

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 January 9, 2019 at 5:30PM at the Town Hall. Present were regular members Prindle, Hall, MacMillan and Rand; alternates Wilbur and Lynn; Land Use Administrator Casey, Elaine La Roche, George Johannsen, Attorney Kenneth Slater, 6 individuals, reporters Hawken and Hochswender; and the secretary.

Chairman Prindle called the meeting to order at 5:30.

To be added to the agenda: lease renewal for 67 Main Street and for information only, a copy of a letter of support from the Board of Selectmen for the Sharon Land Trust. Mr. Wilbur was made a voting member for this meeting. Mr. Rand made a motion to adopt the agenda as amended, seconded by Mr. Wilbur, with all in favor.

There was no public comment.

Mr. MacMillan made a motion to approve the minutes of 12/12/18 as written, seconded by Mr. Rand, with all in favor.

The permit issued since the last meeting: Lion Rock Farm – construct dwelling and garage.

Old Business:

No action taken on either fire protection items.

Lion Rock Farm application to amend their previously granted Special Exception – Mr. MacMillan made a motion to approve the application for a change of use for a portion of the main house to be used as a reception area; approve the change of use for the pool house barn with the condition that neither place can have any amplification; and deny without prejudice the rest of the application, seconded by Mr. Wilbur. In the discussion it was noted that the denied portions include: the request to increase the number of attendees for an event; request for 300 attendees for a certain amount of events per year; small tents placed for wedding ceremonies and the building of a structure in the place where the tent is, The denial is based on the insufficient evidence provided by the applicant as to the complaints voiced in the hearing and nothing was presented to mitigate the complaints prior to the building being constructed (keeping the flaps of the tent down or change the direction in which the bands face). The previously approved Special Exception would continue as is. The applicant can come back with an application for the structure with the understanding that it may not happen this year or next, but with a plan to address the noise under the present conditions until the building is built. Vote taken = unanimously carried. The deliberations were taped and are on file at the Town Hall.

New Business:

The 2019-2020 proposed budget is due to the Selectmen by February 15, 2019. The worksheet was passed out to each member. This will be discussed at the next meeting. Land Use Administrator Casey offered that the Clerk/Assistant is budgeted currently for 100 hours. The individual works in conjunction with the Building/Fire Marshal office and is paid through that budget for those hours. This arrangement works very well and the individual is interested in learning all aspects of the offices, including minute taking at meetings. Land Use Administrator asked that the Commission consider increasing the number of hours in their budget along with the same percentage increase in wages as all town employees.

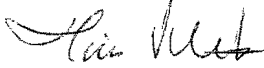
Land Use Administrator Casey had nothing to bring before the Commission.

Per State Statute 8-24, a report is needed from the P & Z Commission on the lease of any town owned property. The vote percentage for approving a lease at Town Meeting is based on the report issued by the P & Z Commission. The lease for 67 Main Street with Tri-State Public Communications is due to expire March 14, 2019. Tri-State Public Communications has offered to increase the annual rent from \$22,200 to \$23,400 – a 5.3% increase. The rest of the terms in the current lease remain the same. Mr. Rand made a motion that the lease renewal for 67 Main Street with the offered rent be approved, seconded by Mr. Wilbur, with all in favor.

For information only, the Commission received a copy of a letter from the Board of Selectmen to the CT Department of Energy and Environmental Protection supporting the Sharon Land Trust's open space grant application to preserve 70 acres of Theresa D'Alton's property.

With nothing further, Mr. MacMillan made a motion to adjourn, seconded by Mr. Wilbur, with all in favor. Adjournment was at 5:53.

Respectfully submitted,



Tina Pitcher, Recording Secretary

NEXT MEETING: FEBRUARY 13 5:30PM

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SHARON TOWN CLERK