

RECEIVED

By Linda Amerighi at 3:06 pm, Apr 14, 2022

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 13, 2022 at 5:30PM at the Town Hall. Present were regular members Lynn, Hall, Rand and Moskowitz; alternates Kearcher, Wilbur and Loening; Land Use Administrator (LUA) Casey, Mr. & Mrs. Michael Shea, Attorney Brian McCormick, Stewart Osborn, Roger Liddell, Patrick Mulberry and the secretary.

Chairman Rand called the meeting to order at 5:30. Mr. Wilbur was made a voting member for this meeting.

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

The first item on the agenda was a public hearing on an application for an accessory at 35 Fairchild Road, Architect Patrick Mulberry. Mr. Rand read the legal notice as it appeared in the newspaper and stated that copies of the Hearing Procedures are on the back table. Mr. Mulberry presented the application to expand the main dwelling and include the accessory apartment. The main dwelling does have more square footage than the accessory apartment will have. With all questions asked, Mrs. Lynn made a motion to close the hearing, seconded by Mr. Wilbur, with all in favor. The hearing was closed at 5:40.

There were no public comments.

Mr. Moskowitz made a motion to approve the minutes of 3/9/22 as written, seconded by Mr. Wilbur, with all in favor.

The permits issued since the last meeting were: Gabriel Viteri – construct 3 car garage; Robert & Dee Norman – construct garage; Roderick Hood – construct pool house with bathroom and pool; 2 Route 7 LLC – place sign on existing bracket; and Tortsen Gross – construct attached carport.

There was no correspondence.

Old Business:

No action taken on the fire protection item.

The Commission discussed proceeding with the option to have the Town opt out of the provisions regarding limitations on parking spaces for accessory dwelling units and accessory dwelling unit requirements. Attorney Byrne has provided the Commission with the proper procedure to follow and sample Resolutions. The Commission has to hold a public hearing at which time reasons for opting out must be stated. Mrs. Hall reviewed reasons: Accessory apartment: 1) accessory apartments have been allowed as a special exception for a long time and have always been approved; 2) the Regulations require that the owner occupy one of the units which is good for the Town and 3) one unit has to be smaller than the other; and with the owner occupying one of the units, upkeep & maintenance is more assured; Parking spaces – a one bedroom unit can have two people who each have a vehicle; we have no public transportation; and our home lots have plenty of space. Mrs. Hall also commented that goals in our Plan of Conservation & Development are to preserve farm land and open space. Also the Town's

sewer and water service area is limited – none in the Rural Residence Zone. LUA Casey stated that she has had several residents trying to rent out both units and she has had to tell them they can't. It is important to continue having a unit owner occupied. Requiring a public hearing for an accessory apartment notifies the neighbors of what is going on. Regulating Airbnb's would be difficult. As a hearing on opting out needs to be held, Mrs. Hall made a motion that the Commission hold a public hearing on opting out of certain subsections of Public Act 21-29 with regard to accessory apartments and parking requirements for residential uses be held at the next meeting, May 11, 2020 at 5:30PM, seconded by Mr. Wilbur, with all in favor.

New Business:

Attorney Brian McCormick was present (Attorney Ebersol was unable to attend) to review with the Commission reconfiguring of tracts of land owned by 29 Joray owner. Stewart Osborn, principal owner, was also present. Attorney McCormick explained that there are currently 5 tracts of land that are being proposed to reconfigure into 8 tracts. Three of the existing tracts pre-date the Subdivision Regulations so each of them are allowed a first cut. Maps showing the existing 5 tracts and the newly reconfigured 8 tracts were reviewed. The reconfiguration does not require subdivision approval. Access to each lot was reviewed as well as a need for adequate turn around for fire apparatus. The accesses and turn around should be on the map – this was mentioned at the preliminary presentation. There was a discussion on requiring the installation of the turnaround. Prior to the next meeting, a site visit with Stan MacMillan and/or the Fire Chief along with LUA Casey should be done to get verification that there is sufficient area for the turn around. The slopes/grades/widths of the driveways will also need to be reviewed. Installing a dry hydrant in the pond was suggested. The discontinued road needs to be addressed in the affidavit that is to be filed along with the map in the land records. Mrs. Lynn made a motion to table approval on the reconfiguration until the May 11th meeting, seconded by Mr. Moskowitz, with all in favor.

Next the Commission discussed the application for the accessory apartment at 35 Fairchild Road. Mrs. Hall made a motion to approve the application as submitted as it meets the Regulations, seconded by Mr. Moskowitz, with all in favor. The hearing and deliberations were taped and are on file at the Town Hall.

A bill from Attorney Byrne for providing the opting out information in the amount of \$297.50 needs to be approved. Mrs. Lynn made a motion to approve the bill for payment, seconded by Mr. Wilbur, with all in favor.

The April 27, 2022 Planning Session will be held at 4:30PM.

LUA:

The Regulation pertaining to temporary signs was reviewed. There have been issues with businesses putting up signs by the Clock Tower. Temporary signs are only allowed by non-profits. Allowances were made by LUA during COVID. The Clock Tower area also involves the Historic District. After some discussion, Mrs. Hall made a motion that the LUA is authorized to make it clear that temporary business signs are NOT allowed and the Commission backs the removal of any of these signs if put in place, seconded by Mrs. Lynn, with all in favor.

The Commission approved a Home Occupation for Andrew Ferentinos at 4 Old Sharon Road #1. He would like to re-designate the area to be used. Attorney Byrne has stated that a new hearing does not need to be held as the Use was approved. He needs to come back to the Commission for approval with a revised site plan.

LUA Casey has been in contact with the Event Planner and owner of Lion Rock Farm as the wedding season is coming. They are locating the music the same way as before putting up a "sheet" with the music facing away from the main road. Each event is to end by 11:30PM – this is in each contract as well as 200 maximum attendees to each event. As the Commission member agreed that the property owner has done everything that this Commission has requested of them or has approved, Mr. Moskowitz made a motion that the LUA is not to go to the property every weekend, just do a random check, seconded by Mrs. Lynn, with all in favor.

As Ellsworth Hill Farm has been sold, it is unknown if it will be operating the same way as it has in the past.

A lot of open land has been purchased with plans for development (dwellings).

Mr. Moskowitz stated that there will probably a public hearing in May to present the findings of the Affordable Housing Steering Committee. Possible locations for housing: North Main (Bolus property); the Bargain Barn property; and the 11.2 acre parcel on Hospital Hill. None of these locations have been discussed with the owners. Mr. Moskowitz was thanked for his work on this Committee.

With nothing further, Mrs. Lynn made a motion to adjourn, seconded by Mr. Wilbur, with all in favor. The meeting was adjourned at 6:15.

Respectfully submitted,

Tina Pitcher, Recording Secretary

NEXT REGULAR MEETING: MAY 11 5:30PM