

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 November 9, 2016 at 5:30PM at the Town Hall. Present were regular members Hall, Prindle and Ferry; alternates Wilbur and Moskowitz; Land Use Administrator Casey, Jason Bresson and the secretary.

Chairman Prindle called the meeting to order at 5:30. Mr. Wilbur and Mr. Moskowitz were made voting members for this meeting.

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

The first item on the agenda was a public hearing on an application for an amendment to a special exception granted for 180 Sharon Valley Road. Mr. Prindle read the legal notice as it appeared in the newspaper. Land Use Administrator Casey explained that the Board previously approved a barn for business use at this location. Upon actually purchasing the property, Mr. Bresson found that he needed to change the location of the barn as it was too close to the septic system. A new site plan was submitted showing one driveway and the removal of an existing shed to construct a new barn building, extended size, with attached two-car garage. The doors of the garage will not face the road. Mr. Bresson stated that he has met with the neighbors and will have appropriate screening for the new building. With nothing further, Mrs. Hall made a motion to close the hearing, seconded by Ms. Ferry, with all in favor.

Mr. Wilbur made a motion to approve the 10/12/16 minutes as written, seconded by Mr. Moskowitz, with all in favor.

The permits issued since the last meeting were: Devereux Chatillon – construct two additions; James Quella – place a sign; H & R Holdings – place a sign; Alliance Energy Corp – install canopy and signs; Darrin Nettleton – place three sheds; Orlando Knauss – construct pergola; Glenn Koetzner – replace barn with garage; Andrew Chonoles – construct in-ground pool; Ian John – construct shed addition to guest apartment; Peter Lundeen et al – construct barn (renewal); and Travis Braha – add dormer, create master bedroom/bath on 2<sup>nd</sup> floor and change bedroom to part of living room.

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

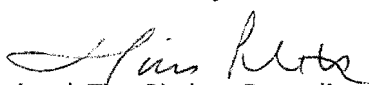
Under new business, Mrs. Hall made a motion to approve the application to amend the Special Exception permit for 180 Sharon Valley Road as heard as it meets the Regulations, seconded by Mr. Wilbur, with all in favor. The hearing and deliberations were taped and are on file at the Town Hall.

The 2017 Regular meeting schedule needs to be set. Ms. Ferry made a motion to keep the schedule the same – the 2<sup>nd</sup> Wednesday of each month at 5:30PM, seconded by Mr. Moskowitz, with all in favor.

Land Use Administrator Casey commented that the outdoor season for Lion Rock Farm is done.

With nothing further, Mr. Moskowitz made a motion to adjourn, seconded by Mrs. Hall, with all in favor. The meeting was adjourned at 5:45.

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Respectfully submitted, Tina Pitcher, Recording Secretary

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SHARON TOWN CLERK