

**Sharon Development Review Board
Meeting Minutes (Draft)
November 13, 2018
Public Hearing and Conditional Use Review**

Applicant: Walter Radicioni, Jr.
Property: 2911 Rte. 14 South
Parcel: S14196R2

Attendance: Ira Clark, Peter Anderson, Paul Kristenson, Joe Rondon, Geo Honigford AO, Walter Radicioni, John Broker-Campbell ANR, Sue Sellev (only in attendance at the town office)

6:35 Ira calls hearing to order at the proposed structure site 2911 Route 14

Walter provides general description of the project

- stick built duplex, for affordable housing
- footprint will be 50x30
- he will meet any conditions the DRB places on the site
- septic and water are already there
- duplex will be placed on site of removed trailer
- structure will be placed on piers with I beams supporting structure between piers

6:45 hearing adjourned and moved to town offices; 7:00 Ira calls hearing back into order.

Walter restates the proposed project

- trailer last lived in in 2010
- in 2016 he removed the trailer, leaving the floor and trailer frame
- in summer of 2017 he removed the remains of the trailer
- shed that was hit by tree will be rebuilt
- the proposed structure is by Down River Investments LLC Walter is representing that LLC
- Walter showed where the structure would be on the map

Ira described how this project is governed by the bylaws, general discussion on what constitutes abandonment

-Walter stated that trailer was destroyed by tenants not Irene and he took it down to clean up the property

Walter asked how bylaws were approved and was informed that they were voted in by the Selectboard. Walter asked if landowners were given money for "taking" of property, Joe stated that town has the authority to pass bylaws, no money was given to landowners

General discussion of purpose of bylaws to protect property and lives

Joe suggested that this hearing and the DRB in general was not the right place to discuss the bylaws

Walter stated that because the DRB approved the Davis structure because of the existing residential garage, he should be permitted as well because of the existing garage on his property

John Broker-Campbell from the ANR explained the ANR's role in the hearing (bylaws call for comment from ANR), his letter was based on Walter's application language talking about an "exisiting" trailer, so he used the word "existing", 6.7 of the bylaws means that the site is abandon and the ANR would recommend the project not be approved, in addition the "replacement" structure is more substantial then the trailer is would by "replacing"

Walter said he has a garage like Davis, Sue said the garage is commercial not residential, it is not the same as Davis

Walter stated that the duplex is commercial as well as the garage, they "support me"

Joe stated that the Davis garage was integral to the house site

Motion by Joe to close hearing at 7:25 2nd by Peter all in favor

Deliberative session with John and Geo invited in. 7:40 out of deliberative session.

Joe Ronan made the motion to not approve the conditional use permit, because the proposed site does not meet the bylaw requirements of abandonment and the garage is commercial not residential. 2nd Peter. Motion passed unanimously.

Geo gave quick update on other projects:

-Davis sold his house and was given a provisional certificate of occupancy till mid-Dec to finish the rest of permit conditions

-Walter has stated a willingness to remove the nonregistered vehicles from his property and was beginning the progress, Geo was invited onto the property for a tour which also revealed an outflow pipe from a camper that Geo brought to the health officer's attention

-might be permit coming a request to build a bridge over the brook on 132

Submitted by Geo Honigford