

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

A regular meeting of the Sharon P & Z Commission was held June 12, 2019 at 5:30PM at the Town Hall. Present were regular members Prindle, Rand and Hall; alternates Moskowitz and Wilbur; Land Use Administrator Casey, Herbert Moore, David Moore and the secretary.

Chairman Prindle called the meeting to order at 5:30. Although not in attendance, Cybele Loening was welcomed to the Commission. Mr. Wilbur and Mr. Moskowitz were made voting members for this meeting.

The first item on the agenda was a public hearing on an application for an accessory apartment from Herbert Moore. Mr. Prindle read the legal notice as it appeared in the newspaper and stated that the hearing procedures can be found on the door. Both Herbert & David Moore presented the application and reviewed how it meets the Regulations. The accessory apartment is to be in an existing structure. The septic system is being worked on by an engineer and will need final approval from the Director of Health. With all questions answered, Mrs. Hall made a motion to close the hearing, seconded by Mr. Rand, with all in favor. The hearing was closed at 5:35.

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

There were no public comments.

Mr. Moskowitz made a motion to approve the 5/8/19 minutes as written, seconded by Mr. Rand, with all in favor.

The permits issued since the last meeting were: Dana Kraus – construct mud room addition; Stephen Bennett – construct garage; Elizabeth Frost/Bruce Dechert – place ground mount solar array; Samuel Posey – construct deck; and Leon McLain – construct nook addition and deck.

Old Business: No action taken on either fire protection items.

New Business:

Mrs. Hall made a motion to approve the accessory apartment application for 34 Knibloe Hill Road as it meets the Regulations, seconded by Mr. Wilbur, with all in favor. Both the hearing and the deliberations were taped and are on file at the Town Hall.

Land Use Administrator:

LUA Casey wanted to make the Commission aware that Edward Kirby has chosen not be re-appointed to the Inland Wetlands Commission. His term is up June 30, 2019. The Wetlands Commission unanimously recommended to the Board of Selectmen that Mr. Kirby be appointed Chairman Emeritus, which they did.

LUA Casey has had an inquiry about a treatment facility for internet addiction. The inpatients would be at the facility for 30-35 days. It would operate similarly to a sober home or half-way house which can have up to 6 non-related individuals living in a residence without any approvals required. Some Regulations address how many people can live in a dwelling but Sharon does not have this Regulation. Currently this is looked at through the Building Code. LUA Casey has suggested that this

may fit under the Convalescent Home section. There could be traffic concerns, a major site plan would be needed as well as review and any required approvals from the Health Department/State Department of Health. The location in question is an existing 8 bedroom house. There may be different requirements depending on the number of inpatients.

Lion Rock Farm has begun their season.

With nothing further, Mr. Rand made a motion to adjourn, seconded by Mr. Wilbur, with all in favor. The meeting was adjourned at 5:45.

Respectfully submitted,



Tina Pitcher, Recording Secretary

NEXT REGULAR MEETING: July 10 5:30PM



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SHARON TOWN CLERK