

**Town of Sharon
Development Review Board
Minutes (DRAFT)
May 8, 2018**

Re: Site Visit and Public Hearing on Steve Davis Application

Attendance: Geo Honigford AO, Board members Paul K, Ira C, Sue S, Peter A, Joe R
Guests - Steve Davis, Lisa Leonard

Ira called the DRB Meeting and site visit to order at 6:15pm.

Steve Davis explained the rebuilding project that he would like to get a conditional use permit for:

- foundation will be filled in
- premanufactured structure will be on pilings a foot above the baseline flood elevation which was determined by a surveyor
- structure will not sit closer to the river than the current foundation
- he will design the pilings to hold under the force of the flooded river and the potential collapse of the garage
- house will have a deck sitting on the old foundation
- building will be a contemporary design with 3 different sections
- Base flood elevation established at 525.22', using Lisa Johnson's well head to establish the measurements
- will add well extension to raise the well head a foot above the baseline flood
- will put in access caps for the septic tank
- plans on using concrete blocks for garden structure, should be about 12' x 30' x 2' high
- all mechanicals will be above the baseline flood
- Steve states that he has read the bylaws and is aware of the conditions they place on the site
- the existing garage will stay in use, it has been in use since the flood
- no skirting will be around the structure
- he will use a propane tank that was buried by a previous owner
- main electric panel will be in the garage and be at least a foot above the Baseline flood elevation

The meeting recessed at 6:45pm to travel to the Town Office.

Ira opened the public hearing at 7:00pm.

Same attendees with the addition of Robert Manby, Esq. and Lisa Leonard was not present.

Ira restated the proposed building project that Steve outlined at the site.

Geo stated that ANR employee John Broker-Campbell thinks that the house site has not been abandoned because the garage has been in use, the house was taken down in stages after the flood in 2011 and has not been a functional structure for several years.

The DRB looked at the flood maps and it clearly showed that the site is within the Special Flood Hazard Area.

The Board had a focused discussion on what is 'abandonment', recognizing that the existing garage is a well-built substantial structure.

The project is not so much a reconstruction as it is a redesign

The ledge and straightness of the river will probably protect the site from long-term erosion.

Peter moved to close the public hearing at 7:18pm. Paul seconded. Motion carried unanimously.

DRB entered deliberative session at 7:25pm and invited Geo in.

Session adjourned at 7:48pm.

Submitted by Geo Honigford