

Town of Sharon, Vermont  
**Planning Commission**  
P.O. Box 250  
Sharon, VT 05065  
802-763-8268

**Minutes for December 13, 2016 Meeting (Draft)**

Commissioners Present: Peter Anderson, Paul Kristensen, Kevin Gish, Sue Sellew, Ira Clark  
Commissioners Absent: none  
Public present: Margy Becker (taking minutes); Richard Root

Peter Anderson called the meeting to order at 7:00PM.

**Administrative Business:**

Peter Anderson made the MOTION to approve the Minutes of November 8, 2016 as presented. Kevin Gish seconded. The MOTION carried unanimously.

It was agreed a PC Clerk job description should be developed. Margy Becker reports she would prefer not having to perform clerk duties. It was agreed she would continue to draft agendas with PC Commissioner input, and also continue to assist the PC with administering subdivision regulations.

Commissioners voiced hope that a new Flood Hazard Bylaw Administrator would be hired by the Town. Preston Bristow has made it clear that he would prefer focusing on town administration duties in Barnard, rather than flood plain administration. Margy Becker will follow-up with him and the Selectboard about advertising the position.

Margy Becker will assist with preparing a draft PC report for the Town Report. The budget will show an increased expense for the Clerk and for training.

Commissioners agreed the Town should postpone posting a link on the Town website to Flood Hazard Area map data on deposit with the Regional Planning Commission. The Agency of Natural Resources Atlas is the go-to site for this data. Peter Anderson explained there is a meeting in January with the ANR that will shed some light as to the timeline on publication of Phase 2 data consistent with Sharon's Flood Hazard Bylaw.

Richard Root - Boundary Line Adjustment: Parcels F01050.L2 (+41.87) acres and F01050.L3 (+69.70 acres)

Richard Root met with Commissioners to explain his intent to adjust the boundary between two parcels he owns which border Downer State Forest land. Approximately 10 acres would be involved in the boundary line adjustment. He asked the Planning Commission for a waiver of the survey requirements, since he owns both parcels and the use is not changing.

Paul Kristen noted the land involved was historically part of Gibson lands, and he questioned the existence of surveys of the land involved in the boundary line adjustment. He reported his property abuts the parcels in question.

Mr. Root was asked whether there was access to both parcels. Richard Root stated he possesses deeded right-of-ways. Margy Becker reported a Lister has voiced a concern about lack of information about boundary lines in the vicinity of Mr. Root's property.

Planning Commissioners concluded that Richard Root was proposing a subdivision, not merely a boundary line adjustment. He is planning to sell land to a neighbor. Commissioners declined to grant a waiver from survey requirements.

It was agreed that Paul Kristensen would research the deeds and verify existing survey information on file with the Town. Paul will then report his findings to Richard Root.

Town Plan Revisions: Revisions to the Town Plan were further discussed.

Peter Anderson MOTIONED to adjourn. Kevin seconded. The MOTION carried and the meeting adjourned at \_\_\_\_\_PM.

Submitted by Margy Becker/Ira Clark