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By Linda Amerighi at 1:57 pm, Jan 16, 2024

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 10, 2024 at 5:30PM at the Town Hall. Present were regular members MacMillan, Rand, Hall, Moskowitz and Lynn; alternate Wilbur; LUA Casey, Office Assistant Blass, approximately 10 residents, representatives from Verogy, Emily Basham of CT Green Bank and the secretary.

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

To be added to the agenda: a bill from Byrne & Byrne \$640.00. Mr. Moskowitz made a motion to adopt the agenda as amended, seconded by Mrs. Lynn, with all in favor.

There were no public comments.

Mr. MacMillan made a motion to approve the minutes of 12/13/23 as written, seconded by Mrs. Lynn, with all in favor.

The permits issued since the last meeting were: Sharon Congregational Church – install telecommunications facility; Philip Deseve – cover front porch & expand; and Edward Jacobs – construct dwelling with garage.

No correspondence.

Old Business:

No change in the status on the fire protection for the Huntington Kildare/Metz re-subdivision.

No change in the status regarding the Land Use Application fees.

Discussion/decision – 64 Hilltop Road – LUA Casey stated that the hearing on the application for the solar array has been closed and that all members received copies of the documents submitted at the hearing. Member Lynn has listened to the recording of the hearing so she is eligible to vote on this issue. Mrs. Hall had four items that she feels the Commission needs to discuss: 1) who is responsible for removing the panels when they become obsolete or unused; 2) the need for a storm water management plan after construction as there is proposed 456 panels on one-third of an acre; 3) the screening; and 4) the relocation and replanting for the Nature Trail along with a provision of maintenance. The four items were discussed: 1) the CT Green Bank is responsible although this is not in writing so basically the Town is responsible; 2) the Commission can request the Green Bank or Verogy to provide a plan prior to construction; 3) it can be stipulated that an appropriate screening plan be submitted to this Commission for approval; and 4) as trees are to be removed, there should be suitable replacement and a determination of who is responsible to the maintenance of the Nature Trail. Following the discussion, Mr. MacMillan made a motion to approve the site plan for solar to be installed at 64 Hilltop Road with the following conditions before the project is started: 1) a comprehensive screening plan be submitted to this Commission for approval; 2) the Town be responsible to maintain the Nature Trail that goes around the site; 3) a storm water management plan and maintenance plan be submitted to this Commission for approval prior to installing the panels; and 4) Verogy is responsible for removal of the panels when obsolete or unusable, seconded by Mrs. Hall. In the discussion it was questioned what happens if the company goes defunct, who then is responsible to remove the panels – it would be the Town and if in the future the Town purchases the panels, then it would be the Town's responsibility. It was also noted that any changes to the proposal have to come back to this Commission and Town Meeting for approval.

Vote taken on motion = carried unanimously. The deliberations were recorded and are on file at the Town Hall.

The By-Laws were reviewed at last months' meeting with a noted amendment to Article VII Sections 2 & 3 pertaining to the appropriate Chapter and Sections of the State Statues – amended copies were provided to the members. Mr. Moskowitz made a motion that the Commission adopts the amended By-Laws, seconded by Mr. MacMillan, with all in favor.

New Business:

The Commission will review a proposed 24/25 budget at the next meeting. It was noted that there is an error in the document showing the six-month expenditures for the 23/24 budget – b-1 the Clerk/Assistant's hourly rate is \$20.00

Mr. Rand reviewed the bill from Attorney Byrne. Mr. MacMillan made a motion to approve the bill for payment, seconded by Mr. Moskowitz, with all in favor.

Just a reminder of the joint workshop (special meeting with the Zoning Board of Appeals) with Attorney Byrne on January 24, 2024 at 4:30PM.

LUA Casey had nothing to bring before the Commission.

With nothing further, Mr. Moskowitz made a motion to adjourn, seconded by Mrs. Hall, with all in favor. The meeting was adjourned at 5:50.

Respectfully submitted,

Tina Pitcher, Recording Secretary

NEXT REGULAR MEETING: FEBRUARY 14 5:30PM