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By Linda Amerighi at 10:39 am, Dec 15, 2023

SHARON PLANNING AND ZONING COMMISSION

Draft until approved at the next regular meeting

The regular meeting of the Sharon P & Z Commission was held on December 13, 2023 at 5:30PM at the Town Hall. Present were regular members MacMillan, Rand, Hall, Moskowitz, and Lynn; alternates Wilbur, Kinsolving and Drew; Land Use Administrator (LUA) Casey, approximately 20 residents, Attorney Ken Baldwin of Robinson & Cole LLP and the secretary.

Chairman Rand called the meeting to order at 5:30 and welcomed new members Drew and Kinsolving.

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

There were no public comments.

Mrs. Lynn made a motion to approve the 11/8/23 minutes as written and the 12/6/23 with the correction of alternate Wilbur being present, seconded Mr. Moskowitz, with all in favor.

The permits issued since the last meeting were: Steve Bafundo – construct deck; Michael Smith – construct addition; Sharon Country Club – replace maintenance building and add 2 storage sheds; Sally Kaplan – add two bedrooms, bathroom and playroom in basement; Kenneth Cohen – convert offices on 1st floor to 8 office suites; David Levinson – place garden shed; and Jessica Metcalf – construct screen porch.

No correspondence.

Old Business:

No change in the status on the fire protection for the Huntington Kildare/Metz re-subdivision.

No change in the status regarding the Land Use Application fees.

As there is a referendum on January 5, 2024 concerning the solar array at 64 Hilltop Road, the Commission will not be issuing a report.

Verogy, the applicant for the solar array has submitted a request for an extension of the decision on the application and the Town (First Selectman Flanagan) has submitted a request for an extension to 1/10/24. With these requests, there was no discussion. Mrs. Lynn made a motion to accept the extension requests, seconded by Mr. MacMillan, with all in favor.

New Business:

Attorney Ken Baldwin presented the application and site plan for a telecommunication facility in the steeple of the Sharon Congregational Church – 25 Main Street. Verizon has partnered with the Church for the facility. He explained that they are proposing 2 antennas within the steeple and reviewed what the Historic District Commission has approved. A radio frequency emissions report has been submitted with the application. Attorney Baldwin reviewed how this application meets the Regulations under Article VIII Section 11 F and is an allowable use. The Commission members and those in attendance had questions concerning: exposure; screening; noise; the generator; property values; and issues of health for the neighbors. It was pointed out that the Commission may require as a condition of the permit that the applicant monitor the RF emissions from the facility on a regular basis etc. (page 50 of the 6/17/23 Regulations). With all questions asked and comments made, Mr. MacMillan made a motion to approve the application as submitted with the additional requirement that the applicant

monitor the RF emissions from the facility on a bi-annual basis, providing both a pre and post RF assessment and that the application shall provide a copy of such monitoring reports to the Commission in a timely manner, seconded by Mrs. Hall, with all in favor.

Byrne & Byrne LLC has submitted a bill for \$360.00 pertaining to questions regarding cannabis regulations. Mrs. Lynn made a motion to approve the bill, seconded by Mr. Moskowitz, with all in favor.

The proposed Amendment re: prohibiting retail sales of recreational marijuana was reviewed. As notice of the required hearing needs to be sent to the NW Hills Council of Governments and the abutting Towns with them having 35 days to submit comments, Mrs. Hall made a motion to set the hearing on this proposed Amendment for February 14, 2024, seconded by Mr. MacMillan, with all in favor.

Per the By-Laws, the By-Laws need to be reviewed. There is a section that needs the State Statute section changed – Article VII Sections 2 & 3. An updated version will be provided for review at the next regular meeting.

Scheduling a workshop with Attorney Byrne was discussed. It was pointed out to the new members that state statutes now require certain number of hours of training for Commission members. LUA Casey expressed how important the information provided during one of these workshops is. The Recording Secretary commented that there is an attempt to coordinate this workshop with the Zoning Board of Appeals members. After reviewing the available dates of Attorney Byrne, the Commission agreed to set the workshop for January 24, 2024 at what time works for Attorney Byrne. A planning session will be scheduled for some time after the workshop.

Per the By-laws, the Commission has to elect their officers:

Mrs. Hall nominated Laurance Rand as Chairman, seconded by Mr. Moskowitz. Mr. MacMillan made a motion to close nominations, seconded by Mrs. Hall. Vote taken on nomination = carried unanimously.

Mr. Moskowitz nominated Elizabeth Hall as Vice Chairman, seconded by Mr. Rand. Mr. MacMillan made a motion to close nominations, seconded by Mrs. Lynn. Vote taken on nomination = carried unanimously.

Mr. Moskowitz nominated Stanley MacMillan as Secretary, seconded by Mrs. Lynn. Mr. Rand made a motion to close nominations, seconded by Mrs. Hall. Vote taken on nominations = carried unanimously.

LUA:

LUA Casey has spoken to Mrs. Drew and Ms. Kinsolving about emailing information only and stressed how much work has been done on the current Town Plan of Conservation & Development. The Plan is due to be revised in 2026.

The Land Use/Building Office remains extremely busy. The amount of misinformation given to new owners is mind boggling.

With nothing further, Mrs. Lynn made a motion to adjourn, seconded by Mrs. Hall, with all in favor. The meeting was adjourned at 6:48.

Respectfully submitted,

Tina Pitcher, Recording Secretary
NEXT MEETING: JANUARY 10 5:30PM