

RECEIVED

By Linda Amerighi at 11:13 am, Mar 14, 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 March 13, 2024 at 5:30PM at the Town Hall. Present were regular members MacMillan, Moskowitz, Rand, Lynn and Hall; alternates Drew, Kinsolving and Wilbur; Land Use Administrator (LUA) Casey, Assistant Blass, Jim Gillespie, Nikki Dow and Emily Basham of CT Green Bank, Brad Parsons of Verogy, Ann Stettner, First Selectman Flanagan, Selectman Brett, approximately 6 residents, reporter Hawken and the secretary. A site visit was made this date as posted by Rand, Moskowitz, Drew, Kinsolving, Hall, Lynn and Wilbur with no action taken – MacMillan had done a previous site visit.

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

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

Mr. Moskowitz made a motion to approve the minutes of 2/14/24 and notes of 2/28/24 as written, seconded by Mrs. Lynn, with all in favor.

The permits issued since the last meeting were: MOS Holdings LLC – re-construct dwelling; Josie Hines – finish basement making third bedroom; Christian Martin – construct screen porch addition; Sanford Zweifach & Nina Kjellson – place pool pavilion; Thomas Casey – remove & replace one story garage.

There were no public comments nor any 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.

Nikki Dow and Emily Basham of CT Green Bank and Brad Parson of Verogy were present regarding the conditions of the approval for 65 Hilltop Road – solar project. William Colby of Colby Engineering & Consulting LLC submitted a report regarding the storm water management plan. He recommended that the installation be monitored after construction for a period of 6-months to determine any potential erosion problems. It was commented that the panels themselves will have run-off creating a concentrated drip line. It was questioned – who would do the monitoring – town or Verogy. Ms. Basham stated that once the project is completed by Verogy, the CT Green Bank takes over. Mrs. Hall commented that perhaps the monitoring for erosion should be longer due to possible drought and/or excessive rain. After some discussion, Mr. Moskowitz made a motion that the Commission accepts the storm water management plan and that Colby Engineering be hired to monitor the site at least once a year for erosion, seconded by Mr. MacMillan, with all in favor. Brad Parsons reviewed the three screening options submitted with Commission members asking various questions. Mrs. Lynn made a motion that the Commission accepts Option 2 for the solar landscaping plan, seconded by Mr. Moskowitz, with all in favor. LUA Casey reminded Mr. Parsons that if there are any changes to the plan, they have to come to this Commission. With these acceptances, all the conditions have been met.

New Business:

Jim Gillespie was present seeking approval for boundary line changes. He has two parcels – one on Herb Road and the other with access on the discontinued portion of Morey Road, which contains a

Recreational Easement. His proposed changes were explained. The Housatonic Valley Health District has approved the changes for feasibility. At the time that a driveway is put in for the lot on Morey Road, the driveway would have to meet the Town Regulations. With all questions answered, Mr. MacMillan made a motion to approve the boundary line changes, seconded by Mrs. Lynn with, all in favor.

Mrs. Hall made a motion to pay the dues to the CT Federation of P & Z Agencies in the amount of \$130.00, seconded by Mrs. Lynn, with all in favor.

LUA Casey had nothing to bring before the Commission.

With nothing further, Mrs. Lynn made a motion to adjourn, seconded by Mr. Moskowitz, with all in favor. The meeting was adjourned at 6:14.

Respectfully submitted,

Tina Pitcher, Recording Secretary

NEXT MEETING: APRIL 10 5:30PM