

Town of Sharon, Vermont  
**Planning Commission**  
Minutes  
January 8, 2019 (Final)

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

Commissioners Absent: Peter Anderson

Staff Present: Margy Becker (taking minutes)

Visitors: Chris Hallsworth, Millbrook Designs; Robert Townsend, American Consulting Engineers & Surveyors, Ted Kenyon d/b/a Quimby Mountain Stone, Keith and Jason Blackburn; Eliza Haun and Will Casela – Residents, Quimby Mountain Road.

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

Final Subdivision Review

Revised Subdivision Application by Park Forestry NY, LLC

Subdivision of Parcel No. R11090R2 (Stone Quarry and 1,778.8 acres) into three lots

Ira Clark convened the public hearing at 7:00PM as warned.

Attendees: Abutters Eliza Haun and Will Casela (Quimby Mountain Road); Ted Kenyon, Quimby Mountain Stone (Co-Applicant); Robert Townsend, Applicant Representative, Keith & Jason Blackburn

Robert Townsend presented the final subdivision plan and basis for the final mylar. He stated the revised application is for reconfigured lots. There were slight acreage adjustments made to each lot. Lot 1 = 17.7 acres (“Quarry Lot”) and Lot 2 = 6.3 acres (“Staging Area”). Lot 3 constitutes the remaining land. There have been no changes to proposed access.

Ira Clark reported on the site visit held Sunday, January 6 at 10:00AM, noting that abutters Eliza Haun and Will Casela had attended the site visit. There was no other testimony.

Sue Sellew made the motion to close the public hearing. The motion was seconded by Paul Kristensen and carried unanimously.

Sue Sellew made the motion to approve the Park Forestry LLC subdivision application with the following conditions:

- 1) Applicant shall reimburse the Town for the costs of certified mail and legal notices in the amount of \$209.23, and
- 2) Applicant shall submit a final mylar in accordance with the subdivision regulations.

The motion was seconded and carried unanimously.

Preliminary 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

Chris Hallsworth, representing Applicant's agent, presented the revised subdivision plan. The plan indicates subdivision only of the 136.4 acres purchased from Pettengill. Merger information regarding the Dousa tract has been removed. Chris stated one hunting cabin will be built. Lot 1 will be conserved. The access to Lot 2 and Lot 1 from Quimby Mountain Road is via an existing curb cut and 50-foot right-of-way as noted on the plans. A State wastewater and water supply permit has been obtained for Lot 2. Deferral language applies to Lot 1.

Margy Becker reported that all application materials required for preliminary review have been submitted.

Paul Kristensen made the motion to accept the Quimby-Seymour LLC subdivision application and to proceed to final review. The motion was seconded by Joe Ronan and carried unanimously.

A site visit on February 10 and a public hearing on Tuesday, February 12 were tentatively scheduled. Margy Becker will follow-up with Tim Rockwood to inquire if he could attend the public hearing that evening.

Dion Request for Variance – Subdivision Regulations

Planning Commissioners are in receipt of correspondence from the Town's Attorney regarding procedural options for addressing the variance. Margy Becker was asked to forward that email to Bob Dion.

Approval of Minutes:

A motion was made by Paul Kristensen to approve the minutes of December 11, 2018 without changes. Sue Sellev seconded. The motion carried 3-0-1, with Joe Ronan abstaining.

Other Business:

Planning Commissioners agreed to follow-up with the regional planning commission concerning technical assistance for additional Town Plan revisions. Margy Becker agreed to make the inquiries concerning costs and potential grant opportunities.

Sue Sellev reported the VT Dept. of Environmental Conservation may provide some free technical assistance for revisions to the flood hazard bylaw. The State has made available a new model bylaw. More public education on the flood hazard bylaw is still needed.

Commissioners thanked Sue for preparing the 2018 town report. Joe Ronan briefly reported on the status of two cases involving Walter Radicioni that are going to mediation.

Ira Clark will contact the Energy Committee to suggest a joint meeting in the near future.

Commissioners discussed generally the planning efforts for the Ashley Community Forest. Margy Becker volunteered to forward Selectboard minutes which document discussions on this topic with Conservation Commission members.

Adjournment:

Motion to adjourn made by Sue Sellew to adjourn at 8:00PM. The motion was seconded by Paul Kristensen and carried unanimously.

Submitted by Margy Becker