

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 March 11, 2020 at 5:30PM at the Town Hall. Present were regular members Hall, MacMillan and Prindle; alternates Wilbur and Moskowitz; Land Use Administrator Casey, Barbara Zucker-Pinchoff, Jane Strong, John Brett, Rafe Churchill, John Perotti, Kathy Blackshaw 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.

The first item on the agenda was a public hearing on two applications for special exceptions. Mr. Prindle read the legal notice as it appeared in the newspaper. He reviewed the hearing procedures. The first hearing was an application under Article III, 3.G Educational, instructional, religious, philanthropic and charitable institutions for property located at Drum Road. Land Use Administrator Casey explained that this application is to legitimize the use for the Equus Effect. She has not had any complaints on this property. Jane Strong and John Brett were present to present their application. Ms. Strong explained their program, parking, volunteers and traffic. Mr. Brett explained how the sessions for the program work. They operate seven days a week mostly Monday through Friday with basic hours of 10:30AM to 2:30PM. They hold maybe two events a year, the biggest one is their annual fundraiser. No individuals stay overnight on the premises. There are 2 – 3 workers besides Ms. Strong and Mr. Brett, other than office employees. Mr. Prindle read into the record a letter of support from Barbara Zucker-Pinchoff and Barry Pinchoff. Land Use Administrator explained that there is an intention to build an outdoor enclosed horse area. It was also explained that Equus Affect will be purchasing a portion of the property – the area was shown on a map. With all questions answered, Mrs. Hall made a motion to close this portion of the hearing at 5:45, seconded by Mr. MacMillan, with all in favor – motion carried. The second hearing was an application under Article III, 7.2.A - Accessory apartment in a Business building at 25 West Main Street. Land Use Administrator Casey explained to the Commission that the building is the former Ackerly Brown Law Offices. H & R Holdings is now the property owner. The proposal is to make the second floor an accessory apartment and have an office on the first floor. Rafe Churchill reviewed the floor plans with the Commission as well as the parking. The application is for a change of use – a second floor office to an apartment. With all questions answered, Mr. MacMillan made a motion to close the hearing at 5:50, seconded by Mr. Wilbur, with all in favor – motion carried. The hearings were taped and are on file at the Town Hall.

Mrs. Hall made a motion to adopt the agenda as presented, seconded by Mr. MacMillan, with all in favor – motion carried.

There were no public comments.

Mr. Moskowitz made a motion to approve the 2/13/20 minutes as written, seconded by Mr. Wilbur, with all in favor – motion carried.

The permits issued since the last meeting were: Adam Brammer – construct inground pool & fencing; and Eva Chen/Thomas Bannister – change existing garage to bedroom/mudroom and change existing second floor bedroom to an office.

Old Business:

No action taken on either fire protection items.

The idea to form Subcommittees to look into various topics were reviewed and it was decided:

Farm Stands anywhere – already in both Zones (Rural & General) is adequate; Pop-Up Stores - will be investigated by Larry Moskowitz (there are safety and parking concerns with these); Workforce Housing - the Commission had problems with before so no decision was made; Boarding Houses – out of the hands of the Commission and is dealt with by the Building Code and State Statutes; Uses for Old Barns – Mrs. Hall and Mrs. Lynn have done some investigating and will have something ready to bring to next months' meeting; and Right-of-way to rear lot when there is double the acreage – Mrs. Hall will look into this as this needs to be clarified if the rear lot can't be developed because of its size.

New Business:

Drum Road application – Mrs. Hall made a motion to approve Equus Effect to operate at 35 & 36 Drum Road as it meets the Regulations, seconded by Mr. Moskowitz, with all in favor – motion carried.

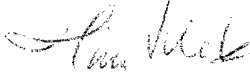
25 West Main Street application – Mr. Wilbur made a motion to approve the application as it meets the Regulations, seconded by Mr. Moskowitz, with all in favor – motion carried.

CT Federation of P & Z Agencies dues – Mr. MacMillan made a motion to approve the \$110 membership dues, seconded by Mr. Moskowitz, with all in favor – motion carried.

Land Use Administrator Casey told the Commission that she will be meeting with representatives of Lion Rock Farm before their season starts.

Mrs. Hall made a motion to adjourn, seconded by Mr. Moskowitz, with all in favor – motion carried. The meeting was adjourned at 6:01.

Respectfully submitted,



Tina Pitcher, Recording Secretary

Next meeting: April 8th 5:30PM

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SHARON TOWN CLERK