The Planning and Zoning Commission of the Town of Sherman, Connecticut will hold a Regular Monthly Meeting on Thursday, September 2, 2021 beginning at 7:00 p.m. via ZOOM virtual meeting to consider the following:

**CALL TO ORDER:**

**PUBLIC HEARING I:**
Application for a Special Permit - 44 Briggs Hill Road (Map- 16, Lot- 5) Kadley Farm (CT) LLC, Robert & Tia Gierkink. For construction of an Accessory Dwelling within the footprint (storage & carport) of the existing “Frame Storage Building”, all in accordance with Zoning Regulations Section 324.1.A.1 Accessory Dwellings, approximately 1,080 sq. ft., not to exceed 1,200 sq. ft. as shown on submitted floor plans, (Exhibit A, Exhibit B) and in the exact location shown on submitted A-2 survey entitled “Property Survey Prepared for Samuel L. & Louise B. Edelman, Sherman, CT” Dated: September 29, 2015. Prepared by: John M. Farnsworth& Associates. Zone A.

**PUBLIC HEARING II:**
Application for a Special Permit - 47 Church Road (Map- 23, Lot- 72) Catherine Cooke & Ian Gribble-For construction of an Accessory Dwelling (post-facto) approximately 1,160 sq. ft. within an existing accessory building (second floor), all in accordance with Zoning Regulations Section 324.1.A.1 Accessory Dwellings, not to exceed 1,200 sq. ft. as shown on submitted floor plans entitled “Gribble- Cooke Residence, 47 Church Road, Sherman, CT 06784” Prepared by: Spring Lake Garden Design. As shown in the exact footprint location shown on submitted A-2 survey entitled “As-Built Plan, Prepared for Catharine Cooke & Ian Gribble, 47 Church Road, Town of Sherman, County of Fairfield, State of Connecticut.” Last Revised: December 1, 2000. Prepared by: Arthur H. Howland & Associates, P.C. Zone A.

**PUBLIC HEARING III:**
Application to Amend an Existing Special Permit - 44 Spring Lake Road (Map- 22, Lot-17) McKinnon, Hannah Roberts. Request to Amend the existing Special Permit granted by the P&Z Commission on December 3, 2020 by modifying the floor plan to reflect as built conditions as shown on submitted floor plans entitled “Exhibit A” dated 07/28/2021 and within the footprint of the existing accessory structure labeled “Barn” shown on A-2 survey entitled, “Existing Foundation Location Map, property of Hannah R. McKinnon, 44 Spring Lake Road, Town of Sherman, County of Fairfield, State of Connecticut”. Dated November 22, 2017. Prepared by: Arthur H. Howland & Associates, P.C. Zone A.

**OLD BUSINESS:**
Deliberations:
Application for a Special Permit - 44 Briggs Hill Road (Map- 16, Lot- 5) Kadley Farm (CT) LLC, Robert &Tia Gierkink
Application for a Special Permit - 47 Church Road ( Map- 23, Lot- 72 ) Catherine Cooke & Ian Gribble
Application to Amend an Existing Special Permit - 44 Spring Lake Road (Map- 22, Lot-17) McKinnon, Hannah Roberts

**NEW BUSINESS:**

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**
Minutes of Regular Monthly Meeting August 5, 2021
Minutes of a Site-walk Meeting, August 20, 2021
Minutes of a Site-walk Meeting, August 21, 2021

**CORRESPONDENCE:**
S. Greenbaum- Response to P&Z comments regarding Siting Council, Docket # 499 comments.

**ZONING ENFORCEMENT OFFICER’S REPORT:** August 2021

**COMMITTEE REPORTS:**

**CHAIRMAN REPORT:** FY 2020-21 P&Z Annual Report approval

**REGULATION REVIEW:**

**ADJOURNMENT:**

DATED AT SHERMAN, CONNECTICUT THIS 31st day of August 2021, RYAN PEBURN, CHAIR