

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 November 12, 2020 at 5:30PM at the Town Hall. Present were regular members Prindle, MacMillan, Hall, Rand and Lynn; alternate Wilbur; Land Use Administrator Casey and the secretary.

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

Mr. MacMillan made a motion to adopt the agenda with the provisions that if the hearings do not take long, voting can be done right after each is closed and that the other items on the agenda can be dealt with accordingly, seconded by Mr. Rand, with all in favor.

Mr. Prindle read the legal notice for the three hearings on accessory apartments as it appeared in the newspaper. He stated that the Hearing Procedures are available on the back table. The hearings are to be done at their allocated staggered times.

18 Knibloe Hill Road – Michael Goldman, Architect, presented this application for an accessory apartment in an existing building. He reviewed the proposed renovations. The proposal has been approved the Wetlands Commission and the Health Department. With all questions answered, Mr. MacMillan made a motion to close the hearing, seconded by Mr. Rand, with all in favor. This hearing was closed at 5:36. Mrs. Hall made a motion to approve the application as presented as it meets the specifications of the Regulations, seconded by Mr. Rand, with all in favor.

There were no public comments.

Mr. MacMillan made a motion to approve the minutes of 10/14/20 as written, seconded by Mrs. Lynn, with all in favor.

The permits issued since the last meeting were: Matt & Stanton Weaver-Yuwono – construct deck and replace existing steps; Richard McCue – place ground mount solar; Robert Fish – construct garage addition; James Quella – add to existing ground mount solar array; Kevin Bacon – construct run-in animal shelter shed; Barry Brown – place storage shed; Todd Barnes – change existing barn to heated personal space; Fish House LLC – construct tennis court, pool, pool house and porches; Mimi Harson – construct garage; Steven Rosenthal – replace portion of existing dwelling; and Ben Newhouse – construct dwelling with attached office for personal use.

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

New Business: Mr. MacMillan made a motion to keep the 2021 meeting schedule the same – the second Wednesday of each month at 5:30PM, seconded by Mrs. Hall, with all in favor.

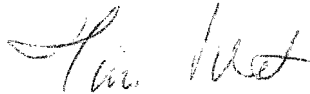
23 Morey Road – This hearing was called to order at 5:45PM. Crissy Bouplon presented this application for an accessory apartment in an existing building occupying the upper level. The Health Department has approved the application. Land Use Administrator Casey stated that she did receive a letter from a neighbor supporting the application. With all questions answered, Mrs. Lynn made a motion to close the hearing, seconded by Mr. Rand, with all in favor. This hearing was closed at 5:47. Mrs. Hall made a motion to approve the application as presented as it meets the specifications of the Regulations, seconded by Mr. MacMillan, with all in favor.

Land Use Administrator Casey told the Commission that the office has been extremely busy with over four million dollars in permits issued in October. She has one application for a hearing pending but she needs to speak with the property owner first. She reminded the Commission that an individual can have an office for their personal use with normal approval. If the office is a home occupation, then it requires a Special Exception. Lion Rock Farm had three weddings this past season with one being canceled. The Playhouse will be doing some programs. There was a very short discussion on rentals and Airbnb's which can't be followed or enforced. The Board of Selectmen are working on a Food Truck Ordinance as this Commission requested they explore. Land Use Administrator Casey advised the Commission that she has received two complaints concerning the on-going tag sale on Gay Street. Tag Sales are not regulated but the RV that has been there will have to be removed after 90 days per the Town Abandoned Vehicle Ordinance.

265 Amenia Union Road – This hearing was called to order at 6:00PM. Pat Hackett, engineer, presented the application for an accessory apartment in a new separate structure using the same existing driveway. The Health Department has approved the application. He reviewed the site plan showing the location of the new structure. With all questions answered, Mr. MacMillan made a motion to close the hearing, seconded by Mr. Rand, with all in favor. The hearing was closed at 6:03. Mrs. Hall made a motion to approve the application as presented as it meets the Regulations, seconded by Mrs. Lynn, with all in favor. All the hearings and deliberations were taped and are on file at the Town Hall.

With nothing further, Mrs. Lynn made a motion to adjourn, seconded by Mrs. Hall, with all in favor. The meeting was adjourned at 6:05.

Respectfully submitted,



Tina Pitcher, Recording Secretary

Next meeting: December 9 5:30PM

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SHARON TOWN CLERK