

Town of Sharon, Vermont
Planning Commission
Minutes
May 14, 2019 (Final)

Commissioners Present: Paul Kristensen, Peter Anderson, Sue Sellew

Commissioners Absent: Ira Clark

Staff Present: Margy Becker (taking minutes)

Visitors: Kevin Davis, Norwich Technologies, Hearing participants (listed below)

Peter Anderson nominated Paul Kristensen as temporary chair to run the meeting. Sue Sellew seconded. Motion carried. Paul Kristensen called the meeting to order at 7:00PM.

Public Hearing and Final Subdivision Review:

RE: Application by Helen Keany Pettengill Trust

Proposed Subdivision of parcel R05030R 20.4 acres into 5 lots

Access via Luke's Lane (PVT) off Sharon Meadows

Paul Kristensen convened the public hearing at 7:00PM.

Attendees: Jed Putney, Abutter (Lot 10-Luke's Lane); Matthew Markwell, Abutter (321 Sharon Meadows); Andrew Grimson, representing Habitat for Humanity (Abutter).

Luke Pettengill submitted a final survey by American Consulting Engineers. He explained this subdivision is the final phase of the Sharon Meadows development. Lots all average approximately 3 acres, except that Lot F at the end of Luke's Lane (PVT) is 8.32 acres. The same restrictions and covenants will exist on these lots as on lots located on Sharon Meadows.

Access to these lots is provided by a 50-foot wide right-of-way named Luke's Lane, which is a private road. A State of Vermont waste water and water supply permit has already been obtained for this subdivision, and it is to be recorded.

Matthew Markwell inquired who owns the trees along the stream by the cul de sac (on Sharon Meadows). Luke Pettengill directed Mr. Markwell to contact Arthur Pettengill concerning this issue.

Andrew Grimson, Habitat for Humanity, inquired as to whether or not Luke's Lane was constructed to town standards. Luke Pettengill stated the Selectboard would determine whether the road meets standards.

Paul Kristensen made the motion to close the public hearing. Peter Anderson seconded and the motion carried unanimously.

Peter Anderson made the motion to approve the subdivision application by the Helen Keany Pettengill Trust. Sue Sellew seconded. The motion carried unanimously.

Planning Commissioners signed the application in duplicate. Luke Pettengill reconciled fees owed to the town.

Norwich Technologies: Proposed 500kW Solar Array – Raymond Road

Kevin Davis distributed a site plan for the proposed array. The Planning Commission is in receipt of the 45-day notice of application. On June 25th Norwich Technologies will submit the application for a Certificate of Public Good to the State Public Utilities Commission.

The array is planned for the Ecuyer property, which is a sloping property off of Rte. 132 and Raymond Road. All panels will face south. Sue Sellew spoke favorably about the proposed location, noting the existence of 3-phase power along Rte. 132. She requested a sizable hedge to screen the antennas from Rte. 132.

Kevin Davis explained he is requesting the Planning Commission and Selectmen issue a letter stating the Ecuyer property is a ‘preferred site’. Peter Anderson explained the Sharon Energy Committee has been involved in actively pursuing ‘enhanced energy planning’, but it is not far enough along in the planning process for a ‘preferred site letter’ to be issued.

Kevin Davis said Norwich Technologies will also make a presentation before the Selectboard and the regional planning commission.

Minutes of April 9, 2019:

Sue Sellew made the motion to approve the minutes of the April 9, 2019 as edited. Peter Anderson seconded and the motion carried unanimously.

Town Plan Revisions:

Sue Sellew informed fellow Commissioners she has received from Ryan Haac a draft of the proposed energy chapter for the town plan. She has done some editing to that language. Ryan Haac has stated he is still waiting for some data from TRORC concerning the total kw’s generated within Sharon. Sue has also found language in other town plans that can be used to bring Sharon’s plan into compliance with TRORC’s requirements.

Adjournment:

Sue Sellew made the motion to adjourn at 8:00PM. Paul Kristensen seconded. The motion carried.

Submitted by Margy Becker