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*By Linda Amerighi at 8:11 am, Jan 28, 2022*

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

A planning session of the Sharon P & Z Commission was held on January 26, 2022 at 4:30PM at the Town Hall. Present were regular members Rand, Lynn, MacMillan, Hall and Moskowitz; alternates Wilbur and Loening; Carol Flaton and the secretary.

Chairman Rand opened the session at 4:30.

Tonight's session was dedicated to affordable housing, cluster housing and cluster housing developments. Copies of PA 21-29-sHB 6107 concerning various zoning issues were passed out. Certain sections were reviewed. There are certain sections where the Town can opt out but there is a procedure that must followed – this should be reviewed. Mr. Moskowitz explained the steps that the Affordable Housing Plan Committee have taken so far. Mrs. Hall expressed her concern in that Zoning has always been on the local level and the State has never gotten into local Zoning until now. We should contact our local legislative representatives and express our concerns.

Information circulated previously on Regulation ideas was reviewed. Mr. Rand suggested that each member research a town to see what they have for housing regulations that may be applicable to Sharon. Before the next Planning Session, members were asked to review the current Regulations – Planned Conservation Zone (page 18) and Village Center Residential Housing (page 40) to see if these sections are adequate, then the Commission only needs to address the Rural Residence Zone. They should make a list of what they feel is important for the Rural Residence Zone.

The formula the State uses to determine the percentage of affordable housing they want a town to have is unknown. We know they don't count the private accessory apartments/dwelling units in town. It was also asked that if the Town gave property to a developer to construct affordable housing, would this be considered toward the percentage. No one knew as it would be a private developer doing the project.

**The next Planning Session was set for February 23 at 4:30PM.** Ms. Flaton would like to talk about hemp as this session.

With nothing further, the session was closed at 5:46.

Respectfully submitted,

Tina Pitcher, Recording Secretary