

Town of Sharon, Vermont
Planning Commission
Minutes
August 14, 2018 (Final)

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

Commissioners Absent: Peter Anderson

Staff Present: Margy Becker (taking minutes)

Visitors: Melissa Zoerhide & Reuben Sotak (applicants), Ashley Denk, Dean Goulet
(representing applicant Matt Cardillo)

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

Public Hearing: Final Subdivision Review: Applicants: Reuben Sotak/Melissa Zoerhide, Honey Brook Road (Legal Trail)

Melissa Zoerhide stated there is a revision to the application. The application and plan have been corrected to indicate subdivision is of 72.44 acres versus 73.50 acres – a difference of 1.06 acres. 3 lots are still being created.

The acreage of the 3rd lot being created is being reduced from 29.79 acres to 28.73 acres. The difference, 1.06 acres, is due to the fact that the 1.06-acre lot had already been created by Sheehan.

Reuben Sotak & Melissa Zoerhide summarized their plan to subdivide 72.44 acres recently acquired from Sheehan into 3 lots comprised of the revised acreages:

Lot 1 – 15.89 acres

Lot 2 – 27.82 acres

Lot 3 - 28.73 acres

Access to the 15.89-acre and 28.73-acre lots is directly from legal trail Honey Brook Road. Access to the 27.82-acre lot is also from Honey Brook Road and then via a *non-exclusive* easement only across the lands of Ashley Denk.

Joe Ronan noted the acreages differ modestly from the legal warning for the public hearing. Commissioners agreed the difference in acreages was insubstantial.

Ira Clark stated that Paul Kristensen, Ira Clark, and Sue Sellew attended the site visit on August 12th.

Motion by Paul Kristensen to close the public hearing. The motion was seconded by Joe Ronan. The motion carried 4-0-0.

The motion was made to grant final approval to the subdivision application submitted by Reuben Sotak and Melissa Zoerhide as revised 8/14/18 to indicate subdivision of 72.44 acres into 3 lots and in accordance with the plan prepared by Michael Engineering dated August 9, 2018 with conditions as follows:

- 1. The lots are to be renumbered from 1 – 3.**
- 2. Engineer’s stamp is to appear on the plan.**

Sue Sellew seconded. The motion carried unanimously.

Melissa Zoerhide and Reuben Sotak indicated a revised final plan meeting these conditions of approval would be submitted within a day or two.

Margy Becker noted that additional fees were owed the Town for publication of the public hearing in the newspaper and the cost of certified mail notices to abutters. Melissa Zoerhide issued a check payable to the Town in the amount of \$96.40 for said fees.

Initial 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

Dean Goulet stated the relevant warranty deed appears in the land records Book 98 pages 124 – 126, as submitted with the application. The 10.9-acre lot was created as a result of a prior subdivision. Commissioners found the plan to be sufficient generally, and no additional survey is required. The plan includes a location map, per bylaw requirements.

Dean Goulet stated the state water and waste water permit was submitted with the application.

Access to this 10.9-acre parcel is via Beaver Meadow Road and then by legal trail TH31 now called “Holt Road”. Commissioners inquired about the notation on the plan which indicates an impassable portion of TH31 and whether this impacts access to lots 1 and 2. This matter needs further research.

Commissioners agreed to schedule preliminary review of the application during its September 11th meeting. Commissioners requested that abutters be labeled on the subdivision plan.

Approval of Minutes:

Planning Commissioners reviewed draft minutes of July, 17th and made some modifications. **A motion was made by Paul Kristensen to approve the minutes of July 17, 2018 with changes as noted. The motion was seconded by Sue Sellew. The motion carried 3-0-1, with Joe Ronan abstaining.**

Other Business:

1. Commissioners agreed the SPC will not apply for a planning grant this year.
2. Brief discussions on the State's new model flood hazard regulations occurred, in follow-up to John Broker Campbell's visit to the SPC during its prior meeting. John has encouraged the Town to adopt a new bylaw.
3. Sue Sellew distributed reading materials related to town plan revisions being considered.

Adjournment:

Sue Sellew made the motion to adjourn at 8:50PM. The motion was seconded by Paul Kristensen and carried unanimously.

Submitted by Margy Becker

Approved 8/14/18