

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 September 11, 2019 at 5:30PM at the Town Hall. Present were regular member Hall, Prindle, Lynn and Rand; alternates Loening, Wilbur and Moskowitz; Land Use Administrator Casey, Max & Ronald Rodriguez, Michel Flint taping for Channel 6 and the secretary.

Chairman Prindle called the meeting to order at 5:30. Ms. Loening was made a voting member for this meeting.

The first item on the agenda was a public hearing on the proposed Amendment to Article III Subsection 5B.1.D – Farm Stands. Mr. Prindle read the legal notice as it appeared in the newspaper. The response from the Northwest Hills Council of Governments was read. Mr. Prindle reviewed the hearing procedures. It is felt that farm stands in the GR 2 District were inadvertently left out when the Regulations were amended. The requirements are the same as those for farm stands in the RR District. The Commission needs to determine if the proposal fits in with the Town Plan of Conservation & Development. Land Use Administrator Casey stated that the individuals on the Public Registry List were notified of the proposal. There was discussion on the 25 foot setback – this is measured from the property line, not the right-of-way. With all comments/questions done, Mrs. Hall made a motion to close the hearing, seconded by Mr. Rand, with all in favor. The hearing was closed at 5:38.

With no suggested additions or deletions, the agenda stood as written.

There were no public comments.

Mrs. Lynn made a motion to approve the 8/14/19 minutes as written, seconded by Mr. Rand, with all in favor.

The permits issued since the last meeting were: Campbell Scott – construct porch addition to dwelling; Richard Schneider III – construct dwelling; Konrad Kruger – construct studio with indoor pool and full bath; Chris Marino – place structure; Sandra Anderson – extend deck; Lucy Painter – place shed; and Matthew Schwartz – place shed.

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

New Business:

Proposed Amendment – Mrs. Hall made a motion to approve the amendment to Article III Subsection 5B.1.D – Farm Stands as it fits in with the Plan of Conservation & Development, seconded by Mrs. Lynn, with all in favor.

Land Use Administrator Casey explained to the Commission that Max & Ronald Rodriguez have been in contact with the Food Inspector regarding their entire plan for property off of Route 4 (Cornwall Bridge Road) which connects to Caroline Drive and contains a total of 28 acres. The plan is to continue agriculture in various ways, which were discussed. They were present to discuss a plan for a year-round commercial greenhouse. A commercial greenhouse is a permitted special exception in the RR District. They would like to put up the greenhouse this year. The question that Land Use Administrator Casey had for the Commission – can they put up the greenhouse (20' x 48') for their personal use now, then come back to the Commission for the commercial greenhouse at a later date? Yes, was the consensus

but the members had some questions – grade of the driveway and what would the anticipated traffic use be at peak time. They will get this information to Land Use Administrator Casey and keep her updated on their plans. The Commission commended the brothers for their complete and thoroughly thought out plans. Land Use Administrator Casey advised the Commission that they have also applied to the State of a Hemp Licensing Permit. Attorney Byrne is sending information on Use of Farms – Agricultural Rights – to Land Use Administrator Casey.

Land Use Administrator Casey passed out updates on Lion Rock Farm. With the passing of Elaine La Roche, the family plans on continuing the current operations.

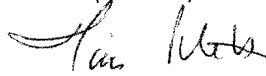
Land Use Administrator Casey:

At the last meeting, the Commission advised a resident with options of how she could proceed with the Commission in order to get approval for her business. She is operating the business with no permits. Land Use Administrator Casey will contact this individual advising her that the Commission did adopt the proposed amendment to the Regulations and she will see where it goes from there. It will be up to the Building Official/Fire Marshal to determine if the “structure” is a farm stand.

There was a short discussion on “Pop-Up” retail shops. Land Use Administrator will get information to the Commission members. It was agreed that there should be a clear procedure and the issue should be addressed in the beginning.

With nothing further, Mrs. Lynn made a motion to adjourn, seconded by Mr. Rand, with all in favor. The meeting was adjourned at 6:07.

Respectfully submitted,



Tina Pitcher, Recording Secretary

NEXT MEETING: OCTOBER 9 5:30PM



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SHARON TOWN CLERK