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By Linda Amerighi at 9:26 am, Nov 15, 2021

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 November 10, 2021 at 5:30PM at the Town Hall. Present were regular members Hall, Lynn, Rand and MacMillan; alternates Wilbur and Moskowitz; Land Use Administrator Casey (LUA), Michael Shea and the secretary.

Vice Chairman Hall called the meeting to order at 5:30. Mr. Moskowitz was made a voting member for this meeting.

With addition of discussing the four proposed Amendments to the Regulations under Old Business, the agenda stood approved as submitted.

There were no public comments.

With no corrections noted, the minutes of 10/13/21 & 10/27/21 stood approved as submitted.

The permits issued since the last meeting were: William Reiland – install ground mount solar system, Robert Gregory – add carport to existing garage; Paley’s Farm & Garden Center LLC – place shed; and Jason Lemon – construct roof over existing deck.

There was no correspondence.

Old Business:

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

The four proposed Zoning Amendments that the Commission has been working on (solar energy, rear lots, multiple dwelling building, and conversion of old barn buildings) now need to be sent to the adjoining towns before the public hearing. Mrs. Lynn made a motion to set the public hearing on these Amendments for the January 12, 2022 meeting, seconded by Mr. MacMillan, with all in favor.

New Business:

Per Attorney Byrne, the proposed Amendments concerning a moratorium on cannabis establishments (addition to Article XI – Definitions and Article X 5 – Temporary Moratorium) need to be sent to the NW Hills COG. Mr. Rand made a motion that the proposed Amendments be sent to the NW Hills COG for their review and comments, seconded by Mr. Moskowitz, with all in favor. Mr. MacMillan made a motion that these proposed Amendments be added to the January 12, 2022 hearing if the response from COG is received in time, seconded by Mr. Rand, with all in favor.

A bill has been received from Attorney Byrne for his review and comments on the proposed Amendments - \$1,382.50. Mrs. Lynn made a motion to pay the bill, seconded by Mr. Rand, with all in favor.

There will be no Planning Session until January 2022.

LUA:

LUA Casey told the Commission that there is an Ordinance for Use of Town of Sharon Property in which anything placed, constructed, etc., in the Town right-of-way requires an application and approval from the Board of Selectmen and the P & Z Commission. The Sharon Land Trust filed an application to Disturb A Town Highway for an extension of the parking area, 2 additional parking spaces, on Williams Road for the Mary Moore Preserve. The First Selectman approved the application. This did go before the Inland Wetlands Commission, which was approved. The Land Stewart for the Sharon Land Trust, Tim Hunter, does a good job monitoring properties under the purview of the Land Trust. There are concerns with parking that is off the actual travel portion of a Town road but in the right-of-way.

With her Health Department hat on, LUA Casey advised the Commission that there has been septic testing done on Joray Road. She has not seen a survey map or a proposed map of the property. Apparently there are several existing lots. As far as Zoning, she is not aware of any plans. Abutting property owner, Michael Shea, had some questions.

LUA Casey would like to schedule a Workshop with Attorney Byrne for February 9, 2022 at 4:30PM. His workshops are always beneficial. The Commission agreed to have the workshop.

Lion Rock Farm is done for the season except for one wedding in December.

With nothing further, Mrs. Lynn made a motion to adjourn, seconded by Mr. MacMillan, with all in favor. The meeting was adjourned at 5:43.

Respectfully submitted,

Tina Pitcher, Recording Secretary

NEXT MONTHLY MEETING: DECEMBER 8 5:30PM