

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

A regular monthly meeting of the Sharon P & Z Commission was held on April 11, 2018 at 5:30PM at the Town Hall. Present were regular members Ferry, Hall and Rand; alternates Wilbur and Lynn; Land Use Administrator Casey, Nora Hulton and the secretary.

Vice Chairman Hall called the meeting to order at 5:31. Mr. Wilbur and Mrs. Lynn were made voting members for this meeting.

The Recording Secretary asked that "Budget Update" be added to the agenda. Mrs. Ferry made a motion to adopt the agenda with this addition under New Business, seconded by Mr. Wilbur, with all in favor.

There was no public comment.

A minor correction needed to be made in the 3/14/18 minutes – 1st sentence – the meeting was called to order at "5:30PM" not "6:30PM". The minutes stand approved as amended.

The permits issued since the last meeting were: Merra Marti – extend pool house foundation; Gerbitz/Smith – construct screen porch addition; Noah Perlman – construct garage with pool room; Edward Swaller – construct addition to shop; Timothy Gee – add two decks with landing and stairs; and Horst Fullenkemper/Susan Trager – add deck with arbor roof.

Old Business: There is no new information on the two Fire Protection requirements on either the Huntington Kildare/Metz or Savage properties.

New Business: Nora Hulton was present to get a clarification of Use from the Commission on her property located at 2 Route 7. The property is located in the Rural Residence Zone; has a Grandfathered Commercial/Retail Use and a conforming apartment put in by Ms. Hulton in 1997. When the As-of-Right apartment was put in, there was no stipulation that the owner had to occupy the Commercial/Retail space. She wondered if she could rent the shop space (commercial/retail area) and the apartment to two different individuals. Sufficient parking was questioned. If the shop space had multiple vendors, the parcel could fit 10 to 12 cars and have the employees' park towards Rt. 7. Mrs. Hall commented that the Commission has thought about creating a Commercial District in this area in previous years. Various topics were discussed - basically there are two separate Uses to the property. Could the commercial/retail space be expanded – NO. After further discussion and review of the Zoning Regulations, Ms. Ferry made a motion that the property located at 2 Route 7 has two separate Uses; one being the conforming apartment and the other being a Grandfathered business; and that these two separate Uses can be rented out separately, seconded by Mr. Wilbur. In the discussion it was noted that nothing is being changed, neither the Uses nor the footprint of the building which can't be expanded. Vote taken on motion – unanimously carried.

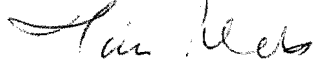
Budget update: the Recording Secretary advised the Commission that the Board of Selectmen reduced the Commission's request for Legal Counsel to \$4,000 and Engineer/Consultant to \$2,000. These are the amounts that the Board of Finance is recommending to the Budget Hearing on April 27th.

Land Use Administrator Casey advised the Commission that an application for a guest house/accessory apartment will be filed shortly as well as two subdivision applications.

Land Use Administrator Casey reminded the Commission that Elaine La Roche/Lion Rock Farm was granted a Special Exception Permit for a Country Inn which included the number of people allowed to attend events and that the music stop at midnight. She has been approached by Planners questioning if fireworks would be allowed. Mr. Rand made a motion that the property owner would need to apply for an expansion of the Use for the Special Exception, seconded by Mr. Wilbur, with all in favor.

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

Respectfully submitted,



Tina Pitcher, Recording Secretary

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SHARON TOWN CLERK