A regular meeting of the Sharon P & Z Commission was held on September 13, 2017 at 5:30PM at the Town Hall. Present were regular members MacMillan, Hall, Prindle and Ferry; alternates Wilbur, Moskowitz and Lynn (5:45); Land Use Administrator Casey, approximately 42 individuals and the secretary.

Chairman Prindle called the meeting to order at 5:30.

Ms. Ferry made a motion to adopt the agenda as presented, seconded by Mrs. Hall, with all in favor.

There was no public comment.

The first items on the agenda were hearings on three applications:

**Continuation on the application of 5 Calkinstown Road LLC:** Mr. Prindle recused himself and the left the room. This hearing was turned over to Secretary MacMillan. Land Use Administrator Casey read the legal notice that pertained to all three applications. At the last meeting, the Commission requested a parking plan and that the applicant address the sound noise coming from the kitchen exhaust. The parking plan was submitted which was reviewed. Mr. MacMillan as the Building Official reported that he met with the owners and the fan tech company and it was found that the motor was installed improperly. Changes were made and the noise has gone away. For the Record, the Recording Secretary listed those members that would be voting on this application: Ferry, MacMillan, Wilbur and Hall, as she listened to the tape of the first part of the hearing. With nothing further, Ms. Ferry made a motion to close this hearing, seconded by Mr. Wilbur, with all in favor. The hearing was closed at 5:37.

**Rauhauser re-subdivision application:** Mr. Prindle rejoined the Commission. For the Record, the Recording Secretary stated that all members seated at this point would be voting on this application. Mr. & Mrs. Rauhauser along with Matt Kiefer were present to present and explain the application. The proposal is to split a 20 acre parcel of the Lois Salmon Webb subdivision into two parcels. Matt Kiefer reviewed the maps with the Commission. Land Use Administrator stated that the Inland Wetlands Commission has ruled the new lot is a buildable lot and the Health Dept. has ruled that the new lot is a buildable lot with a septic. The applicants are asking for waivers on the erosion & sediment control Regulations as well as the Fire Protection Regulations. As Bog Meadow Road is a discontinued/abandoned road, the main issue is whether the new lot can has an easement right to use the Road as basically Bog Meadow Road is currently a "private driveway" for 2 parcels with dwellings on them and if so, does the "private road" meet the current Regulations. Mr. Rauhauser gave the history of the "road" per the Land Records and minutes. It was emphasized that it needs to be proven by a professional engineer that the road is built to current Town specifications, including the base and that the road is sufficient to handle the current equipment of the Sharon Fire Department. After some discussion, Mrs. Hall made a motion that the hearing be kept open until the next regular meeting so that the applicant can submit a professional opinion on the status of the road and to have the Commission's engineer review this opinion, seconded by Ms. Ferry. The applicant was advised that per Town Ordinance, any cost incurred by the Commission is reimbursed by them. There were members of the audience who wished to speak so Ms. Ferry made a motion to re-open the hearing for comments, seconded by Mr. Wilbur, with all in favor. Sean Griggs of the Audubon stressed that this property is all surrounded by Audubon property which has been recognized at an important bird habitat and part of the Regional Greenbelt. He also commented that perhaps the owners would consider a conservation easement in the future. Michael Dudek also of the Audubon agreed with the Mr. Griggs comments.
With nothing additional at this point, Mr. Moskowitz made a motion to close this portion of the hearing, seconded by Mr. MacMillan, with all in favor.

Jasper Johns, Trustee Special Exception application: Lynn Kearcher, an employee of Mr. Johns and Conley Robbins, a friend of Mr. Johns presented the application for a special exception under Article III, 3.G (educational, instructional, religious, philanthropic and charitable institutions). The proposal is for an Artist’s Retreat following Mr. John’s death. They are requesting the special exception now so that estate planning and other decisions can be made knowing the Town’s position on this use. In addition to the property itself, Mr. John’s intends to provide an endowment to support the operations of the Retreat. There will be no changes to the property, which consists of 6 separate parcels some with residences others with just barns which may have or may be converted to studios. It was pointed out that if there were to be any new construction, the normal permitting process would need to be followed. The proposal fits within the Town Plan of Conservation & Development as it keeps open space and preserves the Mudge Pond Watershed. The proposal is for house, for a limited period of time, a maximum of 18 to 24 artists at any one time. They would live, eat and devote themselves to the private study, practice and development of their work. They would have communal meals, in the existing main house and shared common spaces that would foster a sense of community among the artists. There would be limited use of cars by the artists and all internal passageways will remain open for emergency purposes. The Retreat would have 19 – 25 employees with 6 to 9 of these individuals working off-site (administrative staff for financial and selection process). None of the employees will live on the property and there will be no artist instruction being done. The Retreat would be structured as a charitable organization or nonprofit corporation. The premises would not have regular public access. The application spelled out the existing major structures and what their future use will be as well as potential additional structures for approval and their anticipated future use. Commission members asked various questions. The public then made their comments: several supporting the proposal and some concerns with what they felt is lacking in the application, i.e. site plans to show all existing and proposed improvements; with access to the public (public facilities or events – how many and what type and what would the parking be), what would the impact to the Town road be. Also the public/private interaction is unclear and it was commented that there should be local representation on the Board. Attorney Mark Capcelatro offered to submit a request of waiver on the site plan requirements – the locations for any new construction is unknown at this point and when and if there was to be any new construction, the normal permitting process has to be followed. What the applicant is seeking, is for the maximums. Land Use Administrator Casey read letters of support for the proposal, which are on file. It was emphasized that there are no provisions in the application for public access to the premises. When asked, it was emphasized that the food/meal concerns are the responsibility of the Health Department. With all questioned answered and comments made, Ms. Ferry made a motion to close the hearing, seconded by Mr. Wilbur, with all in favor. The hearing was closed at 7:20.

Mr. Wilbur made a motion to approve the 8/9/17 minutes, as written, seconded by Mr. MacMillan, with all in favor.

The permits issued since the last meeting were: Michael Griffin – construct storage building with gutter; Michael Schmidt – construct deck; Scott Eldridge – hot tub placement; Christopher Green – place shed; Timothy Humphrey – place garage; and John Robshaw – change garage to heated space.

Under Old Business, there is nothing new to report on the fire protection for either the Huntington Kildare/Metz re-subdivision or the Kim Savage Realty LLC subdivision.
Under New Business:

Discussion/decision on hearings: the application of 5 Calkinstown Road LLC. Secretary MacMillan had the Land Use Administrator review the basics of the application. Mrs. Hall made a motion to approve the application for the expansion of the Use with the conditions that the maximum number of guests be 62, all events are to end at 10PM and the Use is for 5 Calkinstown Road only, seconded by Ms. Ferry. In the discussion Mr. MacMillan commented that he would like additional signage for “No Parking” on Calkinstown Road be installed. Mrs. Hall and Ms. Ferry amended their motion to include the installation of the “No Parking” signs by the applicant. Vote taken on motion = carried unanimously.

There was no discussion on the Rauhauser application as the hearing was continued.

Jasper Johns, Trustee – Mr. MacMillan made a motion to approve the application as submitted with the stipulation that there be no regular public access to the premises and with the condition that a written request for a waiver of certain items of Article VI of the site plan requirements be submitted, seconded by Ms. Ferry, with all in favor.

All the hearings and deliberations were taped and are on file at the Town Hall.

The Commission was asked to review and comment on the State Locational Guide Map that was received from COG. Land Use Administrator Casey commented that generally items needing responses from the Commission come too late in order for them to respond. Previously there was a problem with the Regional Map. She has gone through all the links in the email and found that they left off that Sharon has town water. If this was not found and corrected, the Town could be blocked from getting any State funding (if available). Land Use Administrator Casey addressed the Town water issue and requested the map be re-submitted. No comments were necessary from the Commission. She was thanked for going through this procedure.

Land Use Administrator:

Correspondence concerning Lion Rock Farm was passed out.

Copies of the Workforce Housing Regulations were passed out for the next meeting.

Information has been gathered pertaining to a Digital Recorder for the various Boards and Commission to use rather than the tape recorded. The cost would be split amongst the 4 Land Use Boards and Commissions. Mr. MacMillan made a motion to authorize the purchase not to exceed $500, seconded by Mrs. Hall, with all in favor.

With nothing further, Ms. Ferry made a motion to adjourn, seconded by Mr. Prindle, with all in favor. The meeting was adjourned at 7:30.

Respectfully submitted,

Tina Pitcher, Recording Secretary

NEXT REGULAR MEETING: OCTOBER 11 5:30PM

RECEIVED

2017 SEP 18 A & 25

SHARON TOWN CLERK