

**RECEIVED**

*By Linda Amerighi at 8:51 am, Dec 08, 2023*

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 December 6, 2023 at 4:30PM at the Town Hall. Present were regular members Moskowitz, Rand, Lynn, MacMillan and Hall; alternates Drew and Kinsolving; Selectmen Brett, John & Patee Hecht and the secretary.

Chairman Rand opened the session at 4:29. He passed out information on Great Barrington. Mrs. Drew also had some material.

The first topic discussed was Airbnb. The Commission doesn't want to ban them. There is a problem/concern with corporations owning properties for rental only. It was agreed that there is a need for registration and this requirement should be in the Zoning Regulations. For now, the Commission is looking into Regulations. The Commission would need to draft Regulations, have Attorney Byrne review them and then hold a public hearing on the proposal before adoption.

Next cannabis was discussed. A simple Regulation prohibiting cannabis was obtained from Attorney Byrne. This only addresses retail sales of recreational marijuana – not cultivation or the agricultural aspect. The Recording Secretary will put the proposed Amendment into proper form for the Commission to review at the next regular meeting in order to set a hearing. If the amendment is adopted, the moratorium would be over.

LUA Casey had asked that the Commission review the Uses in the G1 & G2 Zones – particularly that professional offices are allowed in the G1 Zone but not the G2 Zone. As the G2 Zone goes between Calkinstown Road and Weeds Dam Road, Mrs. Hall remembers that the Commission didn't want professional offices in this area as they wanted to keep this area residential as it is a gateway into Town. The difference between professional offices, personal service spaces and home occupations was reviewed. The Commission agreed to think about this further and how it affects the Town Plan of Conservation and Development. It was pointed out that the Local Enterprise Zone does allow for professional offices.

The next planning session will be set at next weeks' regular meeting. The Recording Secretary told the members that she and LUA Casey are working on arranging a workshop with Attorney Byrne. These dates will be reviewed next week.

The new members: Jill Drew and Katy Kinsolving were welcomed to the Commission.

Mr. Rand closed the session at 5:30.

Respectfully submitted,

Tina Pitcher, Recording Secretary