

Town of Sharon, Vermont
Planning Commission
Minutes
November 13, 2018 (draft)

Commissioners Present: Peter Anderson, Sue Sellew, Ira Clark, Joe Ronan, Paul Kristensen
Staff Present: Margy Becker
Visitors: Tom Ciardelli, Sean Smith, Rob Townsend, Ted Kenyon, Keith & Jason Blackburn

Ira Clark called the meeting to order at 8:00PM.

Initial/Preliminary Subdivision Reviews

Subdivision Application by Park Forestry NY, LLC
Subdivision of Parcel No. R11090R2 (Stone Quarry and 1,778.8 acres) into two lots:
Lot 1 = 17.7 acres (“Quarry Lot”)
Lot 2 = 6.3 acres (“Staging Area”)
Plus remaining lands of Park Forestry, LLC

Rob Townsend, surveyor and agent for applicant Park Forestry, LLC, presented the subdivision plan and summarized the salient points of the application to subdivide 1,778 acres into two lots – plus remaining lands. He noted that the SPC had approved a subdivision of this parcel last spring, but the final mylar was never filed. Hence that approval has expired. This is a new application.

Parcel R11090R2 continues to be subject to the Large Tract Forestry Easement held by Vermont Land Trust. Vermont Land Trust has played a major role in reconfiguration of the lots. There are no changes to applicable deeds, no proposed changes to access nor abutters. No sand will be trucked from the sand pit.

Lot 1 is configured as 17.7 acres and reflects quarry operations plus the sand pit. Lot 2 is configured as 6.3 acres and reflects the ‘staging area’.

Margy Becker, staff, reported the applicant had submitted sufficient application materials to comply with requirements for initial and preliminary reviews.

Peter Anderson made the motion to accept the application by Park Forestry, LLC and to proceed to final review. Sue Sellew seconded. The motion carried unanimously.

It was agreed final review and public hearing will occur Tuesday, December 11th at 7:00PM. A site visit will take place Sunday, December 9th, at 10AM. Planning Commissioners agreed to meet at Sharon Town Offices at 10AM and carpool to the quarry, which is located on Quarry Road accessed from South Rte. 14.

Initial Subdivision Review

Application by Quimby-Seymour, LLC to subdivide R11235R (136.4 acres) into two lots:

Lot 1 = 122.7 acres

Lot 2 = 13.7 acres

Tom Ciardelli of Quimby-Seymour, LLC, summarized the plan to subdivide a parcel on Quimby Mountain Road he purchased from Pettengill into 2 lots. The acreage that is proposed to for subdivision used to be occupied by mobile homes referred to as the Pettengill's 'Camp Road' development. Access to the proposed lots will be via the existing curb cut on Quimby Mountain Road.

Discussions focused on discrepancies between the application's description of the subdivision and the subdivision as depicted on the proposed survey. Tom Ciardelli agreed that the intent is to subdivide 136.4 acres. The 18.9 acres purchased from Dousa, which abuts the former Pettengill parcel, is NOT included in the acreage to be subdivided.

Commissioners agreed the application will proceed to preliminary review on December 11th, 2018. It was agreed that applicant will submit the following application materials prior to preliminary review as follows:

- A. a revised subdivision application for subdivision of 136.4 acres
- B. a revised survey to reflect a parcel boundary of 136.4 acres

The acreages of subdivided lots will be 122.7 acres and 13.7 acres, as depicted on the current survey. The abutters to the subdivision will remain the same as depicted on the current survey.

Jim Rikert - Consultation

Jim Rikert spoke to Commissioners regarding his hope to assist Bill and Jean Rikert with the sale of a triangular-shaped lot. It is part of a larger parcel owned by Bill and Jean Rikert that occupies both sides of Broad Brook Road. The lot is approximately .8 acres, but there is no survey to confirm the acreage. There is direct access from Broad Brook Road. The lot is bordered on side by the railroad, on another side by Broad Brook Road. Jim Rikert asked Commissioners whether the piece of land is a 'stand alone lot'.

Rob Townsend, surveyor, indicated that the State of Vermont considers the lot to be a stand-alone lot for the purposes of water and wastewater permitting.

After consulting the subdivision regulations, Commissioners agreed more information documenting the acreage of the lot was needed. Rob Townsend said he would attempt to verify the location of the railroad parcel boundary and utilize other survey information to refine the estimated acreage of the lot. Planning Commissioners agreed that should Rob Townsend's research indicate the lot is greater than one acre, no further review or action of the SPC was warranted. If Rob Townsend's investigations indicate the lot is close to being ≤ 1 acre, then a survey will be needed and Jim Rikert will need to appear before the Board to further discuss the matter. Sue Sellew advised the Rikerts to consider a lot line adjustment to create a lot of 1 acre or more.

Approval of Minutes:

Joe Ronan made the motion to approve the minutes of October 9th, 2018 subject to modifications agreed upon and suggested by Ira Clark. Peter Anderson seconded. The motion carried 3-0-2, with Paul Kristensen and Sue Sellew abstaining.

A motion was made by Peter Anderson to approve the minutes of October 23, 2018 as submitted. Sue Sellew seconded. The motion carried 4-0-1, Joe Ronan abstaining.

Joe Ronan made the motion to approve the minutes of November 9, 2018 as modified. Peter Anderson seconded. The motion carried.

Adjournment:

The meeting was adjourned at 8:50PM.

Submitted by Margy Becker