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

REGULAR MEETING MINUTES **FINAL**
Tuesday, October 6, 2026

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

MEMBERS ABSENT: K. Fazzone, and Alternates: C. Warner, and G. Deemer

ALSO: C. Branson, Board Administrative Clerk

INVITED & AUDIENCE: E. Meyers and J. Kelian

CALL TO ORDER: **Chair, K. Gubner Called the Meeting to Order at 7:07 pm.**

PUBLIC HEARING I:

ZBA CASE # 779- 1 Echo Lane North- (M.-52, L.- 28) Eric Meyers & Jacqueline Kelian - PROPOSED: Renovations and new construction within the pre-existing, non-conforming dwelling footprint location; requesting a variance to raise a portion of the existing roof height from 5',10" to 13', 6". Reference to Section 384- Non-Conformity, Other than use, for a volumetric increase in height within the existing dwelling footprint. Reference to Section 332.5, Minimum Setback Requirements, Side Property Lines, for a volumetric increase in height within the existing dwelling footprint. **No proposed changes to the distance to the Northern Property Lines: (**1.) Side Property Line **remaining** at 4.88'. (2.) Side Property Line **remaining** at 6.58'. All in accordance with submitted building plans entitled: "Meyers Residence, Additions & Renovations 1 Echo Lane North, Sherman, CT; Drawing List Project Notes" (nine pages), prepared by: Kevin Quinlan Architecture, dated: June 25, 2025. Shown within the exact existing footprint shown on submitted A-2 Survey entitled; "Lot 1- Candlewood Echoes- Squantz Bay, Zoning Location Survey Prepared for Eric Meyers & Jacqueline Kelian Meyers 1 Echo Lane North, Sherman, CT" Dated: June 25, 2025. Prepared by: Robert L. Hock Licensed Land Surveyor. Zone B.

Chair, K. Gubner opened the Public Hearing for this application. Clerk, C. Branson stated the Legal Notice was published in the Town Tribune on September 24, 2026 and again on October contents of the application file. There was a fully executed application, an agent letter, a signed Land Use affidavit. There was an approval report from First Light permitting the proposed deck which is below the 440 line. There was a field card, an abutters list with three addresses, the certified receipts were stamped September 22, 2026. No correspondence was received. There were several photos submitted showing the existing conditions of the interior as well as the exterior and land. There was a full set of building plans and an A-2 certified survey. Also in the file was a copy of a previous ZBA variance for the garage placement. There was a hardship letter submitted describing the difficult topography and the proximity of the dwelling to the property lines as well as the fact that the 440 line bisects the dwelling significantly. The applicants, Eric Meyers and Jacqueline Kelian were in attendance and presented the proposed addition plans to the Board. The Board discussed the location of the 440 line and recognized the approval letter form First Light. Discussion followed regarding the minimal volumetric increase of the roof height and the deck addition that is proposed beyond the 440 line. There was no additional discussion from the Board or the applicants.

S. Murray Moved to Close the Public Hearing for ZBA CASE # 779- 1 Echo Lane North- (M.-52, L.- 28) Eric Meyers & Jacqueline Kelian.
Seconded by: J. Bonner **Vote: For: Unanimous**

DELIBERATIONS I:

ZBA CASE # 779- 1 Echo Lane North- (M.-52, L.- 28) Eric Meyers & Jacqueline Kelian -

Chair, K. Gubner opened the deliberations portion of this hearing. The Board recognized the minimal impact of the requested variance. The Board agreed there was no jurisdiction beyond the 440 line. No further discussion took place.

R. Devine Moved to Approve ZBA CASE # 779- 1 Echo Lane North- (M.-52, L.- 28) Eric Meyers & Jacqueline Kelian - PROPOSED: Renovations and new construction within the pre-existing, non-conforming dwelling footprint location; requesting a variance to raise a portion of the existing roof height from 5',10" to 13', 6". Reference to Section 384- Non-Conformity, Other than use, for a volumetric increase in height within the existing dwelling footprint. Reference to Section 332.5, Minimum Setback Requirements, Side Property Lines, for a volumetric increase in height within the existing dwelling footprint. No proposed changes to the distance to the Northern Property Lines: (1.) Side Property Line remaining at 4.88'. (2.) Side Property Line remaining at 6.58'. All in accordance with submitted building plans entitled: "Meyers Residence, Additions & Renovations 1 Echo Lane North, Sherman, CT; Drawing List Project Notes" (nine pages), prepared by: Kevin Quinlan Architecture, dated: June 25, 2025. Shown within the exact existing footprint shown on submitted A-2 Survey entitled; "Lot 1- Candlewood Echoes- Squantz Bay, Zoning Location Survey Prepared for Eric Meyers & Jacqueline Kelian Meyers 1 Echo Lane North, Sherman, CT" Dated: June 25, 2025. Prepared by: Robert L. Hock Licensed Land Surveyor.
Seconded by: S. Murray **Vote: For: Unanimous**

PUBLIC HEARING II:

ZBA CASE # 780- 11 Cedar Lane - (M. - 73, L.- 08) 11 Cedar Lane LLC and Sherman Building Design, LLC. PROPOSED: Appeal of the decision of the LUEO, J. Cody to issue a cease and desist dated July 28, 2026 to Sherman Building Design, LLC (tenant of 11 Cedar Lane) and to Michael Carpanzano (principal of 11 Cedar Lane LLC and Sherman Building Design, LLC). Zone A.

Chair, K. Gubner stated the applicant has submitted a letter of withdrawal, which is in the application file.

DELIBERATIONS II:

ZBA CASE # 780- 11 Cedar Lane - (M. - 73, L.- 08) 11 Cedar Lane LLC and Sherman Building Design, LLC.

No deliberation took place regarding this case, the applicant has submitted a letter of withdrawal.

APPROVAL OF MINUTES: ZBA Meeting Minutes of April 7, 2026

J. Bonner Moved to Approve the ZBA Meeting Minutes of April 7, 2026 as written.
Seconded by: S. Murray **Vote: For: Unanimous**

ADJOURNMENT: **K. Gubner Adjourned the Meeting at 8:15 pm.**

Respectfully submitted:

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Christine Branson, ZBA Administrative Clerk
October 8, 2026
APPROVED AS FINAL ON NOVEMBER 3, 2026