

Town of Sharon, Vermont
Planning Commission
Videoconference Meeting
Minutes
August 11, 2020 (Draft)

Present in Town Offices: none
Staff Present: none
Participating via Zoom application: Commissioners Sue Sellew, Peter Anderson, Paul Kristensen, Ira Clark.
Two Rivers Ottawaquechee representative Victoria Littlefield; *Participants in Initial Subdivision review included Briana and Jason Paronto, Tom & Marty Paronto (applicants).*

The meeting was publicly warned in conformance with H.681 authorizing temporary amendments to Vermont's open meeting law to protect the health and safety of the public, board members, and town employees during the state of emergency declared due to COVID-19. Links were provided for public participation by videoconference software or by conventional phone.

Sue Sellew nominated Ira Clark to serve as temporary Chair. Paul Kristensen seconded. The motion carried.

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

1. Initial Subdivision Review

Application by Tom and Marty Paronto to subdivide a 15.75-acre parcel (S14246L3) into 2 lots: Lot 1 = 14.4 acres and Lot 2 = 1.35 acres

Tom and Marty Paronto, applicants, summarized their application and presented for review a "Property Survey of a Portion of the lands of Thomas E. and Marty B. Paronto" completed by Lawrence E. Swanson, licensed surveyor, and dated June 21, 2020. The property to be subdivided is a portion of the acreage identified as parcel S14246L3. Rte. 14 bisects the parcel from north to south. The acreage to be subdivided lies on the easterly side of VT Rte 14 between Rte. 14 and the railroad tracks. The majority of parcel S14246L3 is in agricultural use.

Proposed Lot 2 comprised of 1.35 acres is to be developed with a single-family dwelling and onsite septic and water supply. There is direct access from Rte. 14 onto the proposed lot via an existing driveway.

Applicants indicated they had consulted with Flood Hazard Bylaw Administrator Geo Honigford, and that Mr. Honigford reports the subdivision is not within a regulated

flood hazard area. Applicants presented copies of their wastewater system and potable water supply permit (#WW-3-3060) and approved site plans, which were reviewed and commented on.

Applicants requested that the SPC condense its initial and preliminary reviews. Margy Becker reported applicants have submitted all materials required for initial review and preliminary review. The application fee has been paid. She noted source deeds, plans, the required survey, application, list of abutters and addresses, and narratives have all been submitted. The only item missing for preliminary review is a statement indicating “the subdivision is in conformance with the Sharon Town Plan”.

Peter Anderson made the motion, which was seconded, to accept the application as having met the application requirements for initial and preliminary reviews. The motion carried unanimously.

It was agreed the application will proceed to final review at the next Planning Commission meeting on Tuesday, September 8, 2020. Planning Commissioners will conduct a site visit to the property at 6:00PM on September 8. The public hearing will commence at 7:00PM on September 8 and will be conducted via Zoom.

Ira Clark noted he will not be in attendance at the September 8 meeting, and therefore there will only be a bare quorum convening on that date.

Margy Becker will proceed to mail public notices of the hearing to abutters via certified mail by August 21st. The legal advertisement for the hearing must be published in the Valley News by August 24th.

2. Continued work on Town Plan Revisions:

Commissioners met with Tory Littlfield, staff at TRORC, to further discuss a proposed survey and the process for distribution to residents. The community survey was finalized and plans were made for a direct mailing in addition to electronic distribution. Commissioners then discussed revisions to the chapter on Scenic Resources.

3. Next Agenda for 9/8 via Zoom:

- 6:00PM site visit
- 7:00PM public hearing
- 7:30PM town plan revisions

4. Adjournment:

Motion by Peter Anderson to adjourn at 8:52PM. Sue Sellew seconded. The motion carried unanimously.

Submitted by, Margy Becker