

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 October 14, 2020 at 5:30PM at the Town Hall. Present were regular members Lynn, Hall, MacMillan, Prindle and Rand; alternates Wilbur, Loening and Moskowitz; Land Use Administrator (LUA) Casey and the secretary.

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

Mrs. Hall made a motion to adopt the agenda with the addition of a letter of support for the Town sidewalk project, seconded by Mr. MacMillan, with all in favor.

There were no public comments.

Mrs. Lynn made a motion to approve the minutes of 9/9/20 as submitted, seconded by Mr. MacMillan, with all in favor.

The permits issued since the last meeting were: Gifford Miller – construct three-season pool house; Stephen Wasley – add to existing barn/garage & change shed to 4<sup>th</sup> bay; Karen Bristow – place seasonal farm stand (valid only for 2020); James Jeffrey – construct inground pool; Wike Brothers Farm – replace shed; Julia Kivitz- construct pool house with bath; William Melnick – construct bump-out and enlarge porch; Suzanne Purdy/Boris Vuchic Trustees – construct dwelling; Ian John – renovate basement, add sauna & terrace; and Shawn Goff – construct addition to existing barn/garage.

Old business: No action taken on either fire protection item.

New Business: No one was present at this time for the Subdivision Application on Northrup Road.

LUA Casey advised the Commission that the First Selectman will be submitting an application for a grant of up to \$600,000 to re-do the sidewalks which is due Friday, Oct. 16, 2020. While he is asking residents for letters of support, he has not asked this of any Board or Commission. She has drafted a letter for this Commission to review and approve – this was reviewed. Mrs. Hall made a motion that the Sharon P & Z Commission supports the application for the Grant for concrete sidewalks and approves the letter of support drafted by Jamie Casey, seconded by Mr. MacMillan, with all in favor.

LUA Casey explained to the Commission that the P & Z Commission and Town Officials are charged with reviewing and updating every five years the Hazardous Mitigation Plan. The Plan addresses how prepared the Town is when something happens: excessive rain, excessive power outages, etc. Also points out problem areas and how to address them. The COG hired Malone and McBroom to compile the Regional Plan. LUA Casey met with Tom Bartram, our Civil Preparedness Coordinator, and addressed the issues – some items were deleted and some were added. Each Town of COG has their own Plan then COG formulates the Regional Plan. All this is at no cost to the towns.

Land Use Administrator:

Food Trucks – In the past food trucks were allowed in town under the Hawkers & Peddlers Ordinance which has been rescinded so there is no jurisdiction at this time. LUA Casey spoke to Attorney Byrne about this and he stated that these are not under P & Z's jurisdiction and could be under an Ordinance. Mr. MacMillan suggested that the Commission write a letter to the Selectmen asking that

they have the Town Attorney investigate the writing of an Ordinance to allow such trucks. Even with the Ordinance, the Health Department is involved with issuing each truck a permit.

Shopping Center – LUA Casey advised the Commission that over the summer there has been a problem with the dumpster area and delivery trucks (on Low Road), hence causing traffic issues in this area, sometimes blocking the road for emergency vehicles as well as normal traffic. She contacted the owner of the Market and of the owners of the Shopping Center and had an on-site meeting with them. Work is being done in the interior of the Market (replacing refrigeration units etc.) and the old equipment is placed outside to be removed. LUA Casey pointed out to them that per the approved Site Plan, this area is not for garbage but the delivery area. Since the meeting the dumpsters are covered every night and once the work being done is complete, a larger dumpster will be in place having more frequent pick-up. In the future, the cardboard will be handled inside the building, cameras installed and signage put in place. Limiting deliveries during the winter was discussed as well as where truck could wait before they unload. All the partners are willing to cooperate. The group will meet again when the work in the Market is complete.

Lion Rock Farm – They have had 2 weddings with 1 more to come. LUA Casey received complaints for each event. The events were run within the permit issued.

Playhouse – At the last meeting LUA Casey stated that she had not received any complaints. She has since found out that the First Selectman did receive complaints but did not pass them on to her. She spoke to the First Selectman, the complainant and the Playhouse representatives. LUA Casey will be working with the Playhouse to review their next year plan and she believes they are done for the season after this weekend (at least the outdoor events).

Northrup Road/Silver Hill Subdivision application – Now that Joe Green, Engineer, and Dean Gregory, contractor, were present, the application was reviewed. The application is to have two lots each containing approximately 5 acres. The Wetlands Commission has approved the application. There were questions concerning the driveway grade which was said to be 8%. The Health Department has not yet approved the plan so LUA Casey suggested giving conditional approval until the Health Department has given their approval. With all questions answered, Mrs. Lynn made a motion that provisional approval be given and that the normal memo that is placed on the Land Records not be done until the Health Department has given their approval, seconded by Mr. Rand, with all in favor.

Public Hearings – at the last meeting it was the consensus of the Commission that no hearings be held. LUA Casey has five hearing applications pending. Setting hearings for staggering times was discussed. It was agreed that for the November meeting: one hearing will be set for 5:30PM, then the regular meeting, next hearing set for 6PM, then the next for 6:15PM with the rest of the regular meeting to follow if need be. The rest of the pending applications will be taken up at another meeting.

With nothing further, Mr. MacMillan made a motion to adjourn, seconded by Mrs. Lynn, with all in favor. The meeting was adjourned at 6:14.

Respectfully submitted,



Tina Pitcher, Recording Secretary

**NEXT MEETING: THURSDAY NOVEMBER 12 (WEDNESDAY IS A HOLIDAY)**

RECEIVED

2020 OCT 16 P 3:37

SHARON TOWN CLERK