

## SHARON PLANNING AND ZONING COMMISSION

A planning session of the Sharon P & Z Commission was held on June 29, 2016 at 5:30PM. Present were regular members MacMillan, Rand, Hall, Prindle and Ferry; and the secretary.

The session opened at 5:30.

The purpose of the session was for the Commission to start working on the Town Plan of Conservation & Development Update. Mrs. Hall read a memo from Jamie Casey who spoke to Attorney Byrne, which spelled out what is required. Mrs. Hall commented that she thinks there should be a page listing what has been completed since the adoption of the 2006 Plan:

Page 3 – the Light Industrial Zone changed to Enterprise Zone

Page 8 – the 215-foot-wide strip of land on the south side of Route 343 from the Playhouse to the Industrial District in the GR Zone has been changed to Rural Residential and the GR zone expanded

Page 12 – the sidewalk has been extended from the School to Xtra Mart and a crosswalk created opposite the bank and post office

Page 14 – the Town has adopted an Ordinance that allows for the establishment of an Open Space and Land Acquisition Fund

Page 17 – the building and Zoning Permit forms now include a reminder that if a building is located in the Historic District, a Certificate of Appropriateness may be required

Page 25 – the Zoning and Subdivision Regulations guidelines for erosion and sediment control have been amended to the 2002 guidelines

Page 35 – the Regulations have dealt with steep slopes and what is not counted in the Minimum Lot Size

Page 40 – Sharon Ridge has been expanded to 32 total units

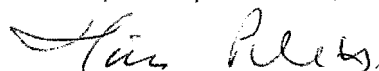
Page 45 – the Dog Pound upgrade is complete; the addition to the Sharon Fire House has been completed; possible building and parking improvements to the Town-owned 67 Main Street property is in the works; and consideration of future options for the use of the existing Community Center Building is in the works.

It was discussed that there is not much land around that can be used for affordable housing that has access to both Town water and sewer. Other topics to be looked into: something to allow for "cluster housing" in the RR Zone; work force housing that allows for a larger parcel to cut off a smaller parcel and not have this cut be determined a first cut; promoting living units over commercial businesses; and allow for accessory apartments in a commercial where the owner is not required to live in one unit. Mrs. Hall brought up the topic of creative uses of barns – the Town of Warren has special permit regulations. The Plan needs a statement concerning the joint efforts with the Salisbury/Sharon Transfer Station.

It was discussed on making an overall statement: the Commission agrees with and encourages all recommendations be followed in the 2006 adopted Plan and that it should be stated that there should be work done on housing (emphasize cluster housing); support for fiber optics; the S & W Commission to follow their recommendations; and that the P & Z Commission will continue to work on recommendations that have not been done.

The session closed at 6:45.

Respectfully submitted,



Tina Pitcher, Recording Secretary

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