

Town of Sharon, Vermont
Planning Commission
Development Review Board
Minutes
February 26, 2019 (Draft)

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

Staff Present: Margy Becker (taking minutes)

Applicants Present: Timothy Rockwood, agent for Quimby Seymour, LLC; Alex Bird and Marcy Marceau

Ira Clark called the Planning Commission meeting to order at 7:00PM and convened the public hearing on the Quimby-Seymour, LLC application.

1. Final Subdivision Review and Public Hearing

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

Lot 1 = 122.7 acres

Lot 2 = 13.7 acres

Timothy Rockwood, agent for Quimby Seymour, LLC summarized salient points of the subdivision application. The final proposed subdivision plan was presented for review. Mr. Rockwood reiterated the owner's intent to merge the two lots and to conserve the land. The state septic permit has been obtained.

Ira Clark reported the Planning Commissioners had conducted the site visit as warned on Sunday, February 10th. All Commissioners except for Peter Anderson attended the site visit.

Ira Clark inquired if there were any other comments. There were none. Peter Anderson made the motion to close the public hearing, which was seconded by Sue Sellew. The motion carried unanimously.

Peter Anderson made the motion to approve the application for subdivision of 136.4 acres into two lots, conditioned upon reconciliation of fees and filing of the final mylar with the Town. Sue Sellew seconded. The motion carried.

Margy Becker stated she would forward a letter of final approval to the applicant that will summarize the costs of legal notices to be reimbursed to the Town. She advised Mr. Rockwood that mylar and permit recording fees will be paid to the Town Clerk directly.

2. Initial Subdivision Review

Application by Marcy Marceau and Alexander Bird to subdivide a 45.77-acre parcel, 30.77± acres of which are in Sharon (R02425R) into 2 lots:

Lot 1 = 8.74 total acres ± (4.58 acres located in Sharon; balance of acreage in Strafford)

Lot 2 = 37.03 acres ± (26.19 acres located in Sharon; balance of acreage in Strafford)

Marcy Marceau and Alex Bird, applicants, summarized their application and presented for review a preliminary subdivision survey. The property to be subdivided is on the easterly side of Rte. 132.

The preliminary survey prepared by Lawrence E. Swanson. Lot 1 includes the driveway access from Rte. 132 to the house and outbuildings and 8.74 acres. A 50-foot right-of-way over the bottom portion of the existing driveway extends along the northern property line to provide access to Lot 2. Lot 2 appears undeveloped, and applicants stated they have no intention of building on Lot 2. Applicants also stated they are aware they have to undergo state subdivision review.

Margy Becker stated applicants have submitted all materials required for initial review. The application fee has been paid. It was agreed the application will proceed to preliminary review at the next Planning Commission meeting on March 12th.

3. **Dion Request for Variance:** Discussion of process for approving 'grandfathered' driveway accesses (re: Dion email Jan. 18, 2019)

Robert Dion has asked the Town whether he will be required to obtain a driveway permit for his existing driveway. Mr. Dion's recent subdivision approval includes approval to use the existing driveway as a shared access with Lot _____. The Town Attorney has suggested that this constitutes a 'change of use', and that a driveway permit should be obtained.

Margy Becker pointed out the Town has no zoning. She inquired whether the Planning Commission supported the idea of requiring a driveway permit retroactively. The driveway has been in place for many years and is 'grandfathered'. Planning Commissioners were in agreement that the grandfathered status would preclude need for a driveway permit and that the use of deed language and covenants would be sufficient to control of access location within the 50-foot right-of-way to Lot _____. Margy Becker agreed to inform Selectmen of this recommendation.

4. **Approval of Planning Commission Minutes:**

Sue Sellew made the motion to approve the minutes of January 8, 2019 as modified. Peter Anderson seconded. The motion carried 3-0-1, with Peter Anderson abstaining.

Sue Sellew made the motion to approve the minutes of the meeting held telephonically on February 12, 2019. Peter Anderson seconded. The motion carried.

7:40PM: Ira Clark suspended the Planning Commission meeting and convened the Development Review Board.

1. **Approval of DRB Minutes - May 8, 2018:**

DRB members discussed the minutes and agreed to several modifications to format to better reflect the actual order of business conducted May 8th.

Paul Kristensen made the motion to approve the minutes of May 8th DRB meeting, which includes the Steve Davis conditional use review public hearing testimonies. Sue Sellew seconded. The motion carried unanimously. Ira Clark agreed to make the final changes to distribute the approved minutes.

2. Status of Radicioni Flood Hazard Area Permit Violation Case:

Joe Ronan reported briefly that the case had proceeded to mediation and a proposed settlement agreement is under consideration by the Selectboard.

8:05PM: Sue Sellew made the motion, which was seconded and approved unanimously to adjourn the DRB meeting and reconvene the Planning Commission meeting.

Other Business (Planning Commission):

1. Peter Anderson reported on the VCRD community meeting held in Royalton. He further noted that Sharon now has a newly formed 'community resiliency organization'. Peter presented a 'disaster preparedness' guidance pamphlet he designed for distribution to residents.
2. Sue Sellew made the motion that the SPC budget will reimburse Peter 50% of the costs of materials and publication of this pamphlet. Joe Ronan seconded. The motion carried.
3. Ira Clark reported Ryan Haac is scheduled to visit with the SPC at its March meeting. He agreed to re-circulate an email from Ryan Haac concerning lines to the Draft Energy Plan.
4. Commissioners are eager to begin revising the Town Plan, however Municipal Planning Grant applications are not submitted until the fall. Those grant funds will be used to fund technical assistance of regional planning staff on plan revisions.
5. Kevin Geiger has been asked to attend the April SPC meeting.

Adjournment:

The motion to adjourn at 8:35PM was made by Sue Sellew. The motion was seconded by Paul Kristensen and carried unanimously.

Submitted by Margy Becker