBA Workshop Meeting Minutes of October 7, 2025

J. Bonner Moved to Approve the ZBA Workshop Meeting Minutes of October 7, 2025 as written.

Seconded by: K. Fazzone

VOTE: For: Unanimous

ZBA Regular Monthly Meeting of October 7, 2025

J. Bonner Moved to Approve the ZBA Regular Meeting Minutes of October 7, 2025 as written.

Seconded by: R. Devine

VOTE: For: Unanimous

ZBA Regular Monthly Meeting of January 6, 2026

K. Gubner Moved to Approve the ZBA Regular Meeting Minutes of January 6, 2026 as written.

Seconded by: R. Devine

VOTE: For: Unanimous

ZBA 2026 MEETING SCHEDULE:

J. Bonner Moved to Approve the 2026 ZBA Meeting Schedule as presented.

Seconded by: R. Devine

VOTE: For: Unanimous

ADJOURNMENT:

K. Gubner Adjourned the Meeting at 8:42 pm.

Respectfully submitted:

Christine Branson, ZBA Administrative Clerk
February 10, 2026