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By Linda Amerighi at 11:25 am, Sep 24, 2021

SHARON PLANNING AND ZONING COMMISSION
Draft until approved at the next regular meeting

A planning session of the Sharon P & Z Commission was held on September 22, 2021 at 5:30PM at the Town Hall. Present were regular members Hall, Lynn and Rand; alternates Wilbur, Moskowitz and Loening; and the secretary.

Vice Chairman Hall opened the session at 5:30.

The Commission agreed that their next complicated tasks is to work on are: cluster housing, work force housing and affordable housing (provide affordable rentals). The Secretary advised the Commission that the Town did receive a grant to form the State required Affordable Housing Plan. The Board of Selectmen should decide at their meeting to either use COG or another entity to assist with this Plan. It is suggested that members of the P & Z Commission be on the Committee that needs to be formed.

Copies of the Cluster Housing Regulations that were removed several years ago were passed out so all the members would have an idea of what should be included. The Commission agreed to work first on cluster housing. In drafting a Regulation, the Commission needs to decide various aspects – do they want two Regulations (on town water & sewer AND have private water & sewer which may allow for more units on less land) and different if in Rural Residential or General Residential. The members could review the Town of Salisbury's Regulation – Section 7.1.7 and also our Residential Conversion of Older Homes & Structures (page 37).

For the next planning session which will be October 27, Mrs. Hall asked the members to bring their ideas of what they feel would be the ideal Regulation and what it would include and not include:

- Regulations for each Rural Residential and General Residential Zones
- Property close to town and away from town
- Type of development – kind of buildings (single or joined)
- Developed around a cul-de-sac
- Landscaping, maintenance, lighting, parking, car ports vs garages
- Minimum lot size, Recreation area

She would like to make the Regulation as simple as possible and no more than two pages.

The time for the next session will be discussed at the Oct. 13 meeting.

The session closed at 6:36.

Respectfully submitted,

Tina Pitcher, Recording Secretary