

Town of Sharon, Vermont
Planning Commission
Minutes
December 19, 2017 (Final)

Commissioners Present: Peter Anderson, Ira Clark, Paul Kristensen, Joe Ronan, Sue Sellew
Staff Present: Margy Becker (taking minutes)
Public present: Applicant Richard Root, John & Janet Sears (abutters to Root property); Applicant Ted Kenyon dba Quimby Mtn. Stone; Robert Townsend, American Consulting Engineers; Keith & Jason Blackburn (prospective quarry buyers).

Ira Clark called the meeting to order at 7:05PM.

Public Hearing Continuance: Root 4-lot Subdivision

Ira Clark reconvened the public hearing. Richard Root confirmed property ownership is now all in his name and consistent with the application. A 50-foot wide Right-of-way provides access to each individual lot. Discussions with the Sears have led to an agreement on the boundary line adjustment, to be completed following subdivision approval.

Peter Anderson made the motion to approve the 4-lot subdivision as proposed by Richard Root and depicted on an undated preliminary survey by DBS Surveys, Inc. with the following conditions:

- 1. That a “final” subdivision plan be submitted to the Planning Commission with engineer/surveyor’s stamp and date**
- 2. That the right-of-ways be labeled in the legend**
- 3. That any future development comply with the Town of Sharon Flood Hazard Regulations, including regulations on culverts.**

Joe Ronan seconded. The motion carried 4-0-1, with Paul Kristensen abstaining.

Ira Clark closed the public hearing at 7:20PM. John and Janet Sears and Richard Root signed a boundary line adjustment in front of witnesses and notary.

Preliminary review – Park Forestry, LLC Subdivision of Parcel R11090R2 + 1,568 acres into 4 lots

Rob Townsend, Surveyor, described Park Forestry, LLC’s intent to subdivide a large tract of forest lands for the benefit of continued operation of Quimby Mountain Stone, a quarry operation run by Ted Kenyon. Ted Kenyon represents he owns the quarry operation.

The preliminary survey of the subdivision depicts creation of 4 lots as follows: 11.8 acres; 7.2 acres; 7.0 acres. The lots are not contiguous. The lots are arrayed along the access road from Rte. 14, except for the 7.2 acre parcel.

Planning Commissioners reviewed information requested of Applicant from initial review:

1. Clarification of acreage discrepancy between R. Townsend subdivision proposal of 1568 acres and total acreage owned by Park Forestry NY, LLC:

Rob Townsend noted that Yankee Forest purchased additional acreage from Stahl, to bring the total acreage of the large tract to 1,700+ acres.

2. Confirmation that only one parcel is being subdivided and there is only one deed to the parcel:

Applicant has submitted the warranty deed for the conveyance from Yankee Forest to Park Forestry, LLC in 2006 and recorded in Book 7 at pp. 200-205. This warranty deed confirms access from either Rte. 14 or Town Highway 11 (Quimby Mountain Road) to the 1,700 acres, and rights-of-ways over the railroad and Interstate 89.

Applicant also submitted a copy Warranty Deed from Daly to Ken and Barbara Chase (1973), as evidence of access from Rte. 14.

Planning Commissioners noted, and Rob Townsend agreed, that access to the property is over lands described as ‘protected lands’ the Large Tract Forestry Easement (Vermont Land Trust).

3. Submittal by applicant of a location map that addresses all Initial Review criteria (relationship of parcel to abutting properties is needed):

Applicant submitted a subdivision location map and maps depicting parcel boundaries of the 1,700 acre tract inclusive of abutter’s information.

4. Depiction on plan of access to the 7.2-acre lot:

Commissioners noted that access to the 7.2-acre lot is not yet depicted on a plan or map submitted to-date. However, Applicant has submitted a written statement that “there is an old road to the 7.2 acres that has not been used in some time but would be reconstructed.”

5. Depiction on plan of the ROW’s to Rte. 14 and Quimby Mountain Road:

The preliminary survey still needs to document the location of this right-of-way to Quimby Mountain Road (TH11) prior to final review.

Peter Anderson made the motion to accept Park Forestry’s subdivision application. Sue Sellev seconded. The motion carried unanimously.

Planning Commissioners, Ted Kenyon, and Robert Townsend agreed to schedule final subdivision review on Tuesday, January 9, 2018.

The site visit is scheduled for Sunday, January 7th at 10AM. Commissioners and interested public will meet at the Town Offices parking lot and car pool to the site. The public hearing will begin at 7PM on Tuesday, January 9 in Sharon Town Offices.

Minutes of November 14, 2017

Sue Sellew made the motion to approve the minutes of November 14, 2017 with one typographical correction to page 3. Peter Anderson seconded. The motion carried unanimously.

Broad Brook Cemetery and Rikert Subdivision:

A review of the Rikert approved subdivision plan (2015) was conducted. The plan shows Broad Brook Cemetery to be 1.8 acres. It appears this acreage includes the one acre gifted by Rikert to the Cemetery Association – if the conveyance did occur. Commissioners questioned whether the land is deeded to the Cemetery Association and whether or not the Association could annex the one acre gift. After further discussions **Joe Ronan made the motion, which was seconded, that no further action is needed on this matter. The motion carried unanimously.**

Town Report:

Sue Sellew and Ira Clark will work on the town report. Peter Anderson and Paul Kristensen were recognized for all their service to the Town over many years.

Junkyard ordinance:

Planning commissioners discussed draft language for a junkyard ordinance, as requested by the Selectboard. The definitions of “junkyard” and “salvage yard” were discussed. Minor edits were proposed to the draft language. Joe will make updates to the draft.

The steps required for Town adoption of a junkyard ordinance were also reviewed. It was agreed that a conversation with the Selectboard about the approval process would be prudent. Ira is to contact Margy and get this conversation on a future SB meeting agenda.

Town Plan:

Commissioners discussed edits to the Town Plan chapter 14 (Land Use). There was agreement that the new language on “forest blocks” and “connectivity blocks” has improved the document and brought it more in line with the regional plan. Ira is to incorporate a few grammatical edits and circulate a new draft to commissioners in advance of the next SPC meeting.

Future Land Use draft maps by TRORC were reviewed. Ira is to coordinate with TRORC on a new draft that, among other things, reflects the importance of the “connectivity block” in the southwest quadrant of town.

Adjournment:

Paul motioned to adjourn at 9:10 PM, Peter seconded, and the motion was carried unanimously.

Submitted by Margy Becker/Ira Clark