

Town of Sharon, Vermont  
**Planning Commission & Development Review Board**  
Minutes  
September 11, 2018 (Draft 2)

Commissioners Present: Ira Clark, Paul Kristensen, Joe Ronan, Sue Sellew, Peter Anderson  
Commissioners Absent: none  
Staff Present: Margy Becker (taking minutes)  
Visitors: Matt Cardillo, applicant

Ira Clark called the meeting to order at 7:00PM.

**Preliminary Review:** Applicant: Matthew F. Cardillo Revocable Trust – Beaver Meadow Road

Subdivision of a portion of R01280R (10.9 acres) into 3-lots as follows:

Lot 1 - 2.80 acres  
Lot 2 - 5.08 acres  
Lot 3 - 2.86 acres

Matt Cardillo described the land that he is proposing to subdivide. Holt Road (TH31 – a legal trail) will provide access to the 3 new lots. He stated a stream flows across the property (through proposed Lot 3) and there is a floodplain.

During initial review Planning Commissioners had inquired about the fact the proposed survey refers to the TH31 frontage for access to Lots 1 and 2 as “an impassable section of TH31”. Matt Cardillo confirmed that this portion of TH31 was relocated in the 1980’s and then improved. He further noted that TH31 (Holt Road) now provides access to several other residences/camps.

Matt Cardillo indicated a copy of the State water and waste water permit was submitted with the application. Margy Becker displayed the file copy.

**Motion by Sue Sellew to accept Matt Cardillo’s subdivision application and complete preliminary review. The motion was seconded and carried unanimously.**

Commissioners agreed to schedule final review of the application in November as follows: the site visit will take place at 9AM on Sunday, October 7. The public hearing and final review will take place at 7PM, Tuesday, ~~October 9~~ November 13<sup>th</sup>.

**Approval of Minutes:**

**A motion was made by Sue Sellew to approve the minutes of August 14, 2018 with edits. The motion was seconded by Joe Ronan. The motion carried 4-0-1, with Peter Anderson abstaining due to the fact that he was absent from the meeting.**

**Town Plan Revisions:** Commissioners began consideration of additional revisions to the Land Use Chapter of the Town Plan.

7:35PM: Ira Clark suspended the Planning Commission Meeting upon a motion by Sue Sellew, which was seconded and approved.

**Ira Clark convened the Development Review Board Meeting at 7:35PM.**

Attending: Planning Commissioners;

Staff: Geo “Tom” Honigford, Flood Hazard Bylaw Administrator, Margy Becker

1. Construction Update - Steve Davis Flood Hazard Area Permit:

Geo Honigford reported on the status of construction activities on the Steve Davis property and noted that construction of the foundations for the elevated VerMod homes deviates from the ‘conditions of approval’ in the permit. Steve Davis’ engineer has recommended the change to concrete walls versus pilons. Water is still able to flow through these walls. Steve Davis has been asked to suspend concrete pouring, until the DRB considers the deviation from conditions of approval. Geo Honigford stated he has asked Steve Davis to forward him a copy of the revised engineering drawings.

After some deliberation DRB members agreed to the construction of above-ground concrete ‘walls’ versus ‘pilon’. Geo Honigford was instructed to inform Mr. Davis that concrete pouring can resume. Geo Honigford agreed to forward copies of the revised engineering drawings to DRB members when he receives them.

2. Status of Carroll FH Permit:

Geo Honigford noted that Mr. Carroll has been unable to pursue construction. But the flood hazard regulations allow a permittee 2 years within which to begin construction. After that time a project is considered ‘abandoned’ under the regulations.

3. Status of Walter Radicioni Application:

Geo Honigford announced Walter Radicioni has submitted another flood hazard area permit application for the property at 2291 VT Rte. 14. It was reported the application is mostly complete. DRB members and Geo discussed and agreed upon a schedule for conditional use review, which will begin in November. Geo Honigford will be following-up with the applicant.

4. Letter from Walter Radicioni

A letter from Walter Radicioni concerning DRB’s issuance of a Flood Hazard Area Permit to Steve Davis, who owns property adjacent to his property on South VT 14, was reviewed. After brief discussions it was agreed Geo Honigford and Ira Clark will collaborate to prepare the written response.

DRB business concluded at 8:35PM. A motion was made by Sue Sellew, which was seconded by Peter Anderson, to adjourn the DRB meeting and reconvene the Planning Commission meeting. The motion carried unanimously.

Discussions on revisions to the Town Plan resumed.

**Adjournment:**

The motion to adjourn was made at 8:50PM, seconded, and passed unanimously.

Submitted by Margy Becker

DRAFT