

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 April 10, 2019 at 5:30PM at the Town Hall. Present were regular members Lynn, Hall, and Rand; alternates Wilbur and Moskowitz; Land Use Administrator Casey, Jim Gillespie, Ken Hrica, Fred Schwerin and the secretary.

Vice Chairman Hall called the meeting to order at 5:30. Mr. Wilbur and Mr. Moskowitz were made voting members for this meeting.

Mrs. Hall read the legal notice as it appeared in the newspaper for the re-subdivision application of James Gillespie. It was announced that the hearing procedures were posted on the door. Mr. Gillespie and surveyor Ken Hrica were present to explain the proposal. Mr. Hrica handed in the confirmations of notices sent to the abutting property owners. Mr. Hrica showed the Commission a map that showed the various lots that Mr. Gillespie has created in the past with his land and one showing Lot #6 which would become 2 parcels. There is an existing gravel driveway that would serve these two lots. The perk tests have been done and the proposal has gone through the Inland Wetlands Commission. Commission members asked various questions. Fred Schwerin asked some questions but they were mainly about the cell tower that is on an adjoining parcel (not any parcel in connection with the re-subdivision application). Mrs. Hall offered that in talking with the Commission's attorney, it has been suggested that a maintenance agreement for the shared driveway be done due the length. With all questions answered, Mr. Wilbur made a motion to close the hearing, seconded by Mrs. Lynn, with all in favor. The hearing was closed at 5:43.

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

There were no public comments.

With no corrections needed, the 3/13/19 minutes stood approved as submitted.

Permits issued since the last meeting: Laura Midgley – extend mudroom on rear; Jillian Dunham – install solar ground array; Jon Dorfman – change front porch to living space; and Merrra Marti – remove portion and construct addition with new garage.

Old Business:

No action taken on either fire protection items.

Barclay Prindle had attended the Board of Finance meeting regarding the proposed budget. As of now, the full \$5,000 General Expense line item has been re-instated.

New Business:

The Gillespie re-subdivision application was discussed. Mr. Moskowitz made a motion to approve the application for re-subdivision on Herb Road as presented with the condition that a maintenance agreement with the two lots of the shared driveway be done, seconded by Mr. Wilbur, with all in favor. The hearing and deliberations were taped and are file at the Town Hall.

In the absence of Attorney Lynch, Land Use Administrator Casey brought before the Commission a map of property owned by Miro Land located on Lambert Road. The property consists of four existing lots of which three are having boundary line adjustments done. It is believed that the property was to be a subdivision at one time, but was never done. An affidavit will be filed outlining the history of the

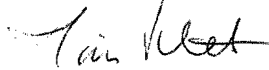
properties. It is not up to the Commission to prove that all the lots meet the Regulations. Land Use Administrator stressed the Commission should re-visit the formerly proposed Ordinance that pertained to the review of and filing of maps. This will be discussed at the next meeting. No action is to be taken by the Commission on these boundary line adjustments. Newer members had questions on procedures in situations like this.

Land Use Administrator Casey:

LUA Casey has been asked about murals on buildings. She doesn't see in the Regulations were these are addressed. A mural is not a sign – whether it is painted directly on the building or made to fit flush on a building. Upon reviewing the Sign Regulations, it was the consensus of the Commission that LUA Casey is correct in her determination that murals are not addressed in the Regulations. A mural would be just like regular painting of the building.

With nothing further, Mrs. Lynn made a motion to adjourn, seconded by Mr. Moskowitz, with all in favor. The meeting was adjourned at 6:08.

Respectfully submitted,



Tina Pitcher, Recording Secretary

NEXT REGULAR MEETING: MAY 8 5:30PM

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