

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 September 14, 2016 at 5:30PM at the Town Hall. Present were regular members Prindle, Hall and MacMillan; alternates Wilbur, Lynn and Moskowitz; Jocelyn Ayer, Land Use Administrator Casey, Rafe Churchill 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 written, seconded by Mr. MacMillan, with all in favor.

Mr. Prindle read the legal notice as it appeared in the newspaper for the hearing on an accessory apartment for 91 Main Street. Land Use Administrator Casey stated that the application is for property owned by H & R Holdings, Mr. Churchill was present to answer any questions. Previously this building contained an office downstairs and an accessory apartment upstairs. The whole building was then changed to offices which is a permitted use. Now the owner would like to change the whole upstairs back to one accessory apartment. No other Commission approvals are necessary. With all questions answered, Mr. Wilbur made a motion to close the hearing, seconded by Mr. Moskowitz, with all in favor. The hearing was closed at 5:34.

Mr. Moskowitz made a motion to approve the 8/10/16 minutes as written, seconded by Mr. Wilbur, with all in favor.

The permits issued since the last meeting were: Noah Perlman – construct pool in location of old barn; Jonathan Blumberg – change existing storage building to studio for personal use; H & R Holdings – change existing building use to 1 apartment, 2 retail spaces and 1 office; Lilly Woodworth – add bathroom in accessory studio building; and John Betar – re-construct dwelling.

Old business:

There is nothing to report on the fire protection for the Huntington Kildare/Metz re-subdivision.

New business:

Jocelyn Ayer of the Northwest Hill Council of Governments was present to get input from the Commission on the Regional Plan of Conservation & Development. She reviewed and offered how the COG could help Towns with their goals and supplied the Commission with demographics from the 2010 census for the 21 Towns the COG. Ms. Ayer had all present take part in a survey that will assist the COG with their Plan and encouraged Town residents to take the survey on line. Ms. Ayer passed out to the members copies of the State Locational Guide Map: Priority Funding Areas and Conservation Areas. She asked that the members review these for accuracy.

Mrs. Hall made a motion to approve the application of H & R Holdings for an accessory apartment at 91 Main Street as it meets the Regulations, seconded by Mr. MacMillan, with all in favor. The hearing and deliberations were taped and are on file at the Town Hall.

Attorney Byrne has submitted a bill for his review of the update to the Town Plan of Conservation & Development - \$875. Mr. MacMillan made a motion to pay the bill, seconded by Mr. Wilbur, with all in favor.

The Commission needs to set the date for the hearing on the update to Town Plan of Conservation & Development. Mr. Moskowitz made a motion to hold the hearing at the next regular meeting, October 12, 2016 at 5:30PM, seconded by Mr. Wilbur, with all in favor.

Land Use Administrator Casey passed out copies of correspondence received concerning Lion Rock Farm.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tina Pitcher", written in a cursive style.

Tina Pitcher, Recording Secretary

NEXT MEETING: OCTOBER 12, 2016 5:30PM

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2016 SEP 15 P 3:29
SHARON TOWN CLERK