

Town of Sharon, Vermont  
**Planning Commission**  
Minutes  
December 8, 2020 (FINAL)  
*Approved 2/9/21*

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.

Attending via Zoom: Planning Commissioners Ira Clark, Sue Sellew, Paul Kristensen, Lee Simek, John Roe; Staff: Margy Becker (taking minutes), Applicants Peter Lowes, Sarah Canterbury; Tory Littlefield, TRORC

**Ira Clark convened the meeting at 7:00PM.**

Nomination of Meeting Chair:

**Sue Sellew nominated Ira Clark as meeting chair. Paul Kristensen seconded and carried unanimously.**

Initial Subdivision Review: Lowes/Canterbury R36872L

Margy Becker indicated that all information required for initial review has been submitted. Peter Lowes & Sarah Canterbury stated they will create two lots through subdivision. Lot 15 is to be 10.96 acres (after boundary adjustment). Lot 14 will be 2.05 acres after boundary line adjustment. The proposed subdivision survey submitted on behalf of applicants by Michaels Engineering was reviewed.

Lot 14 is accessed directly from Leons' Lane and is comprised of a house, driveway, and existing septic system. The location of the existing septic system and replacement area are shown on the survey. A drilled well serves Lot 14. The well is shared by the Kamen residence on an adjacent lot.

The survey indicates Lot 15 is to be provided access to Leons' Lane via a 25-foot right-of-way over Lot 14. The locations of the existing house, out buildings, and septic system are shown. There is an existing dug well.

Commissioners noted that the survey submitted by Michaels Engineering appears to indicate lots 14 and 15 exist as free-standing lots and that applicants may need to merge

the lots prior to subdivision. Sarah Canterbury stated the boundary lines to Lots 14 and 15 also need to be adjusted.

A copy of the deeds to the property was requested. Margy Becker will forward the deeds presented with the application. She noted two deeds had been submitted with the application. The first quit claim deed recorded at Book 63 page 417 documents the purchase of the property from Tim Danen. The second deed on file at Book 70 Page 557 is a quit claim deed transferring the property to their children while reserving “enhanced life estate”. This type of life estate interest enables Peter and Sarah to subdivide, as indicated by Lister Galen Mudgett.

Commissioners also noted that a septic replacement area needs to be identified for Lot 15. Sarah Canterbury indicated this survey work is already underway.

The survey shows the right-of-way over Lot 14 to Lot 15 as being 25-feet wide. The subdivision regulations require a 50-foot ROW. Commissioners indicated they might consider a waiver of the 50-foot requirement. Applicants were asked to make sure the ROW is a ‘fully functioning’ right-of-way, including ingress, egress, and data (EC Fiber).

Peter and Sarah agreed to further examine their deed language to clarify whether a lot merger might be needed. Preliminary review is tentatively scheduled for the Planning Commission’s January meeting.

[See follow-up text in minutes of January 2021 meeting]

#### Town Plan Survey:

Additional notices will be posted to further advertise the survey. Responses are trickling in and not at the level Commissioners had hoped for. Tory Littlefield and Sue Sellew agreed on a plan for compiling results using Google forms and Excel.

#### Town Plan Revisions:

Town Plan review continued with consideration of the Transportation Chapter.

#### Approval of Minutes:

**John Roe made the motion to approve the minutes of October 13, 2020 as revised by Ira Clark. The motion was seconded and carried unanimously.**

#### Adjourn:

**Sue Sellew made the motion to adjourn at 9:35PM. The motion was seconded and carried unanimously.**

Submitted by,  
Margy Becker/Ira Clark