

**LEGAL DECISION
TOWN OF SHERMAN
PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission, at their Regular Monthly Meeting on August 3, 2023 made the following decision:

APPROVED- **Application for a Special Permit- 35 LedgeWood Drive- (Map- 72, Lot- 20) Philippe Warnery & Catherine Levesque-** to allow a septic system connection to an Accessory Building with a $\frac{3}{4}$ bathroom in accordance with Zoning Regulations, Section 324.3.a- Septic Systems for Accessory Buildings and as presented on submitted Building Plans entitled: "Levesque Garage, 35 LedgeWood Drive" pages: A1.0- Site Plan, A1.1- Floor Plans, A1.2- 2nd Floor Plan, A1.3- Roof Plan, A2.0- Building Elevations, A2.1- Building Sections; Prepared by Gray Organschi Architecture. Dated: April 19, 2023 and in the footprint location shown on submitted A-2 survey entitled "Improvement Location Survey of As-Built Garage Foundation, Prepared for Philippe M. Warnery & Catherine Sicotte Levesque, Deer Run Shores, Section B, Lots 6&7, 35 LedgeWood Drive, Town of Sherman, County of Fairfield, State of Connecticut". Dated June 22, 2023. Prepared by: Arthur H. Howland & Associates, P.C.; with reference to proposed B-100a Code Complying Sanitary Disposal System Plan for Outbuilding Connection for Philippe M. Warnery & Catherine Sicotte Levesque, Deer Run Shores Section B, Lots 6&7 Assessor Map 72 Lot 20 (A portion of Lot B) 35 LedgeWood Drive, Town of Sherman, County of Fairfield, State of CT." Dated: April 27, 2023. Prepared by: Arthur H. Howland & Associates, P.C. Zone B.

**Dated at Sherman, Connecticut this 4th day of August, 2023
PLANNING AND ZONING COMMISSION
Ryan Peburn, Chair**