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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 May 11, 2022 at 5:30PM at the Sharon Town Hall. Present were regular members MacMillan, Rand, Moskowitz, Hall and Lynn; alternates Loening and Kearcher; Attorney Charles Ebersol, Roger Liddell, Mr. & Mrs. Michael Shea, George Johannsen; Mr. & Mrs. Bryant Massey, Stewart Osborne, Mr. & Mrs. Arlen DeBoer, Bruce James, Pamela Moulton, Cicily Hajek, Claudia Cayne, Andrew Ferentinos, and the secretary.

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

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

Mr. Rand read the legal notice as it appeared in the newspaper for the two public hearings. The first was to "Opt out of certain sub-sections of Public Act 21-29 with regard to accessory apartments and parking requirements for residential uses". No comments were made by those in attendance. Mr. MacMillan made a motion to close the hearing, seconded by Mr. Moskowitz, with all in favor. The second hearing was for an accessory apartment at 5 Gay Street. Engineer George Johannsen presented the application by reviewing the site plan. The foot print of the structure will not change and the proposal meets the health code and parking requirements. The interior floor plan for the two bed-room apartment was reviewed. Commission members had some questions but there were none from the public. With all questions answered, Mrs. Lynn made a motion to close the hearing, seconded by Mr. MacMillan, with all in favor. The hearing was closed at 5:50.

There were no public comments.

A letter had been received from the Conservation Commission regarding the minutes of April 13, 2022 and Joray Road. This will be addressed later in the meeting. Mr. MacMillan made a motion to approve the minutes of 4/13/22 & 4/27/22 as written, seconded by Mr. Moskowitz, with all in favor.

The permits issued since last meeting were: Chris Fenster – change basement to be living space; Robin Zitter/Michael Nadeau – construct shed; Kevin Bacon – construct addition to barn; Terence Ryan – place a shed; Punctuated Equilibria LLC – construct dwelling; Pauline Moore – add to deck; Christian & Holly MacDonald – construct garage with apartment, additions, deck and finish basement; and Arthur Calandra – construct dwelling with garage.

There was no correspondence.

Old Business:

No action taken on the fire protection item – no change in status.

29 Joray Road LLC – Attorney Charles Ebersol was present to further discuss with the Commission the re-configuration of tracts of land on Joray Road. Attorney Ebersol stated the he thought they would have had approval from the Inland Wetlands Commission on Monday night but that meeting was canceled. To continue the conversation from last meeting on the safety concerns and fire access, an image showing the results of a meeting to discuss the improvements to Joray Road and Jory

Road South were reviewed. The agreed changes on Joray Road were: the cul-de-sac at the end will be lengthened with a proper gravel roadbed to allow for emergency vehicles to park and turn around; additionally an area will be provided to stage water tanks; the discontinued portion of Joray Road will provide access to the lots to the south; a pull-off area for fire trucks will be installed next to a new conforming dry fire hydrant; and snow plowing reserve areas were indicated on the image. The improvements to Joray Road South (a private road) were reviewed – addressing two spots on the first half of the road; widening the southwestern end of the loop to serve as a staging area for water tanks or fire trucks while allowing vehicles to pass; designated snow plowing reserve area; and the intersection with Joray Road will be widened to allow for better fire truck access. Mr. Osborne stated that he is committed to making all these improvements. It was noted that none of the improvements are in the Town right-of-way. There is a possibility that in the future, the Board of Selectmen/the Town, may be approached to take over the maintenance of the cul-de-sac at the end of Joray Road which is in the discontinued area. It was noted that Joray Road is a Town maintained road with the end being discontinued with a recreational easement going all the way to West Woods Road #2. It was noted that parking for this easement has been done on private property. Owners of property along this easement still have the right to use road and the private driveways will not affect the easement. The maps showing the existing 5 tracts of land and the newly reconfigured 8 tracts were reviewed. Attorney Ebersol stated that there is no intent to get approval for all 8 lots, just 5 for now (on the map these are lots B, C, E, D & F). On three of the existing lots, they are entitled to take first cuts as they existed prior to Subdivision Regulations. The Affidavit that is to be recorded in the Land Records was briefly discussed – it states “Torrington” as that is where the document was signed. There was mention of a subdivision of the remaining parcels in the future. It was noted that based on the Subdivision Regulations, this may not be possible – this should be reviewed. Commission members felt that their Attorney should review this whole issue to be sure that the reconfiguration of the lots meets the Regulations. The Commission can’t make any decision until the Inland Wetlands Commission has rendered its decision. Although they agreed that it appears that the tracts meet the acreage requirement but the grade ability of each driveway needs to be determined. Mr. MacMillan made a motion that the Commission’s Attorney review the map and offer his opinion on whether the proposal meets the Regulations, seconded by Mrs. Lynn, with all in favor.

New Business:

Discussion/decision – Opting out of certain sub-sections of Public Act 21-29. The Commission members were uncertain if they need to specify their reasons for opting out in their decision and in a Resolution. The draft Resolution obtained from Attorney Byrne was reviewed. If adopted by the Commission, this matter goes to the Board of Selectmen for final adoption – the BOS will need to know the reasoning behind this Commission’s decision. The Commission wants clarification for the Resolution, the decision was tabled until the next regular meeting.

Discussion/decision – Accessory apartment 5 Gay Street. Mr. MacMillan made a motion to approve the application as submitted as it meets the Regulations, seconded by Mr. Moskowitz, with all in favor. The hearings and deliberations were taped and are on file at the Town Hall.

Revised Site Plan – 4 Old Sharon Road #1 – Andrew Ferentinos was present to explain his revised site plan to move the approved home occupation location from one structure to another. Mr. MacMillan made a motion to the change in the site plan, seconded by Mrs. Lynn, with all in favor.

The Planning Session to be held on May 25, 2022 will be at 4:30PM.

Mr. Moskowitz stated that there will be a public forum May 26, 2022 on the draft Sharon Affordable Housing Plan.

There was nothing from the Land Use Administrator.

With nothing further, Mr. MacMillan made a motion to adjourn, seconded by Mr. Moskowitz, with all in favor. The meeting was adjourned at 6:40.

Respectfully submitted,

Tina Pitcher, Recording Secretary

Next regular meeting: June 8 5:30PM