

Town of Sharon, Vermont
Planning Commission
Minutes
March 27, 2018 (DRAFT)

Commissioners Present: Ira Clark, Paul Kristensen, Joe Ronan, Sue Sellew, Peter Andersen
Staff Present: Margy Becker (taking minutes)

Ira Clark called the meeting to order at 7:00PM;

Approve Minutes: The minutes of February 13, 2018 were approved with changes.

Administrative Matters Discussed:

1. Weed Harvesting – CCC Pond; discussed PC’s support for continued harvesting and Town’s potential acquisition of harvester from Fairlee
2. Town Plan Revisions: discussed schedule for SB input prior to 1st public hearing
3. An inquiry from The Sharon Academy regarding possible annexation of property may be forthcoming; Margy Becker will follow-up.
4. Potential modifications to the subdivision regulations were considered to track with proposed changes to the Town Plan.

Sue Sellew made the motion to recess the Planning Commission meeting. The motion was seconded and carried unanimously.

Sharon Development Review Board Business:

Members reconvened as the DRB for the purpose of scheduling an upcoming conditional use hearing on Steve Davis’ application for a flood hazard permit. A tentative date of Tuesday, May 8th was chosen. Ira Clark will confirm with Geo Honigford.

Peter Anderson made the motion to adjourn the DRB meeting. Sue Sellew seconded. The motion carried.

Final Subdivision Review - Public Hearing Continuance (postponed from March 13th):

Applicant: Park Forestry, LLC

Subdivision of Parcel R11090R2 (1,778+ acres) into 4 lots

Parties present: Applicant Ted Kenyon dba Quimby Mtn. Stone; Applicant’s Representative Robert Townsend, American Consulting Engineers; Keith & Jason Blackburn (prospective quarry buyers); Abutters: Teri Fischer, Martin Smith

Ira Clark reconvened the public hearing at 7:30PM.

Ira Clark reported on his conversations with Linda Matteson concerning Act 250 review and jurisdiction over the proposed 7-acre sand pit parcel. The 3-lot subdivision is triggering Act 250 review.

Rob Townsend reported that Applicant Park Forestry, LLC (Quimby Mtn. Stone) is proceeding with an application to amend the Act 250 permit. A second application for either a minor or major Act 250 review will be needed should the sand pit become operational.

Ira Clark further reported that completion of the subdivision process at the local level does not affect Act 250 jurisdiction. Planning Commissioners agreed to proceed with final review.

It was noted a survey exists only for the 1,568 acres, whereas the parcel is 1,778 acres. Rob Townsend will make further inquiries regarding the existence of a survey on acreage purchased from Stahl. Planning Commissioners agreed that the survey of the whole parcel is a pre-requisite to final approval.

All other application requirements have been satisfied.

Applicant and Planning Commissioners agreed to a further continuance of the public hearing for the purpose of allowing Applicant to complete the final survey.

Sue Sellew made the motion to recess the public hearing to April 10, 2018 7:30PM. Paul Kristensen seconded. The motion carried.

Adjournment: The motion to adjourn was seconded and carried unanimously.

Submitted by Margy Becker