

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

Minutes for October 10, 2017 (draft)

Present: Peter Anderson, Ira Clark, Paul Kristensen, Joe Ronan, Sue Sellew

Staff Present: Margy Becker (taking minutes)

Public present: Richard Root, Doris (Howe) Backus, Skip Nalette (Pathways Consulting, Lebanon, NH), John Sears (abutter to Root property)

Ira Clark called the meeting to order at 8:15PM.

Initial Review: Richard Root – Proposed 4-lot subdivision

Richard Root summarized his intent to subdivide approximately 139 acres abutting Downer Forest into 4 lots at 43, 42, 25 and 30 acres. There are no improvements proposed.

There are easements and rights-of-ways to the 4 lots through property owned by either Pauline Barrett and Melvin Gore or by David Henderson. These rights-of-ways will follow existing logging roads. The access to all 4 lots is Town Highway 16 - Downer Road via State Forest Highway.

Further documentation and clarification of the proposed boundary line between the subject parcel and lands owned by John Sears will be filed with the Town. That agreement will address the ultimate ownership of .31 acres.

Paul Kristensen noted the surveyed boundary between the subject parcel and his property is a straight line which follows a fence line (which is not straight). Richard Root acknowledged the need to further clarify this boundary and suggested a possible change to the deed to reflect the survey.

The 25-acre parcel that may be conveyed to abutter Jon Melendy is served by two accesses. Other future conveyances will be among family members.

Richard Root stated there are no building plans. He presented a State of Vermont Project Review sheet, which notes no Act 250 review is needed. He has not applied for water supply or waste water disposal permits from the VT Agency of Natural Resources. Planning Commissioners directed Mr. Root to insert specific language that notes the lots cannot be developed without said permits into deeds upon conveyance of each lot. Richard Root will follow-up with the VT ANR to get the required deed language.

Margy Becker informed Commissioners that the applicant had submitted enough information to have met application criteria for initial and preliminary review. Planning Commissioners agreed.

Peter Anderson made the motion to accept Richard Root's subdivision application, to proceed to final review and to schedule a public hearing and site visit. The motion was seconded and carried unanimously.

The dates and time for the public hearing and site visit will be as follows: Site visit: 9AM Sunday, November 12; Public hearing: 7PM Tuesday, November 14, 2017 (Town Offices). Richard Root will send directions for the site visit.

Initial Review: Doris Backus – Proposed 3-lot subdivision

Skip Nalette, Pathways consulting, explained Doris Backus has submitted a revised application and subdivision plan that complies with the 1-acre minimum in the subdivision regulations. A 3-lot subdivision is proposed as follows: Lot A with 2 existing buildings @ 37 Dee Haven – 1.08 acres; Lot B with 2 existing buildings @ 38 Dee Haven – 1.0 acres; and Lot C = House and remaining shoreline acreage of 10.5 ± acres.

All lots will be greater than 1 acre. Dee Haven, off Rte. 14 south, will serve as access to all 3 lots. No new buildings are proposed. One dwelling is being relocated. #36 Dee Haven has its own septic system. #37 & #38 will share the new septic system. The plans and permit for the new system are on file with the Town. There is a shared well.

Planning Commissioners inquired if there will be septic system replacement area? Skip Nalette replied there is no requirement for a replacement area, as the new system is pressurized.

Paul Kristensen inquired about the Old Rte. 14 right-of-way, still owned by the State of Vermont. Skip Nalette stated the ROW appears on the plan.

Margy Becker noted that as with the prior applicant, Doris Backus has submitted application materials to satisfy both initial and preliminary review criteria. Commissioners agreed.

Peter Anderson made the motion to accept Doris Backus' subdivision application, to proceed to final review, and to schedule a site visit and public hearing. Paul Kristensen seconded. The motion carried unanimously.

The site visit will occur at 10AM Sunday, November 12 and following the visit to the Root property. The public hearing is scheduled for Tuesday, November 14, at 7:30PM.

Minutes of September 12: Paul Kristensen made the motion to approve the minutes of September 12, 2017 as submitted by Ira Clark/Margy Becker. Sue Sellew seconded and the motion carried unanimously.

Broad Brook Cemetery Association: Margy Becker was reminded to follow-up with the BBCCA regarding the need for a subdivision following Rikert's gift of a one-acre parcel.

Town Plan Hearing Schedule: Ira Clark described the contents of the required report on proposed changes to the Town Plan. This report needs to be made available to the public prior to the Planning Commission's public hearing. It was agreed the SPC will reconvene on Tuesday,

October 24 after the DRB meeting to work on the report. Ira has already prepared a good outline of proposed changes.

Junkyard Ordinance: Sue Sellew reported the Selectboard has asked the Planning Commission to assist with preparation of a junk ordinance. Joe Ronan has already done some research, and he will distribute via email a sample ordinance for review and discussion. The SPC will then forward a draft to the Selectboard for its consideration.

Paul motioned to adjourn, Joe seconded. Motion carried. Meeting adjourned at 9:15 PM.

Submitted by Margy Becker