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By Linda Amerighi at 10:15 am, Oct 29, 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 October 27, 2021 at 5PM at the Town Hall. Present were regular members Hall and Lynn; alternates Loening and Wilbur; and the secretary.

Vice Chairman Hall opened the session at 5:04

Mrs. Hall commented that she was reminded today that the Commission was going to set aside 10 minutes at this session to start looking at the issue of public access parking areas. Technically at this point, this is not a P & Z Commission issue, just the Board of Selectmen. They need to be more involved as these parking areas are mostly off of or in the Town right-of-way. The Recording Secretary told the members that at the BOS meeting last night, verbally the Sharon Land Trust Representatives agreed to meet with residents of Dawn Hill and River Road. Mrs. Hall stated that LUA Casey feels that at some point in the future, perhaps a site plan for parking should come before this Commission for safety reasons. It was commented that also a management plan should be submitted. This would require a Regulation change. Mrs. Hall will speak with First Selectman Colley to see how the Selectmen plan to deal with these issues and ask that he gets back to this Commission. **For the December regular meeting, Mrs. Hall asks that the members think about how to address this issue.** Possible entities to get input from are: CT State Troopers, Board of Selectmen, HVA, Sharon Land Trust, DEEP, NW Hills COG, Sharon Fire Department, State Department of Transportation and this Commission.

Attorney Byrne's comments on the proposed amendments to the Zoning Regulations has been received. Each item was reviewed and his recommendations for the solar energy systems and conversion of old barn buildings will be incorporated into the final versions. It is unknown how the Commission would determine a height limitation for ground-mounted systems. This can be discussed at a later meeting. The amendments do not have to go back to COG as these are not significant changes. The final versions need to be sent to the adjoining towns once the hearing date has been set. The proposed amendment for the temporary moratorium on cannabis establishments has to be voted upon to be sent to COG at the next regular meeting. At this point, the hearing on all these amendments would probably be done in January.

Next the Commission starting working on Cluster Housing regulations, looking at the document that Mr. Moskowitz provided and the outline for the regulation done by Mrs. Hall. The members agreed at this point – in Mr. Moskowitz's document – the first paragraph is fine, Item 1 should only read "Permit a creative approach to the development of residential land."; eliminate Items 2, 3, 5 & 6; Item 4 should have "wildlife habitat" added. They agreed that the cluster housing should be "condominium type" not an over 55 development. It was pointed out that the current Regulations allows for a Planned Conservation Zone – page 18 – which allows a developer to ask for zone change of a parcel of land where they could build houses on individual lots that are smaller than what is allowed in that Zone by exchanging open space. It is difficult for a developer to come in for a zone change. Mrs. Hall found in her old files a draft Regulation that Tom McGowan had done in 2011 "Conservation Subdivision". This may be something the Commission would be interested in reviewing. Copies will be handed out at the next regular meeting.

The Commission discussed various options for Regulations on cluster housing in the rural residential zone:

Minimum lot size 20 acres; percentage of open space 60%; number of units 12 with either 2 or 3 cul-de-sacs with 100' between cul-de-sacs OR the number of houses that would normally be allowed on the acreage in that zone; 50' setback from all boundary lines; and minimum 20' between buildings.

The members were asked to think about how to apply options to the GR1 and GR2 zones. This may require a totally different type of regulation.

The session closed at 6:35. The next planning session will be in January 2022.

Respectfully submitted,

Tina Pitcher, Recording Secretary