

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 8, 2017 at 5:30PM at the Town Hall. Present were regular members Prindle, Hall and MacMillan; alternates Lynn, Wilbur and Moskowitz; Land Use Administrator Casey, Jim Gillespie and the secretary.

Chairman Prindle called the meeting to order at 5:31.

Jim Gillespie asked to be able to speak to the Commission. Mrs. Lynn and Mr. Moskowitz were made voting members for this meeting. Mrs. Hall made a motion to adopt the agenda with the addition of Mr. Gillespie under New Business, seconded by Mrs. Lynn, with all in favor.

A correction needed to be made in the 1/11/17 minutes – 2nd page, 2nd paragraph, 4th line, change “least” to “lease”. Mr. MacMillan made a motion to approve the minutes as amended, seconded by Mrs. Lynn, with all in favor.

The permits issued since the last meeting were: Anzul Property – place signage; Jason Bresson – construct storage building with attached garage; and Michael Griffin – construct storage shed. Land Use Administrator Casey asked that the members look at the bottom of the sheet listing the permits issued as there is an explanation of the process for the solar array at the grammar school.

Under old business, there was nothing new to report on the fire protection for either the Huntington Kildare/Metz re-subdivision or the Kim Savage Realty LLC subdivision.

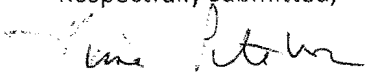
At the suggestion of his attorney, Jim Gillespie asked to speak to the Commission concerning a boundary line adjustment. Mr. Gillespie has a 107 acre parcel on Herb Road where the cell tower is located and a separate 2 acre parcel. He would like to do a boundary line adjustment, still having 2 parcels – accommodating a 4 acre parcel for the cell tower. This parcel would not be an approved building lot. A preliminary map was reviewed. Land Use Administrator Casey questioned deed restrictions and future uses for this parcel. Mr. Gillespie’s attorney told him that there could only one use for this parcel – Land Use Administrator Casey will be contacting Attorney Byrne for clarification. After some discussion, Mr. MacMillan made a motion that the Commission approves the boundary line adjustment to accommodate the cell tower parcel, said parcel being noted on the map as “Not A Building Parcel” contingent upon review and approval of the Land Use Administrator, seconded by Mrs. Hall, with all in favor.


Land Use Administrator Casey advised the Commission the Sprint COW lease agreement has been retracted. She outlined the process for the solar array at the grammar school = the application goes to the Wetlands Commission first, then the Board of Selectmen send it to P & Z for a report, then the lease goes to Town Meeting and the report from P & Z determines the percentage of the vote at Town Meeting. Then the site plan comes before P & Z. It was noted that the solar array being done at Salisbury Central School is on the roof and it is unknown why the lease did not go before a Town Meeting there. No one has seen the lease for the Sharon Center School yet.

The Commission discussed the proposed 2017-2018 budget. The salary for the Zoning Enforcement Officer was discussed in length. The Commission stressed that they are unhappy with the way that the Board of Finance handled their request of a \$10,000 increase last year to bring the salary for this

position more in line with neighboring towns. They all agreed that Sharon’s “one stop shopping” availability is valuable to our residents. They also stressed that they should be notified if there are any changes made to their budget request. The Commission figured the proposed ZEO salary = a 3% increased based on last year’s request of \$30,880 (\$926) and then the original request of \$30,880 asked for the 16/17 budget year totaling \$31,806. Mr. MacMillan made a motion that the proposed budget be: General Expenses - \$5,000; ZEO - \$31,806; Clerk/Assistant - \$1,500; Legal Counsel - \$5,000 and Engineer/Consultant - \$3,500, seconded by Mr. Moskowitz, with all in favor. It was stressed that Commission members should attend the various meetings to support their budget request.

With nothing further, Mrs. Lynn made a motion to adjourn, seconded by Mr. Moskowitz, with all in favor. The meeting was adjourned at 6:21.

Respectfully submitted,

Tina Pitcher, Recording Secretary

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