

Town of Sharon, Vermont
Planning Commission
Minutes
July 17, 2018 (Final)

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

Commissioners Absent: Joe Ronan

Staff Present: Margy Becker (taking minutes)

Visitors: Melissa Zoerhide & Reuben Sotak (applicants), Ashley Denk, Ruth Mayer (applicant)
Peter Blodgett, Clayton Richardson (abutter to Mayer Property)

Ira Clark called the meeting to order at 7:00PM and then convened the public hearing on the Ruth Mayer subdivision application.

Public Hearing: Final Subdivision Review: Applicant: Ruth Mayer, Rte. 132

Peter Blodgett summarized the intent to subdivide parcel R02169L containing **178.1 acres** into 2 lots. He presented a survey prepared by Larry Swanson, which confirms the final subdivision into 2 lots as follows:

12.5 - acre lot with the house, garage, and cabin
165.6 – acre lot comprised of forest land and pond

No new development is anticipated.

Peter Blodgett stated **access to both lots** is up the existing driveway.

A neighbor is interested in purchasing the forest land and putting the land into forest conservation.

Abutter Clayton Wood inquired about the impact of future development upon his well. Planning Commissioners noted that State septic review would take into consideration the proximity of his well.

A copy of water supply and wastewater disposal plans prepared by Ruth Mayer's engineer were reviewed.

Ira Clark noted that during the site visit it was indicated that the replacement leach field is to be southwest of the house.

Peter Blodgett stated he did post the warning of the public hearing on his property. He indicated he would submit his signed certificate of posting to comply with the requirements for final subdivision review.

Ira Clark reported that 3 Planning Commission members attended the site visit and that they accompanied Mr. Blodgett along the northern boundary of the 12.5 acre lot.

Sue Sellew made the motion to close the public hearing at 7:09PM. The motion was seconded and carried.

Peter Anderson made the motion to approve the Ruth Mayer 2-lot subdivision as referenced upon the final survey prepared by Larry Swanson. Sue Sellew seconded. The motion carried unanimously.

Preliminary Subdivision Review: Applicants: Reuben Sotak & Melissa Zoerhide – Honey Brook Road

Reuben Sotak & Melissa Zoerhide presented their plan to subdivide 73.50 acres recently acquired from Sheehan into 3 lots comprised of the following acreage:

27.82 acres
15.89 acres
29.79 acres

Attorney Tavian Mayer has submitted on applicants' behalf a revised subdivision map/sketch, revised application, and Quitclaim Deed from Denk to Sotak/Zoerhide for an easement to access the 27.82 acre lot.

Access to the 15.89 acre and 29.79 lots is from legal trail Honey Brook Road. Access to the 27.82 acre lot is also from Honey Brook Road then via a *non-exclusive* easement only across the lands of Ashley Denk.

Margy Becker, staff, noted several items were necessary to make a complete application, including materials needed for Bylaw Section 301(1) a & b – including a narrative description of the subdivision and a statement that the subdivision complies with the Sharon Town Plan. A preliminary or final survey and a subdivision plan are needed for preliminary review.

There was some agreement among Planning Commissioners that plans drawn to a scale 1 inch = 200 ft. would be suitable for preliminary review.

Peter Anderson asked that the lots be numbered. Margy Becker noted that additional fees will be owed the Town for publication of the public hearing in the newspaper and the cost of certified mail notices to abutters.

A motion was made by Peter Anderson to accept the application and to proceed to final review. The motion was seconded and carried unanimously.

Applicants Melissa and Reuben agreed with Planning Commissioners that Ashley Denk will be their authorized representative for **the final public hearing scheduled for Tuesday, August 14th at 7:00PM. A site visit was agreed to for 9:00AM, Sunday, August 12th.**

Reuben Sotak suggested the site visit should convene at their house on Honey Brook Road.

Preliminary review of the Zoerhide/Sotak application concluded at 7:45PM.

Other business: Review/Discuss New Model Flood Hazard Regulations

John Broker-Campbell of the VT Department of Environmental Conservation, met with SPC members to discuss new model flood hazard regulations. He presented detailed charts which help illustrate differences between the Town's existing Flood Hazard Bylaw and standards in the new model bylaw.

The new model regulates the "river corridor". The ANR Atlas will be the source map for delineation of river corridors across the state. ANR has implemented new computer modelling for river corridors to take into account channel and bank characteristics.

John drew attention to new references to the sizes of watersheds. One of the biggest difference with the new model is that it allows for "infill" or "shadowing" within the river corridor. The State's intent is to keep village centers where they are. But a minimum of 300 linear feet between buildings will be required in order to allow lateral movement of rivers.

John mentioned the cost of flood insurance helps determine the place of development. He has seen rates increasing 15-20% per year. But he also commented that there is no requirement for flood insurance in the river corridor.

Planning Commissioners inquired how changes could be made to the ANR river corridor maps. i.e. maps might not correctly portray the location or characteristics of ledge outcroppings. The ANR is using LIDR imagery with resolution of one foot.

John outlined a few "next steps" for the Planning Commission, which include –

- a. Look at new or higher inundation standards (Sharon only has approximate Zone A's)
- b. Refer to ANR guidance documents for "offsets" for flood storage (re-shaping land to accommodate some floodwater storage)
- c. The SPC should familiarize itself with the new model regulations
- d. John is available to help make modifications to Sharon's existing FH Bylaw
- e. He encouraged the Town to ask for help with more substantive changes from the regional planning commission
- f. FH Permits can be issued with expiration dates
- g. Another approach is to limit the time in which a certificate of occupancy may be issued after the permit is granted

Planning Commissioners discussed possible ways to educate people about new revisions to the FH Bylaw.

Approval of Minutes:

Planning Commissioners reviewed draft minutes of June 12th, which Margy Becker had prepared with the assistance of notes from Joe Ronan. Several changes and corrections were made.

Motion by Sue Sellew to approve the minutes of June 12th with changes as noted. The motion was seconded by Paul Kristensen. The motion carried unanimously.

Adjournment:

Peter Anderson made the motion to adjourn at 9:15PM. The motion was seconded by Sue Sellew and carried unanimously.

Submitted by Margy Becker/Ira Clark

Approved 8/14/18