

Town of Sharon, Vermont  
**Planning Commission**  
Minutes  
October 23, 2018 (draft)

Commissioners Present: Paul Kristensen, Peter Anderson, Sue Sellew, Ira Clark

Commissioners Absent: Joe Ronan

Staff Present: none

Visitors: Matt Cardillo (applicant), John Peck (abutter)

Ira Clark called the meeting to order at 7:00PM and then convened the public hearing on the Cardillo subdivision application. The hearing was recorded.

**Public Hearing: Final Subdivision Review:** Applicant: Matt Cardillo, Holt Road

Matt Cardillo presented his plan to subdivide a single Holt Road lot into three lots of the following sizes:

Lot 1 – 2.80 acres

Lot 2 – 5.08 acres

Lot 3 - 2.86 acres

Access to each will be from Holt Road off of Beaver Meadow Road.

Replacement septic design for Lot 2 is being reviewed by the State. Neither Lot 1 nor Lot 2 have septic designs. Lot 1 is undeveloped. Lot 2 has a house and shed. Lot 3 includes an existing garage.

Sue Sellew, Paul Kristensen, and Ira Clark visited the site as scheduled on 10/21/18.

Abutter John Peck stated his concern that the subdivision would bring additional development along the road. The sale of Lot 1 he felt could place a new neighbor uncomfortably close to his own property. Ira noted that the proposed lots are each above the minimum size stipulated in the subdivision bylaw.

**Motion by Paul Kristensen to close the public hearing. The motion was seconded by Peter Anderson. The motion carried 4-0-0.**

**Paul Kristensen motioned to grant final approval to the subdivision application submitted by Matt Cardillo in accordance with the plan prepared by Jonathan Abts. Peter Anderson seconded. The motion carried 4-0-0.**

Matt Cardillo noted that he still owes a fee of \$70.01 to the Town. Matt stated he will submit a check for this amount at the Town Offices this week.

**Town Plan revisions:**

A draft Future Land Use Map, received from TRORC 10/22/18, was reviewed by Commissioners. It was agreed that three minor corrections suggested by Pete Fellows should be completed. Commissioners also felt that the Mark Schindler acreage placed in conservation in 2017 is of sufficient scale and importance that it should appear on the map. Ira will contact Pete Fellows to have the updates made.

**Peter Anderson motioned to formally approve the following materials for presentation at a public hearing and distribution in advance to interested parties; the SPC's 9/16/18 draft of the Town Plan's Chapter XIV (Land Use), the 10/22/18 draft of the Future Land Use Map incorporating edits identified tonight, and the 10/16/18 Summary of the Revision. Peter's motion was seconded by Sue Sellew. The motion carried 4-0-0.**

Sue will contact the Sharon Volunteer Fire Department to inquire about the use of their conference space for the hearing on 11/27/18. If the room is not available the SPC will hold the hearing in the music room at the Sharon Elementary School.

Ira will forward the text of Chapter XIV and the Summary of the Revision to Margy for posting on the Town's website and distribution electronically and in paper form.

Peter will contact TRORC for small prints of the FLU Map which he will deliver to neighboring towns. Peter will also request large prints, for the public hearing, of the FLU Map and an updated version of the TRORC map showing Sharon's FLU Map alongside the FLU Maps of Royalton, Tunbridge, and Strafford.

**Other Business:**

1. Peter Anderson described work that has been done recently on the Town's emergency preparedness plan and the parties involved.

**Adjournment:**

The meeting adjourned at 8:20 PM.

Submitted by Ira Clark