

Town of Sharon, Vermont
Planning Commission
Minutes
JANUARY 12, 2021 (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), Tory Littlefield, TRORC; Robert Townsend, Surveyor; Kevin Blakeman, Realtor for Marc Curtis.

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.

Consultation: Marc Curtis Boundary Line Adjustment:

Surveyor Robert Townsend met with SPC members on behalf of Marc Curtis who would like to make an adjustment to the boundary between two adjacent lots that he owns off Fay Brook Road. The right-of-way to the back lot crosses the house lot closest to Fay Brook Road. This road access is named "Powell Farm Road PVT". Marc Curtis would like to sell the house lot yet maintain control over the shared access road. Marc proposes to transfer the road acreage from the house lot to the larger back lot. The total involved acreage of the boundary line adjustment is .46 acres. Following the BLA, the house lot will be approximately 2.5 acres. Marc Curtis has obtained boundary line adjustment approval from the VT Dept. of Environmental Conservation. SPC members reviewed the survey presented by Robert Townsend and commented on the layout of the driveway with respect to the boundary line and bridge. Robert Townsend noted the proposed BLA will make a clearer 50-foot right-of-way to both lots. Paul Kristensen stated he viewed Mr. Curtis' proposal as a boundary line adjustment and not a subdivision.

Sue Sellew made the motion that the SPC recognizes Marc Curtis' proposal as a boundary line adjustment and that no further Planning Commission action is required. Lee Simek seconded the motion and it passed unanimously.

Town Plan Survey:

SPC members expressed their appreciation to residents who responded to the Town Plan survey and to Sue Sellev for compiling the results. 162 responses have been received to-date. SPC members discussed survey results, noting themes, trends, and anomalies among responses. Further consideration will be given as to how to incorporate responses into Plan revisions. It was agreed that some quotes from the survey responses will be inserted directly into the relevant town plan sections. The survey will also be made available as an appendix to the Plan.

Town Plan Revisions:

Town Plan review continued with consideration of the Flood Resilience chapter. The next three meetings will be devoted to discussing enhanced energy planning.

Approval of Minutes:

Action to approve outstanding minutes was deferred to the next meeting. SPC members noted that there was an Act 250 permit issued for the Leon's Lane subdivision. This was not discussed during initial review of the Lowes/Canterbury subdivision. Margy Becker will follow-up with the applicants.

Ashley Community Forest:

Ira Clark noted the SPC had been contacted by members of the Ashley Forest Committee via letter dated January 11, 2021 with a request that the SPC review the Town Plan "with an eye towards how the Ashley Community forest project conforms to the Plan's stated goals, policies, and recommendations. The AVC has asked the SPC to vote to support the acceptance of the gift, if it deems the AF to be an important asset to the Town.

After brief discussion **John Roe made a motion, and the Sharon Planning Commission unanimously approved the statement, that the proposed Ashley Community Forest project is in compliance with the current and future vision for the Town, supported by many goals and policies in the Town Plan and supported by values expressed in the responses to the recent Town Plan survey.**

Adjourn:

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

Submitted by,
Margy Becker