

Town of Sharon, Vermont  
**Planning Commission**  
Minutes  
April 10, 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;

Approval of Minutes:

The minutes of March 27, 2018 were reviewed and changes suggested to a) clarify the pending DRB hearing is for the Steve Davis conditional use permit, b) to clarify the survey of the Stahl property is needed to account for the difference between 1,568 and 1,778 acres owned by Park Forestry, LLC; c) to clarify other business discussed, and d) to clarify adjournment time of 8:32PM.

Administrative Matters Discussed:

1. Ira noted an email received concerning an upcoming meeting of the VT Council of Rural Development on the topic of 'prosperous and resilient communities'. Peter Anderson agreed to follow-up on the matter.
2. Sotak Subdivision Application: Margy Becker noted the applicant is working with Tavian Mayer to prepare materials for the application. No application has been received to-date.
3. Sue Sellew expressed her desire to have John Broker-Campbell attend an upcoming PC meeting to discuss the VT ANR's new model flood hazard regulations. It was agreed that John would be asked to meet with the PC after the DRB concludes its business on May 8<sup>th</sup>. Margy Becker agreed to follow-up with John Broker-Campbell.
4. Paul Kristensen requested more precise guidelines concerning protocols for DRB site visits.

**Final Subdivision Review - Public Hearing Continuance from April 10th:**

Applicant: Park Forestry, LLC  
Subdivision of Parcel R11090R2 (1,778 acres) into 4 lots

Parties present: Ted Kenyon dba Quimby Mtn. Stone; Applicant's Representative Robert Townsend, American Consulting Engineers; Keith & Jason Blackburn (prospective quarry buyers). There were no abutters in attendance.

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

Ira Clark's noted the public hearing had been continued from March 27 to give the applicant time to confirm that the entire 1,778 acre parcel had been surveyed.

Rob Townsend stated a survey of the Stahl property does exist. The survey for C.E. Stahl is dated June 20, 1958 and it depicts a 200-acre parcel referred to as the 'Marsh Lot'. The survey is recorded at Map Book #2 page 37. The survey indicates abutters of the parcel were Gilman, Lyman, Reynolds, Paronto, Bouchard, and Harrington. There are metes and bounds.

Rob Townsend further stated Blake Thompson had produced the survey of the 1,568 acres for Kinsdale Investments, Ltd et al in 1967, which is recorded at Map Book #4 pages 39-40.

Rob Townsend presented his final subdivision plan which reflects the composite survey of the entire 1,778 acre parcel at a scale of 1"= 600 ft dated April 10, 2018. The final plan is stamped with Mr. Townsend's State of VT license number. He noted the survey has all the attributes required in the subdivision regulations Section 302 (5). The survey is comprised of two sheets.

It was noted the final plan provides the lot locations and boundaries for the 4 resulting lots as follows: Sand Lot 7.3 acres ±; Quarry Lot 11.8 acres±; Staging Area 7 acres ±; and remaining acreage. The final plan depicts access to the lots from Rte. 14 along a private road that crosses the railroad tracks, the interstate, and proceeds up Quimby Mountain.

Robert Townsend stated his final mylar could have a signature block. Planning Commissioners agreed this is a good idea. It was also agreed that labels on the final plat will appear in larger fonts to make them easier to read.

**Motion by Peter Anderson, seconded by Sue Sellew, to close the public hearing. The motion carried unanimously.**

**Motion by Paul Kristensen to approve Park Forestry, LLC's subdivision application of 1,778 acres into 4 lots on the condition that the Town receives all fees associated with the application and review process. Sue Sellew seconded. The motion carried unanimously.**

Planning Commissioners signed the Park Forestry, LLC application in duplicate.

Ted Kenyon was informed that there is a 30-day appeal period which follows the Planning Commission's action.

Other business:

Sharon Energy Committee:

**IRA AND SUE TO ADD DESCRIPTION OF BUSINESS DISCUSSED**

Adjournment:

\_\_\_\_\_ made the motion to adjourn at \_\_\_\_\_PM. The motion was seconded and carried unanimously.

Submitted by Margy Becker/Ira/Sue