

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 13, 2019 at 5:30PM at the Town Hall. Present were regular members Lynn, Prindle, Rand and MacMillan (6:03); alternate members Wilbur and Loening; Land Use Administrator Casey, Dr. & Mrs. Howard Mortman, Lynsey Anderson, Paula Hirschel, Fred Laser and the secretary.

Chairman Prindle called the meeting to order at 5:30. Mr. Wilbur and Ms. Loening were made voting members for this meeting.

The first items on the agenda were public hearings. Mr. Prindle read the legal notice as it appeared in the newspaper. He announced that the Hearing Procedures are on the door. The hearings were taken in order: Home Occupation at 248 Millerton Road: Land Use Administrator Casey gave an overview of the application. Mrs. Hirschel would like to move her corporate agency business from Lakeville into a designated portion of her home. Mrs. Hirschel explained that she has three employees in the office and occasionally one more. The only traffic would be the employees coming and leaving. The office hours are Monday – Thursday 9-5, Friday 9-4 with summer Friday hours of 9-3. Land Use Administrator Casey stated that the proposal meets all the Regulations. With all questions answered, Mr. Rand made a motion to close this portion of the hearings, seconded by Mr. Wilbur, with all in favor. This portion was closed at 5:35; Accessory Apartment at 194 Low Road: Land Use Administrator Casey gave the history of property ownership so that the Commission members could familiarize themselves with the location. Fred Laser presented the application to change the use of an existing three-car garage to a two-bedroom accessory apartment. An existing current condition site plan was reviewed as well as the proposed floor plan. Land Use Administrator Casey stated that the proposal meets all the Regulations. With all questions answered, Mr. Rand made a motion to close this portion of the hearings, seconded by Mr. Wilbur, with all in favor. This portion was closed at 5:40; Accessory Apartment at 246 Gay Street: Land Use Administrator Casey told the Commission that this is the former Riley property. Dr. & Mrs. Mortman who now own the property kept the barn but relocated it on the property. Dr. Mortman explained that it was always their intention to put an accessory apartment on the floor of this structure. Dr. Mortman showed a site plan and views of the structure. Land Use Administrator Casey stated that the proposal meets all the Regulations. With all questions answered, Mr. Wilbur made a motion to close the hearing, seconded by Mrs. Lynn, with all in favor. The hearing was closed at 5:44. All the hearings were taped and are on file at the Town Hall.

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

The only public comment was Dr. Mortman thanking the Commission for their time which Paula Hirschel agreed with.

Mr. Wilbur made a motion to approve the minutes of 9/11/19 as written, seconded by Mr. Rand, with all in favor.

The permits issued since the last meeting were: Keith Venkiteswaran – construct addition; Mason Lord – construct dwelling; Noel Labat-Comess – enlarge deck; John Van Der Tuin – change garage to study and alter basement; Keith Venkiteswaran – revised plans; Julie Trager/Mark Bunnell – change use of attic to living space; Brenda Griswold-Hall – replace existing chicken coop with structure; Thomas Levine – construct garage; 32 Railroad LLC – remove then enlarge portion of dwelling and add side porch;

Lorenzo Lopez – construct inground pool; Claudia Caron/Thomas Vezniorny – construct dwelling and storage shed; Jeffrey & Julia Kivitz – construct inground pool; and Mark Murad – construct dwelling with attached garage.

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

New Business:

248 Millerton Road discussion/decision: Mrs. Lynn made a motion to approve the application as presented as it meets the Regulations, seconded by Ms. Loening, with all in favor.

194 Low Road discuss/decision: Mr. Rand made a motion to approve the application as presented as it meets the Regulations, seconded by Mr. Wilbur, with all in favor.

246 Gay Street discussion/decision: Mrs. Lynn made a motion to approve the application as presented as it meets the Regulations, seconded by Mr. Wilbur, with all in favor.

Land Use Administrator Casey explained to the applicants the required 15 day appeal period.

The Commission needs to set their 2020 meeting schedule. A list of proposed dates was reviewed. The meetings were set for the second Wednesday of the month at 5:30PM except for February and November when it will be Thursday.

Per Town Ordinance, the placement of any structure or devise in the Town right-of-way needs both the Board of Selectmen's and Planning & Zoning Commission's approval. A request has been received from John Brett for permission to allow for the existence of a stone wall that runs along the property of 33 Drum Road to remain as it has been in existence for quite some time but recently refurbished. Photos showing the placement of the stone wall were reviewed. Land Use Administrator Casey told the Commission the steps to be taken on a situation like this. The Road Foreman sees no issues with road maintenance or plowing. The Board of Selectmen have approved the request to let the stone wall remain. This is a unique situation in that the Town plows up to a certain point as the road actually continues into Salisbury. Land Use Administrator Casey pointed out that if the request is approved by both the BOS and the P & Z Commission, the Town is not taking any responsibility for any damage done to the wall in the course of road maintenance or plowing. Mrs. Lynn made a motion to approve the request, seconded by Mr. Rand, with all in favor.

There is an Informational Meeting Sunday, November 17th at 11AM at the Town Hall to address Broadband Internet needs in Sharon. There are a lot of unknowns with this topic including what the cost would be to the Town and its' residents individually. The meeting should answer a lot of questions.

Land Use Administrator Casey gave an update on Lion Rock Farm.

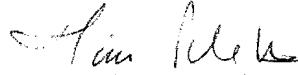
Land Use Administrator Casey told the Commission that there is a draft Town of Cornwall Town Plan of Conservation & Development available on Cornwall's website.

Land Use Administrator Casey pointed out to the Commission that Brenda Griswold-Hall did apply for a Farm Stand at 70 Gay Street after the Commission amended the Regulations. The application has been withdrawn.

"Pop-Up" shops is one of the items to be discussed at a Planning Session that will be held in January or February. There are other items to discuss as well.

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

Respectfully submitted,



Tina Pitcher, Recording Secretary

Happy Thanksgiving

10

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SHARON TOWN CLERK