

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 8th. 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: Town Plan revisions

Planning Commissioners discussed holding a hearing May 22nd for public review of revised language for Chapter 14 (Land Use) of the Town Plan. Sue will contact the Fire Department to see if their conference room is available for the hearing that evening. Margy will need to warn the hearing through the usual channels. The SPC expects that input from the Select Board will arrive before that date. Ira is to add a brief reference to state storm-water regulation to the text of Chapter 14 and circulate it among SPC members for review.

Other business: Energy Planning

Ryan Haac of the Sharon Energy Committee (SEC) outlined his group's work toward meeting the goals of Act 174 on Energy Planning. Compliance with Act 174 would mean that, in the future siting of renewable energy projects, the State, in its review of proposed projects, would regard the Town Plan and its preferred sites with "substantial deference." According to Ryan, Sharon is getting credit for hosting 3 MW of solar generation but needs to plan for an additional 4 MW +/- to meet Act 174's goals.

Ryan reported that the SEC favors revision of the energy chapter of the Town Plan rather than addressing energy siting in a separate document. Dee Gish of the SEC has incorporated language from TRORC in a draft revision of the energy chapter. The SEC wants to ensure that favored sites for renewable energy projects are supported by the "future land use" map in the Town Plan, currently being revised. It was agreed that the SEC should appear at another SPC meeting and present the state's maps that show favorable locations for renewables in Sharon based on proximity to 3-phase power, solar exposure, etc.

Adjournment:

Peter Anderson made the motion to adjourn at 8:58 PM. The motion was seconded by Sue Sellew and carried unanimously.

Submitted by Margy Becker/Ira