

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

Minutes for May 9<sup>th</sup> Meeting, 2017 (Draft)

Present: Peter Anderson, Paul Kristensen, Sue Sellew, Joe Ronan, Ira Clark (taking minutes)

Public present: Sherri Spittle, Rod Small, Brad Ruderman, Robert Dion, Joyce Dion, Mark Schindler, Rob Townsend.

Peter Anderson called the meeting to order at 7:02 PM.

Draft minutes from the 4/11/17 SPC meeting and the 5/2/17 DRB meeting were not reviewed. The SPC will take those up at June's meeting.

Sue and Peter plan to attend the 5/15/17 meeting at the Montshire Museum pertaining to the siting of renewable energy projects.

At 7:15 Peter opened the hearing for the Spittle subdivision. The SPC made its site visit on 5/7/17. The proposed Lot 2 does not have an approved septic design. Abutter Rod Small spoke of his neighbor, Clayton Richardson's, concern about potential overshadowing of his well by a future septic installation. Peter closed the hearing at 7:26 and reopened the SPC meeting.

Sue motioned to approve the Spittle subdivision without a state-approved septic design for Lot 2 recognizing the abutter's concern for potential overshadowing of his well by a future septic design, subject to the requirement that the applicant amend the plat to reflect the "Notice of Permit Requirements" in the font stipulated in the subdivision regs. Ira seconded. All voted in favor. SPC members signed the application.

At 7:39 Peter opened the Replap Group subdivision hearing. No abutters were present. Mark Schindler, representing the Replap Group, submitted his certificate of public posting for subdivision of the Palmer lot. The SPC made its site visit on 5/7/17. There is no septic design for the newly-created lot, which is to be annexed to land owned by Mark Schindler. Rob noted the new deed will state that there is no septic design. Paul motioned to close the hearing, Sue seconded, all were in favor.

Sue motioned to approve the Replap Group subdivision, Peter seconded. All voted in favor. SPC members signed the subdivision application.

Initial subdivision review was opened for the Dion property. Brad Ruderman described the proposed subdivision of one lot into three. A driveway permit has not yet been issued for Lot #3. Lots #1 and #2 will share an existing curb cut for an existing home. Some overshadowing of State land is illustrated in the septic design. The applicant has yet to submit the application fee to the Town. Preliminary subdivision review for the Dion property is scheduled for 6/13/17 at 7 PM. The hearing will likely be in July.

Preliminary subdivision review was opened for the Schindler property. Mark Schindler outlined his plan to create three parcels. One will be acquired by the Remlap Group in exchange for the parcel created in the earlier hearing. The Nature Conservancy has lined up funding for purchase and conservation of 469 total acres, including some portions of the White River. Mark will act on the annexation that is required as part of the multi-step sequence of subdivisions and land sales that is required to complete the transactions with the Palmers and The Nature Conservancy.

Sue motioned to accept the Schindler subdivision application. Peter seconded. All were in favor. The hearing will be held on 6/13/17. The site visit is scheduled for 6/11/17 at 9 AM at the farmhouse.

Paul noted that Sharon's flood hazard bylaw requires landowners to obtain a permit from the Town prior to creating a pond. SPC members discussed how to publicize this fact, as it is likely not common knowledge.

SPC members discussed edits to the Land Use chapter of Sharon's Town Plan, in a draft circulated by Ira. Ira reviewed "bullet points" to summarize edits for a future public hearing. Ira noted that the Future Land Use map drawn up by TRORC lacks clarity in what regions are labeled Rural Residential and what Regions are Forest Conservation. Strafford's map, in contrast, is considerably clearer. Peter volunteered to speak with TRORC about editing the map. Ira is to incorporate additional edits into the chapter 14 draft for review in June's SPC meeting.

Paul motioned to adjourn. Peter seconded. Meeting adjourned at 9:05 PM.

Submitted by Ira Clark