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By Linda Amerighi at 3:02 pm, Sep 13, 2021

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

A regular meeting of the Sharon P & Z Commission was held on September 8, 2021 at 5:30PM at the Town Hall. Present were regular members MacMillan, Hall, Rand and Lynn; alternates Moskowitz and Loening; Land Use Administrator (LUA) Casey, Sharon & Michael Shea and the secretary.

Vice Chairman Hall called the meeting to order at 5:30.

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

There were no public comments.

With no corrections to the minutes of 8/11/21 & 8/25/21, they stood approved as submitted.

The permits issued since the last meeting were: Amy Schuchat – convert office to doctor office (vet clinic); Tom Mariano – place above ground pool; Sharon Shopping Center – change of use (portion of 10 Gay Street) to retail; Torsten Gross – install ground mount solar array; and Blake Morrison – construct two-story addition.

The Sharon Land Trust has submitted a request of the Commission for a letter of support for the preservation of 81 acres on Millerton Road through an Open Space Grant from the CT DEEP. The property is currently owned by Lionel Goldfrank and is contiguous to other property of the Land Trust where public access trails exist. The purchase is appropriate and is consistent with the Town Plan of Conservation and Development. Mr. MacMillan made a motion that the Commission submits a letter of support as the preservation would be in line with the Town Plan of Conservation of Development and that Vice Chairman Hall write and sign the letter, seconded by Mr. Rand, with all in favor.

Old Business:

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

New Business:

The proposed new Regulations and amendments were reviewed.

Multiple Dwelling Building (One Structure) – This amendment to Article VIII, Section 7 (page 37), replaces the “plus additional 15,000 square feet per dwelling unit” to “any additional land in order to meet the Public Health Code”. Mrs. Lynn made a motion that this proposed amendment be sent to Attorney Byrne and COG for their review and comments, seconded by Mr. Rand, with all in favor.

Rear Lot – This amendment to Article V, Section 8C (page 26), replaces the access way minimum from “50 feet” to “66 feet”. Mr. Rand made a motion that this proposed amendment be sent to Attorney Byrne and COG for their review and comments, seconded by Mr. MacMillan, with all in favor.

Solar Energy Regulations – This proposed new Regulation to would allow for solar systems by a permitted use of right and in any district. Additions to: Article III Section 4.1.E (page 8), Section 5.A1.D and Section 5B.1.D (page 9) and Article V, Section 12 (page 26) for the description. Mr. MacMillan made a motion that this proposed Regulation be sent to Attorney Byrne and COG for their review and comments, seconded by Mr. Rand, with all in favor.

Conversion of Old Barn Buildings – This proposed new Special Exception Regulation to Article III, Section 3J (page 7) and Article VIII, Section 14 (page 50) would allow for viability of

maintaining, restoring and reusing old barns in any district except commercial where there are no barns. Mrs. Lynn made a motion that this proposed Regulation be sent to Attorney Byrne and COG for their review and comments, seconded by Mr. MacMillan. LUA Casey questioned that the proposed Regulation does not mention any setbacks. The Commission had discussed this but as many of the existing barns are already in either the State or Town right-of-way, a setback would not be required. LUA Casey just wants it clear about the existing setbacks on some of the existing barn buildings. When this is sent to Attorney Byrne, the question on the setback will be noted. Vote taken on motion – carried unanimously.

Mr. Rand made a motion that the **next Planning Session be set for September 22, 2021 at 5:30PM**, seconded by Mr. MacMillan, with all in favor. At this session the Commission will discuss: affordable housing; work force housing; and cluster housing. The members were asked to familiarize themselves with the current Regulations concerning the: Sharon Housing District (page 14) and the Incentive Housing Overlay Zone (page 64).

Land Use Administrator:

She commented that she feels that a whole Commission should be seated at a meeting especially with them working on the Regulations – appoint an alternate in absence of a regular member.

Letter Gary Olsen – In response to her letter to Mr. Olsen about the noise going past midnight and the schedule of wedding dates, Mr. Olsen submitted a letter in response which did not address these issues. A letter was also received from Attorney Charles Ebersol regarding the approval granted. This issue will be placed on the next regular meeting agenda – the Commission needs to discuss if current venue events are a continuation of the Special Permit granted. LUA Casey commented that moving forward, certain issues discussed on an application for a special exception should be made part of any motions, i.e. any changes to an approved use need to come back before the Commission.

Lion Rock Farm – LUA Casey wondered how far the Commission wants her to go in administering the Special Exception granted. She checks every time there is an event on the number of attendees and on the sound etc. The wedding manager and farm manager make sure all the conditions of the approval are followed. They address any complaint that LUA Casey notifies them of. They have it written into the contracts that all events end at 11PM although they are allowed to end at 12 midnight. They also have changed the direction in which any band faces – they now face away from the road. LUA Casey had told the individuals who complain that they can come before the Commission but their issues but it was stressed that the Commission can only LISTEN and not make any comments back. She feels it is important that the individuals are heard. The Commission all agreed that LUA Casey is going above and beyond making sure the approval is followed and the owners have given concessions. It was also pointed out that noise in this area is not just coming from Lion Rock Farm. There are other events from where the noise can be heard. The Commission members will randomly visit the site and they and LUA Casey want to be good neighbors to other towns.

With no other business, Mr. Rand made a motion to adjourn, seconded by Mrs. Lynn, with all in favor. The meeting was adjourned at 6:13.

Respectfully submitted,

Tina Pitcher, Recording Secretary

NEXT REGULAR MEETING: October 13 5:30PM