

Town of Sharon, Vermont
Planning Commission
Minutes
April 9, 2019 (Final)

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

Commissioners Absent: none

Staff Present: Margy Becker (taking minutes)

Visitors: Marcy Marceau, Alex Bird, Luke Pettengill, Victoria Littlefield (TRORC), Pete Fellows (TRORC)

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

Final Subdivision Review: Marceau/Bird

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

Attending: Applicants Marcy Marceau and Alex Bird

Marcy Marceau and Alex Bird summarized their intent to subdivide Sharon parcel no. R02425R into two lots as follows:

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

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

A preliminary survey has been completed by Larry Swanson. Lot 1 includes the existing house, driveway, and outbuildings on 8.74 acres. Lot 2 includes 37.03 acres. They noted that the 15-day public notice of the public hearing and site visit had been posted in view from the town highway ROW on Rte. 132. Access to Lot 2 was clarified.

Margy Becker submitted written comments from the Kynors (abutters) for the record. The Kynors state they have no objections to the proposed subdivision.

Ira Clark reported the site visit on Sunday, April 7th was attended by Paul, Sue, and Ira.

Peter Anderson made the motion to close the public hearing. Sue Sellew seconded. The motion carried 4-0-0 in favor.

Sue Sellew made the motion to approve the application by Marcy Marceau and Alex Bird to subdivide R02425R into two lots per the application. Peter Anderson seconded. The motion carried.

Approval of Minutes:

Peter Anderson made the motion to approve the minutes of the March 12, 2019 with changes. Sue Sellew seconded and the motion carried unanimously.

Initial and Preliminary Review – Helen Keany Pettengill Trust (Applicant):

Proposed Subdivision of parcel R05030R 20.4 acres into 5 lots
Access via Luke's Lane (PVT) off Sharon Meadows

Lot 13 3.02 acres
Lot 14 3.03 acres
Lot 15 3.03 acres
Lot 16 3.01 acres
Lot F 8.32 acres

Luke Pettengill submitted a survey by American Consulting Engineers. He explained this subdivision is the final phase of the Sharon Meadows development. Access to these lots is provided by a 50-foot wide right-of-way named Luke's Lane, which is a private road. Two dwellings have been constructed on Luke's Lane. A State of Vermont waste water and water supply permit has already been obtained for this subdivision, and it is to be recorded.

Fire suppression capabilities were discussed. Luke Pettengill noted there is too much ledge to allow for a dry hydrant. Planning Commissioners asked staff to follow-up with the Fire Chief as to whether there are concerns that need to be addressed.

Margy Becker noted that all application materials for initial and preliminary review had been filed.

Peter Anderson made the motion to accept the application as complete for initial and preliminary reviews, and that the application proceed to final review and public hearing. Paul Kristensen seconded. The motion carried.

The schedule for final review was agreed upon as follows: site visit 9AM Sunday, May 12, 2019; public hearing 7PM Tuesday, May 14, 2019.

Regional Planning Commission Staff - Consultation

Planning Commissioners met with Pete Fellows and Victoria Littlefield of the Two Rivers Ottauquechee Regional Planning Commission. Staff provided useful information to be used for updating the Town's flood hazard bylaw. TRORC staff also provided some useful guidance concerning town plan revisions and process.

Administrative business:

1. Ira Clark provide a brief update on the Radicioni case.
2. Commissioners reviewed proposed changes to the application for a flood hazard permit.
3. Ira reported that Ryan Haac will join the Planning Commission again for a map review of renewable energy sites.

Rodewald Letter regarding need to subdivide:

A letter addressed to the Rodewald family was signed by Ira Clark on behalf of the Planning Commission. The letter requests the Rodewalds seek subdivision approval from Planning Commission and states the act of filing a subdivision plat on its own does not make the subdivision valid. Sharon has had subdivision regulations in place since the 1970's.

Adjournment:

Peter Anderson made the motion to adjourn at 9:20PM. Paul Kristensen seconded. The motion carried.

Submitted by Margy Becker