

SHARON PLANNING AND ZONING COMMISSION
Draft until approved at the next regular meeting

A regular monthly meeting of the Sharon P & Z Commission was held on January 13, 2016 at 5:30PM at the Town Hall. Present were regular members Hall, Rand and Prindle; alternate Wilbur; Land Use Administrator Casey, Rafe Churchill and the secretary.

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

Mrs. Hall asked that the filling of the alternate position be added to the agenda. Mrs. Hall made a motion to adopt the agenda as amended, seconded by Mr. Rand, with all in favor.

Mr. Rand made a motion to approve the 12/9/15 minutes as written, seconded by Mrs. Hall, with all in favor.

The permits issued since the last meeting were: 1 Gay Street LLC – use of building; Guillory – revised permit due to boundary line adjustment; Robert Loucks – construct garage/barn; Leslie Rylee – add bedroom (no change in footprint); James Colgate/David Fields – replace existing shed with larger shed; and Lee Stewart – replace 2 buildings with one barn. Land Use Administrator Casey advised the Commission that with the replacement of the storage building at 1 Gay Street, she asked for a permit for the Use and the parking plan. The Use is still storage but she had to request a revised parking plan to accommodate any change in Use. The revised plan will need to be installed should the Use of the building change. The building that was ordered is 3 feet wider than the one permitted. The parking plan has had to be revised again to reflect the required 24 foot aisle width for entrance and exit. The Windy Ridge Road accessory apartment situation noted last month has been corrected and complied with.

Under old business, nothing new to report on the fire protection for the Huntington Kildare/Metz re-subdivision.

At the last meeting, Rafe Churchill was present regarding a Site Plan for 16 West Main Street. At that time the Commission requested that he return with an application for a Special Exception permit for “off premises” parking. Upon review of the specific requirements, this property is not eligible for the Special Exception due to the fact that the use of the building includes residential apartments. Land Use Administrator Casey feels that this is a glitch in the Regulations and should be re-visited in the future. An A-2 survey has been provided and the parking adjusted. The smaller spaces don’t actually meet the Requirements BUT since the Uses are existing (square footage wise) and improvements are being made to the parking, according to Attorney Byrne, Mr. Churchill needs only to show an improvement to the existing parking. Mr. Churchill will also be encouraging individuals to park on his adjacent property. After review of the site plan, Mrs. Hall made a motion to accept the site plan submitted by Rafe Churchill for 16 West Main Street as it is an improvement to the current parking for that building usage and with the encouragement of using his adjacent property, seconded by Mr. Wilbur, with all in favor.

Under new business, the Commission needs to submit their proposed 2016-2017 to the Board of Selectmen by February 11. Land Use Administrator Casey commented that she does not like being present when the Commission is discussing her position and wages. She also asked the Commission to look at other towns to see what they offer – days and hours provided. The Chairman will be provided

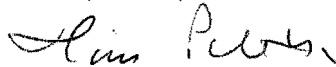
with the salary survey done by the NW Hills COG and then if he needs other information he will get it. This item was tabled til the next monthly meeting.

Land Use Administrator Casey advised the Commission that there are still concerns with Lion Rock Farm. She provided the members with a copy of a letter that was sent out to all abutting property owners, which contains some misinformation. She also provided them with information given to her regarding the State of CT Noise Ordinance plus she has in her office a full copy of the Ordinance. She has explained to individuals the process this Commission uses to be placed on an agenda. She also explained the process she takes when she gets written letters to her about a matter. Various comments were made, for information only, to the Commission.

For Commission information, Land Use Administrator Casey advised the Commission that there have been differing Uses and concepts without full application.

With nothing further, Mr. Rand made a motion to adjourn, seconded by Mr. Wilbur, with all in favor. The meeting was adjourned at 6:02.

Respectfully submitted,



Tina Pitcher, Recording Secretary

NEXT MEETING: FEBRUARY 10 5:30PM

**** The Commission forgot to discuss the filling of the Alternate position – the Democratic Town Committee is to submit a recommendation to the Board of Selectmen for appointment

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SHARON TOWN CLERK