

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 February 10, 2021 at 5:30PM at the Town Hall. Present were regular members Hall, Lynn, MacMillan and Rand; alternates Wilbur, Loening and Moskowitz; Land Use Administrator Casey, Theresa D'Alton and the secretary.

Vice Chairman Hall called the meeting to order at 5:30. Mr. Moskowitz was made a voting member for this meeting.

Mrs. Hall asked to add to the agenda – State proposal to amend Zoning Statutes. Mr. MacMillan made a motion to adopt the agenda with this addition, seconded by Mrs. Lynn, with all in favor.

Hearings: Mrs. Hall read the legal notice as it appeared in the newspaper.

91 Main Street – accessory apartment in a Business Building: LUA Casey explained the application for a two-bedroom apartment on the second floor with an office on the first floor. She has advised the owner that if the second floor is to go back to an office, they would need to come back to the Commission but the change would be a matter of right. With no questions, Mrs. Lynn made a motion to close this portion of the hearing, seconded by Mr. MacMillan, with all in favor – closed at 5:35.

89 West Woods Road # 2 – accessory apartment. Ms. D'Alton was present to explain her application. The 1700 square foot apartment would be in a new structure. She explained the plans for the two existing structures. With few questions from the Commission members, Mr. MacMillan made a motion to close the hearing, seconded by Mrs. Lynn, with all in favor. This hearing was closed at 5:45.

There were no public present so no comments.

With no corrections to the 11/12/20 minutes, they stood approved as presented.

The permits issued since the last meeting were: Goldspiel/Schissler –construct dwelling with two car garage; Simmons – add chicken coop with run to house; Fowler – convert cabin to accessory apartment and add porch; Williams – turn portion of basement to living space; Churchill – construct shed for pool equipment; Sharon Shopping Center – place storage shed; Palmer – create accessory apartment in existing barn with 2nd floor deck; Holmes – place ground mount solar system; Galusha – convert garage to family room and add porch; Shaw – enclose existing carport, add deck and front entry; Donner – change basement to bedroom; Carr – construct garage with storage above; Paasche – bump out for kitchen; Kenny – convert attic space to personal office; Kemper/White – construct addition and screened porch; North – change basement to living space; Chen/Bannister – change portion of basement to playroom; Choma – modify existing barn in preparations for apartment; Racanelli – extend wood shed and construct pool cabana; and Nesbit – construct dwelling (accessory apartment).

Old Business: no action taken on fire protection item.

New Business: Both hearings and deliberations were taped and are available at Town Hall.

91 Main Street accessory apartment application – Mrs. Lynn made a motion to approve the application as it meets the Regulations, seconded by Mr. MacMillan, with all in favor.

89 West Woods Road # 2 – Mrs. Lynn made a motion to approve the application as it meets the Regulations, seconded by Mr. Moskowitz, with all in favor.

The Commission discussed each line item in preparation for the 2021-2022 budget proposal: General Expense – keep the same; ZEO – she has been putting in more hours due to COVID and should be compensated for this – same percentage increase as all Town employees plus \$2,000; Clerk/Assistant – she could be used more in the office as it has gotten very busy – same percentage increase as all Town employees plus add \$500 to cover additional hours; Legal Counsel – keep the same; and Engineer/Consultant – keep the same. Mr. Rand made a motion to submit the 2021-2022 budget as discussed, seconded by Mr. Moskowitz, with all in favor.

Mrs. Hall wanted to make the Commission aware that there is a State proposal in the General Assembly to change the Zoning Statutes to allow both single family dwellings and multi-family dwellings by right in certain zones. This is an effort to create more affordable housing. The concern is that Zoning is suppose to be “local”. Boards and Commissions do not like the State getting involved with local Zoning.

LUA:

Shopping Center – the delivery area has been very challenging. The delivery trucks have blocked the roads (Low Road and Murtagh Road) at times, congested the delivery lane which is located on Low Road, blocked the bank drive-through and the Vet Rehab driveway. If this area is to be changed, they have to come back to the Commission. With the interior renovations, the old freezers sat along Murtagh Road for over 2 months. The garbage dumpster area is a huge problem – she already has asked for an additional pick-up day but she may ask for another one or have them get another dumpster. The cardboard dumpster is separate and that situation has not changed. She is getting calls every weekend – if this were the summer, this would be a real health issue. The owners of the Shopping Center are aware of the situation and have been told that if the problems continue, they will be asked for revised site plan approval. It was pointed out that the other stores on this section of the Center get their deliveries on Murtagh Road. LUA Casey will be keeping an eye on this situation and she may have to tell the Market to remove everything out of the delivery area.

Shopping Center – the restaurant is scheduled to open in the near future. They get deliveries on Murtagh Road. There is a parking problem at the Center even without the restaurant being open. This whole situation needs to be watched. If it comes to it, the owners will have to attend a meeting.

492 Route 7 – as a member of the Inland Wetlands Commission, Mr. Rand was concerned with the possible set back of a dwelling to be constructed – it appeared to be too close to the property. The application was approved by the Wetlands Commission for their purpose. Mrs. Hall emphasized that each Board/Commission enforces their own Regulations. LUA Casey told the Commission that the application has not yet been submitted to her for the Zoning Permit and if there is any question on the setback, she can ask for an as-built survey.

Hotchkiss Library – they will be coming to this Board in either March or April for an addition that will make the building handicap accessible. Their plan also makes changes to their parking. The Historic District Commission unanimously approved their plan but because of the over-hanging gutters, a variance for the setback is required. LUA has the plans if any member wishes to see them.

As there have been A LOT of permits issued, if any member has any questions, please call her anytime she is in the office.

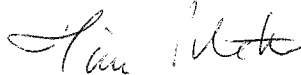
Use of Town Property Ordinance – there is an Ordinance that requires approval from both the Board of Selectmen and the P & Z Commission if one is to place, construct or erect any devise or structure on property or any right-of-way belonging to the Town. For the right-of-way, the basic rule of thumb unless there is a survey, you measured back from the center of the road 25 feet. There is a situation on Hospital Hill where the owner has placed various objects including big rocks, where approval was not applied for nor received. LUA Casey has asked that this be addressed by the First Selectman. This is a dangerous situation and the Town is liable if anything should happen. She would

like permission from this Commission to send a letter to the property owner to make them aware of the proper process. Posts put in along Hilltop Road are also an issue (no permission granted) and there was a similar issue with boulders along Hilltop Road, which have since been either moved or removed by the Town. Mrs. Lynn made a motion to authorize the LUA to send the letter, seconded by Mr. MacMillan, with all in favor. Mrs. Lynn made a motion that a letter from this Commission be sent to the Board of Selectmen asking that they enforce their own Ordinances, seconded by Mr. MacMillan, with all in favor. LUA Casey asked the members to look at the Hospital Hill Road situation.

Tri-Arts – they are working on the upcoming season. LUA Casey will be meeting with them in March to review their alternatives/options so that they can be ready to open either way (indoor or outdoor). She had received a complaint from one resident last year. The events held last year were reviewed along with the issues of each, if there were any.

With nothing further, Mr. Rand made a motion to adjourn, seconded by Mrs. Lynn, with all in favor. The meeting was adjourned at 6:18.

Respectfully submitted,



Tina Pitcher, Recording Secretary

NEXT MEETING: MARCH 10 5:30pm

THANK YOU

2023/03/11 A 11:01

SHIRLEY BROWN CLERK