

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 July 8, 2020 at 5:30PM at the Town Hall. Present were regular members Prindle, MacMillan, Hall, Rand and Lynn; alternates Wilbur and Moskowitz; George Johannsen, Land Use Administrator Casey and the secretary.

Chairman Prindle called the meeting to order at 5:32.

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

There were no public comments.

Mrs. Lynn made a motion to approve the 3/11/20 minutes as written, seconded by Mr. MacMillan, with all in favor.

The permits issued since the last meeting were: Mark & Blake Morrison – construct one story garage space addition; Mark Morrison – legitimize residence; Est. John Dempsey/Ronald Rodrigues – place greenhouse for personal use; Richard Baumann/Katherine Kinsolving – construct ground mount solar array; Ethan & Katherine Burke – change portion of basement to living space and enlarge deck; Matthew & Jessica Sheehan – alter dwelling (add bedroom and change half bath to full bath); Jordon Fowler – change barn to dwelling; Thomas Pillar – convert lower level right portion of barn horse stall into art studio for private use; Franz Paasche & Alison Pavia – add mudroom extension to guest house; Roger Elwood – construct dwelling as addition; Thomas Delaney & Patrick Mullin – construct pool and change patio to screened porch; Eliza Thorne – construct garage; Paul Jawin – extend second floor master bedroom; Gifford Miller – construct pool; Helen Cadwell & Mark Racanelli – construct pool with deck; Five Fields LLC – construct storage garage; Peter Hoyt – place hot tub; Arlin Deboer – place shed; and Peter Palmer – construct sugar house.

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

New Business:

The Sharon Land Trust has submitted a letter requesting a letter of support for the preservation of the Von Ahn farm on Millerton Road. The Land Trust is applying to the CT Department of Energy & Environmental Protection for an Open Space Grant to help preserve 168 acres. If they obtain state funding, they would purchase the property and preserve it. Mr. Rand made a motion that a letter of support be issued to the Sharon Land Trust from the P & Z Commission, seconded by Mrs. Lynn, with all in favor.

George Johannsen of Allied Engineering was present to review and request site plan approval for 80 Hilltop Road – Sharon Center School. The proposal is to replace the parking areas, the bus turn around and the sidewalks. The work would be in the same locations with additional drainage work. On the Route 41 side of the building, they propose to replace the two stairways to make them code compliant and a safer situation. They plan to remove the pavement area between the two stairways and put in a private sidewalk. Land Use Administrator Casey advised him that for this part, they need Historic District Commission approval. With all questions answered, Mr. Rand made a motion to approve the site plan, seconded by Mrs. Lynn, with all in favor.

Land Use Administrator:

Working with the Health Department, the Playhouse did a drive-in music event this past Saturday. There was food pre-ordered from JP Giffords and the bar was open for one hour. They constructed a temporary stage at the Bok Gallery. The show was over by 9:20PM. The Playhouse had notified every neighbor of what was happening. She did not receive any complaints although she had concerns with the cars honking for the entertainers and with cars stopping on the main road. The event was very well received and they will be holding more of these events.

The owners of The Edwards, the wine bar with finger foods on West Main Street, has asked if they could put up a 20 x 20 or 20 x 30 tent from now through September in the front yard to help shade their customers. It would be temporary but members were concerned with the required social distancing. It was also commented that Zoning requires items to be kept in character with the neighborhood – this would not be. What they have now, a “sail” and tables with umbrellas are okay. Having a few of the removable “pop-up” tents or more umbrellas would be preferred. LUA Casey spoke with Attorney Byrne on this and he stated that as the tent would be affixed to the ground, it is considered a structure and P & Z has jurisdiction. It was the consensus of the Commission not to allow this as it is not in keeping with the neighborhood and not the best solution for them. The owners can come to a meeting if they wish to discuss this further.

We have a number of properties that have several homes on them that pre-existed Zoning – large estates that have a main house, a guest house and living quarters for their caretakers. LUA Casey is getting requests from large property owners to be able to establish this same arrangement on their property – they would end up having three or four residents. Various issues with these arrangements were discussed. Individuals should be allowed to have residents for their caretakers but one owner’s intentions may not be the next owner’s intentions. These arrangements are also hard to enforce. The Commission needs to look at the Regulations and determine if they want to change them to allow for this or not allow it. Some arrangements with Airbnb’s could also become a problem.

Attorney Byrne has stated that the Commission is not obligated to have a meeting until at least September 12 based on the Governor’s Orders and that ZOOM meetings have caused some issues. LUA Administrator Casey stated that she has some applications pending that require hearings and feels that the hearings should be put off until at least October so that we can have open access to everybody – appropriately accommodate people. The Commission agreed with this.

The Town has purchased a map copier that will allow for scanning and the ability to send out maps/plans in PDF form. LUA Casey would like to change applications to require a paper copy as well as a PDF file. This was okay with the Commission.

With nothing further, Mrs. Lynn made a motion to adjourn, seconded by Mr. Rand, with all in favor. The meeting was adjourned at 6:15.

Respectfully submitted,



Tina Pitcher, Recording Secretary

NEXT MEETING: AUGUST 12 ???

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SHARON TOWN CLERK