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By Linda Amerighi at 1:41 pm, Aug 16, 2021

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 August 11, 2021 at 5:30PM at the Town Hall. Present were regular members MacMillan, Hall, Prindle and Rand; alternates Wilbur, Moskowitz and Loening; LUA (Land Use Administrator) Casey, Scott Dillman and the secretary.

Chairman Prindle called the meeting to order at 5:30. Ms. Loening was made a voting member for this meeting.

Mr. Rand made a motion to adopt the agenda as presented, seconded by Mr. MacMillan, with all in favor.

There were no public comments.

Mr. Rand made a motion to approve the minutes of 7/14/21 & 7/28/21 as written, seconded by Ms. Loening, with all in favor.

The permits issued since the last meeting were: Andrew Spindler – construct sunroom addition; Allen Reiser – construct two story addition; Theresa D’Alton – construct dwelling; Patrick & Christine Beer – place shed; Terri Euvrard – place shed; Daniel Bernard – construct inground pool; and Daniel Oates – construct shed for storage.

There was no correspondence.

Old Business:

No action taken on the fire protection item.

Letter Attorney Manasse re: 3, 13 & 15 Joray Road: LUA Casey reminded the Commission that Special Exceptions go with a property, not the owner. The Special Exception previously applied for and granted, was for four lots. An applicant is always told that if there are any changes from what was approved, they need to come back to the Commission. What was concern was that the withdrawn application was for a tent on 29 Joray Road which is no longer owned by the applicant. The Commission agrees that Mr. Olsen was given permission for his venue to all four lots but now only has three lots that can be used. LUA Casey did send a letter to Mr. Olsen advising him that the noise needs to be addressed and controlled.

New Business:

The next Planning Session was set for August 25, 2021 at 5:30PM.

LUA:

The owner of 2 Route 7 had come before the Commission in 2007 to verify the pre- existing non-conforming Uses for the property: garden center, shop space, bakery (items from off premises) and residential unit. All these are grandfathered and can continue. A new idea is a Smoothie Station, which the owner questioned if it would be allowed as a matter of right. This would need to through our Health Department and LUA Casey felt this would be an expansion of Non-conforming Use and would need to come before the Commission. The Commission agreed that the owner needs to figure out what they want for Uses in the future and then come before the Commission.

Attorney Schuchat, owner of 11 Gay Street, has asked if a Veterinary Clinic would be allowed at this premise. The property is in the Commercial Zone. There was a question as to if this could be considered a personal service shop as a matter of right with an application = change of Use from office to personal service shop. There is plenty of parking at this location. Upon reviewing the Regulations, it was determined that Doctor's Offices are permitted in this Zone and it was the consensus of the Commission that this would fall under this section.

The complaints continue on the sound coming from the Playhouse. They are trying to address this. They have been told that the outdoor venues will not be allowed to continue next year. If they want to continue with these, they need to come to the Commission.

On Lion Rock Farm, the noise appears to be traveling which may due to the atmosphere. The complaint received from one individual was forwarded to Attorney Byrne due to the nature of it. Attorney Byrne will address issues with this individual in the future.

A complaint was received years ago concerning truck traffic and speed on East Street. It has been reported again that the trucks are traveling at a high rate of speed and that there are 10-15 trucks belonging to the contractor. LUA Casey is not sure how she can control the speed nor the number of trucks. She has contacted the contractor who stated that he does not have this number of trucks. She has referred the speeding issue to the Board of Selectmen. If there is a commercial business being operated, the owner could apply for a shop, storage for a contractor.

The chiller at the Hospital continues to be an issue. The Land Use/Building Office was notified July 13th about the temporary MRI trailer but not the temporary chiller, which was put in place until parts could be obtained to repair the existing chiller. A letter was sent requesting information about the temporary chiller and the excessive noise. The Hospital has tried to address the noise. The Hospital has now asked for permission for the temporary chiller but LUA Casey feels that they would not need to apply as the chiller is necessary in running a hospital – it supplies the air conditioning. She has told the Hospital that if anything like this happens in the future, take the neighbors into account. It ends up that parts cannot be found to fix the chiller so a new one should be put in in November.

With nothing further, Mr. MacMillan made a motion to adjourn, seconded by Mr. Rand, with all in favor. The meeting was adjourned at 5:55.

Respectfully submitted,

Tina Pitcher, Recording Secretary