

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 August 14, 2019 at 5:30PM at the Town Hall. Present were regular members Rand, MacMillan, Hall, Lynn and Prindle; alternates Wilbur, Moskowitz and Loening; Land Use Administrator Casey, Brenda Hall and the secretary.

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

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

There were no public comments.

Mr. MacMillan made a motion to approve the 7/10/19 minutes as written, seconded by Mrs. Lynn, with all in favor.

The permits issued since the last meeting were: Terence Miller – construct attached garage with mudroom; Diane Monroe – extend deck and add stairs; Herbert & Lydia Moore – construct dwelling; Ruben Hadid/Elizabeth Kraiem – construct dwelling with deck and carport; New Sharon Green LLC, Unit E – create bedroom in existing space; John Brett/Jane Strong – construct addition to barn; and John Scofield – create second bedroom.

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

Land Use Administrator Casey introduced Brenda Hall to the Commission. Ms. Hall makes objects out of wood and would like to be able to sell them from a renovated trailer as well as chicken eggs and flowers at her rental property located at 70 Gay Street. The property contains 3.8 acres which LUA Casey felt could be labeled as a farm and the business would fall under a farm stand. Upon checking with Attorney Byrne, our Regulations do not permit farm stands in the General Residence 2 District. LUA Casey was seeking the advice of the Commission on where under the Regulations do they feel this business could fit. Some members felt that when this section of town was changed from the Rural Residence District to the GR 2 District, they neglected to include farm stands. The Commission would need to determine if it is appropriate to have farm stands in the GR 2 District. There was a question as to if this Use would fit under Home Occupation – this section of the Regulations was reviewed. There was a question as to if the trailer could be considered an accessory building if it was to be located behind the front line of the dwelling and the wheels removed. It was pointed out that per the Home Occupation Regulations, nothing for sale can be visible from the street and there can only be an identifying sign. LUA Casey will look at the property and review the Regulations to see if or how Ms. Hall could apply under Home Occupation. LUA Casey offered that perhaps Ms. Hall may consider using part of the dwelling (her shop area) for the Home Occupation. After some discussion, Mrs. Hall made a motion that the Commission proceeds with the process to amend the Regulations to allow for farm stands in the GR 2 District having the same provisions as other farm stands in the Regulations with the hearing to be held at the September meeting, seconded by Mrs. Lynn, with all in favor.

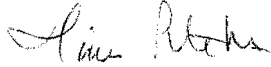
Land Use Administrator Casey had the Commission review the Excavation and Grading Regulations as she had received a complaint about heavy truck traffic on East Street in the Surdan Mountain Road area. According to the complainant, the vehicles go by 15-20 times a day, are unidentifiable and covered so it is unknown what type of materials are being hauled. The property where LUA Casey thought the

traffic (but not 15-20 times a day) was going to/coming from, has all the required permits. Member MacMillan offered that perhaps the traffic is in conjunction with other projects in the area: on Upper Ridge Road and Barberry Hills Road. It was offered that the individual complaining could come to a meeting and the Commission could make them aware of our rural environment and address what a small town is.

LUA Casey gave the Commission updates on Lion Rock Farm and had nothing else to bring before the Commission.

With nothing further, Mrs. Hall made a motion to adjourn, seconded by Mr. Rand, with all in favor. The meeting was adjourned at 6:30.

Respectfully submitted,



Tina Pitcher, Recording Secretary

NEXT MEETING: SEPTEMBER 11 5:30PM

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SHARON TOWN CLERK