

SHARON PLANNING AND ZONING COMMISSION
Draft until approved at the next regular meeting

A regular meeting of the Sharon P & Z Commission was held on February 13, 2020 at 5:30PM at the Town Hall. Present were regular members Lynn, Prindle and Hall; alternates Wilbur and Moskowitz; Land Use Administrator Casey and the secretary.

Chairman Prindle called the meeting to order at 5:30. Mr. Wilbur and Mr. Moskowitz were made voting members for this meeting.

Mr. Prindle made a motion to adopt the agenda as written, seconded by Mrs. Lynn, with all in favor. Motion carried.

There were no public comments.

Mrs. Hall made a motion to approve the 12/11/19 minutes as written, seconded by Mr. Wilbur, with all in favor. Motion carried.

The permits issued since the last meeting were: Howard Mortman – change garage to garage with apartment; Steve Ketterer – cover indoor pool and convert to music room; Ann Stettner & Neal Charles – change apartment from one bedroom to two bedroom; Albert Wells – change porch to living space; Dennis Ross – add two wings to existing garage; and Vertidiger LLC – place solar ground mount.

Old Business: No action taken on either fire protection items.

New Business:

Proposed 2020-2021 budget – Upon reviewing the status of the current budget, Mrs. Hall made a motion that the budget lines remain the same except for the Zoning Enforcement Officer and Clerk/Assistant being given the same wage increase as all Town Employees, seconded by Mrs. Lynn, with all in favor – motion carried.

Land Use Administrator Casey had nothing to bring before the Commission except to advise them that her office will be expecting two significant applications – removal of dwellings with re-builds – involving Historic District Commission, Wetlands Commission and Zoning.

Land Use Administrator Casey stated that she had to contact Sharon Hospital today as they have not gotten to her the required maintenance check list for the sediment basin. She will advise the Commission when that is received.

Planning Session:

The Town of Cornwall's Farms, Farming and Agriculture Regulations are pretty extensive. Land Use Administrator Casey commented that she is concerned with old barns as currently most of them are too close to a road to change into something else – they don't meet the current setback requirements. Mrs. Hall will get Warren's and Litchfield's Regulations that pertain to old barns as the Commission should see about allowing some type of use for these structures. Mrs. Hall suggested having sub-committees to look into various topics, i.e. agriculture, breweries, all aspects of marijuana (growing and dispensaries), farm stands, uses for old barns separate from farming, "Pop Up" stores, farmer markets and food trucks. Land Use Administrator Casey will see if other towns have Regulations on "Pop Up"

stores as this is retail and explained how State Regulations have changed pertaining to food handling establishments. On Boarding Houses, she advised the Commission that per the law, six unrelated persons can live in one house without any Regulations – according to the CT Building Code, the structure is a single-family dwelling. At the next meeting, sub-committees will be formed on the various topics. Per FOI, any sub-committee has to file an agenda and minutes with the Town Clerk.

With nothing further, Mrs. Lynn made a motion to adjourn, seconded by Mr. Moskowitz, with all in favor. Motion carried. The meeting was adjourned at 6:28.

Respectfully submitted,



Tina Pitcher, Recording Secretary

NEXT MEETING: MARCH 11 5:30pm

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SHARON TOWN CLERK