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By Linda Amerighi at 9:33 am, Dec 10, 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 December 8, 2021 at 5:30PM at the Town Hall. Present were regular members Hall, MacMillan, Lynn, Moskowitz and Rand; Land Use Administrator (LUA) Casey, Michael Shea, Andy Burne, Carol Flaton, Douglas Columb and the secretary.

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

Mr. MacMillan made a motion to adopt the agenda as presented, seconded by Mr. Moskowitz, with all in favor.

The first item on the agenda was a public hearing on an application for conversion at 17 Hospital Hill Road. Mrs. Hall stated that the hearing procedures are on the back table. LUA Casey read the legal notice as it appeared in the newspaper. Mr. Columb was present to present the application. Currently the building contains a doctor's office on the first floor with an apartment upstairs. The proposal is to convert the first floor to two apartments. There is ample parking on the property. As the building was constructed around 1869, it meets the Conversion Regulations. Members were given copies of the floor plan. LUA Casey told Mr. Columb that he will need to tell his tenants that the home offices on the plans are for home use only – not professional. With all questions answered, Mrs. Lynn made a motion to close the hearing, seconded by Mr. Rand, with all in favor. The hearing was closed at 5:35.

There were no public comments.

With no corrections needed, the 11/10/21 minutes stood approved as presented.

The permits issued since the last meeting were: Estate of O'Boyle – add lean-to addition; Russell Purdy – construct lean-to to existing barn; H & R Holdings – change first floor to a two bedroom apartment; and Jordan Fowler – construct barn with lean-to.

There was no correspondence.

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

New Business:

Mrs. Lynn made a motion to approve the application for Conversion at 17 Hospital Hill Road as it meets the Regulations, seconded by Mr. Rand, with all in favor.

Mrs. Hall welcomed Mr. Moskowitz as a newly appointed Regular Member.

Land Use Administrator:

LUA Casey stated that she is still busy with Joray Road but she has not received any applications or map of what will be proposed. The Health Director is involved with the process.

Members were given a copy of the Town Ordinance regarding Use of Town Property. Basically before anything can be put in a Town Right-of-Way plans for the placement need to be submitted and approved by both the Board of Selectmen and the P & Z Commission. Residents of River Road are

coming to the January meeting of this Commission regarding the parking issues in their neighborhood. This Commission can't act on things that are not in the Regulations. If there is parking planned on a Town Road, per the Ordinance, this comes before this Commission. LUA Casey feels that there should be oversight on these activities as the parking could create an issue with emergency services, which would need to be added to the Regulations.

Lion Rock Farm has submitted a list of the attendees for their events held this season. There is one more this weekend.

This Commission should be aware of a Special Exception application for a Retreat on Long Pond Road in Lakeville. They have a hearing coming up.

It is time for the Commission to review the By-Laws. The only section that was discussed and may need to be changed is Article VII Section 2 concerning the number of the voting membership that constitutes a quorum. The State Statutes will need to be looked at concerning this. This was tabled til the next meeting.

The Commission needs to hold their election of officers:

Mrs. Lynn nominated Laurance Rand as Chairman. With no other nominations, Mr. MacMillan made a motion to close nominations, seconded by Moskowitz, with all in favor. Mrs. Lynn made a motion to elect Laurance Rand as Chairman, seconded by Mr. Moskowitz, with all in favor.

Mrs. Lynn nominated Elizabeth Hall as Vice Chairman. With no other nominations, Mr. MacMillan made a motion to close nominations, seconded by Mr. Rand, with all in favor. Mr. Moskowitz made a motion to elect Elizabeth Hall as Vice Chairman, seconded by Mr. Rand, with all in favor.

Mrs. Lynn nominated Stanley MacMillan as Secretary. With no other nominations, Mr. Rand made a motion to close nominations, seconded by Mr. Moskowitz, with all in favor. Mr. Rand made a motion to elect Stanley MacMillan as Secretary, seconded by Mr. Moskowitz, with all in favor.

It was pointed out that Mr. Rand is only the second or third Chairman of this Commission.

With nothing further, new Chair Rand ask for a motion to adjourn. Mr. MacMillan made a motion to adjourn, seconded by Mr. Moskowitz, with all in favor. The meeting was adjourned at 5:50.

Respectfully submitted,

Tina Pitcher, Recording Secretary

HAPPY HOLIDAYS AND HAPPY NEW YEAR

NEXT MEETING: JANUARY 12 5:30PM