

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 10, 2021 at 5:30PM at the Town Hall. Present were regular members Hall, MacMillan and Prindle; alternates Wilbur and Loening; Land Use Administrator Casey, William Grickis, Katherine Burke, George Johannsen and the secretary.

Chairman Prindle called the meeting to order at 5:30. Mrs. Loening was made a voting member for this meeting.

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

There were no public comments.

Mr. MacMillan made a motion to approve the 2/10/21 minutes as written, seconded by Mrs. Hall, with all in favor.

The permits issued since the last meeting were: Lemon Properties LLC – remove & reconstruct dwelling; Marion Williams – replace shed; Elizabeth Maguire – create conditioned storage space in portion of barn; Ira Goldspiel – construct inground pool; Meghan Flanagan – construct inground pool; Lillian Woodworth – add roof to side entrance & create deck with railings above; Gene Stack – place ground mount solar array; Wm. Melnick – enclose existing porch to living space; and John Lund – place garden shed.

Old Business: no action taken on fire protection item.

New Business:

Katherine Burke has submitted a subdivision application for her property located at 99 Sharon Mountain Road. The lot created for 15 Butter Road was the first cut for this property. The one new lot would be 3.99 acres so it could not be re-subdivided. Wetlands has approved the plan and the Health Department has approved the feasibility for a septic system. The plan was reviewed. Mrs. Hall made a motion to approve the subdivision application as presented for 99 Sharon Mountain Road as it conforms with the Regulations, seconded by Mrs. Loening, with all in favor.

Years ago the Commission approved a subdivision lot on Old Sharon Road #2 created by Kim Savage LLC (Savage/Paley) with conditions. For Wetlands, there was a lot of remediation that needed to be done to stabilize the driveway. Rich Calkins had signed-off on all this work verbally. Land Use Administrator Casey has these notes in the file. One of the conditions of approval was that an as-built driveway profile be submitted and approved by the Commission to show that the slopes meet the Regulations at the time of approval. George Johannsen of AEI was present to review the profile with the Commission. Land Use Administrator Casey stated that there are no outstanding Wetlands Commission concerns. Mr. Johannsen showed on the profile the areas of rip rap installed to stabilize the slopes and how the grades meet the Regulations. Upon the review, Mr. MacMillan made a motion that the Commission approves and accepts the as-built driveway profile and that the Subdivision meets all the Regulations and Conditions at time of the approval, second by Mrs. Hall, with all in favor. A notice will be placed on the Land Records.

The dues for the CT Federation of P & Z Agencies is due. The amount is \$110. Mr. MacMillan made a motion to pay the dues, seconded by Mrs. Loening, with all in favor.

Land Use Administrator (LUA):

An article that was in last week's Lakeville Journal pertaining to the Playhouse was reviewed. The Manager's know that they have to talk to the LUA about what their plans are for the coming season. As of now with COVID requirements, if the schedule is for using the indoor theater, they can only seat 100 people. Additionally, preparing for an indoor theater season is difficult due to changing COVID allowances. LUA Casey believes that they are planning to continue with the outdoor events this year but there are concerns that if in either May or June, they could open up fully, they will not be able to do so in order to accomplish a full season. Their schedule, including any actors, set development, etc. need to be in place very shortly. LUA reviewed all the outdoor events held last year. They were told that if they were to consider outdoor events this season, they would have to come back to the Commission as these events were not considered to be part of their nature of business. Under COVID requirements currently they can only have a certain amount of parking on their property and the use of property across the street. If the social distancing requirement is released, they could park all the cars on their property. The outdoor events are only temporary. After discussion, it was the consensus of the Commission that due to COVID requirements and the temporary situation, the Playhouse could hold their outdoor venues with parking limited to their property and the property across the street; and that the venues could be held Friday and Saturday nights with matinees on Sundays. Playhouse Managers are to meet with LUA Casey and discuss calendar, speaker guides and proposed "season".

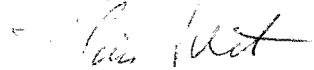
There is another property that had outdoor music last year but they asked for permission. This location would not be allowed entertainment without coming to visit the LUA.

LUA Casey stated for the next meeting: Hotchkiss Library expansion – there are concerns about lighting and off premise parking which is difficult to enforce; and the Sharon Energy & Environment Commission is looking to place a solar array on the recreation fields of Sharon Center School. LUA Casey has advised them that this needs Inland Wetlands, P & Z and ultimately Town Meeting approval. There was a question as to if there are state requirements that there has to be so much area for recreation on school property.

The April meeting is scheduled for the 14th but LUA Casey and the Recording Secretary will not be available so would the Commission consider holding a special meeting on April 21st? Mrs. Hall made a motion that the regular meeting be canceled and a **special meeting be held April 21, 2021 at 5:30PM, seconded by Mr. MacMillan, with all in favor.**

With nothing further, Mr. MacMillan made a motion to adjourn, seconded by Mrs. Hall, with all in favor. The meeting was adjourned at 6:08

Respectfully submitted,



Tina Pitcher, Recording Secretary

11-09-2020

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SHARON TOWN CLERK