

Town of Sharon, Vermont  
**Planning Commission**  
Minutes  
MAY 11, 2021 (FINAL)

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, Paul Kristensen,  
Lee Simek; John Roe, Sue Sellew (taking minutes).

Applicants presenting: Stan & Cathy Parker; Ed Hathaway, US EPA Superfund Division (re Parker); Larry Swanson re: Robert & Myra Kebalka; Bob & Joyce Dion; Chris & Darci Potwin; Brad Ruderman, PE for Dion and Potwin applications.

Ira Clark convened the meeting at 7:00PM.

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

**Public Hearing and Final Review:**

**Applicants: Cathy Cook Parker, Stanley Wayne Parker, Michael Wayne Parker**

**RE: Subdivision of Parcel ID R22373R  $\pm$  20.24 acres into 2 lots**

**Lot 1 = 2.2 acres with proposed restrictive covenants**

**Lot 2 = 18.04 acres to remain in current use as camp**

Hearing participants: Cathy Cook Parker, Stan Parker, and Ed Hathaway of the US EPA.  
Ira Clark convened the public hearing at 7:02 PM.

Ed Hathaway said that there were no requests for an additional site visit from the towns of Thetford or Norwich, or from the abutter, Mary Lou Josler (Barrell) of Strafford. He had revised the Subdivision Plat with the labels Lot 1 and Lot 2 and added the parcel number to the title block, as requested.

Motion by John Roe to close the public hearing at 7:05PM. Lee Simek seconded. The motion carried unanimously and the hearing was closed. At 7:05PM Ira reopened the Planning Commission meeting.

Motion by John Roe to approve the application by Cathy Cook Parker, Stanley Wayne Parker, Michael Wayne Parker for subdivision of a portion of parcel R22373R  $\pm$  20.24 acres into two lots: Lot 1 = 2.2 acres with proposed restrictive covenants; Lot 2 = 18.04 acres to remain in current use as camp. The motion was seconded by Sue Sellew and carried unanimously. The application was approved.

**Final Review and Public hearing****Applicants: Chris & Darci Potwin****Location: 256 Wood Lane PVT (off Sharhart Rd)****Proposed subdivision of Parcel No. S14502 (5.05 acres) into 2 lots****Lot 1: 4.05 acres Lot 2: 1.0+ acres**

Hearing Participants: Chris & Darci Potwin, Ashley Dimambro, Brad Ruderman P.E. representing the Potwins, and abutters, Nora Newcity and her son Darcy Newcity.

Ira Clark convened the public hearing.

A site visit to the property was held at 10AM, Sunday May 9. All Planning Commission members attended.

Brad stated that the proposed well has been shifted to the southwest side of the house to reduce overshadowing on the Newcity property, and the driveway easement across Lot 1 was eliminated. The state permit for water and wastewater had been received. There were no other changes.

The Newcitys questioned why runoff from the septic system will be directed onto their land. Brad explained that the wastewater soils are best where the mound septic system is proposed. He stated that the dashed lines on the plat indicate the isolation shield, that there would be no runoff onto their land, and any runoff would run downhill.

Paul Kristensen asked about the location of a replacement system, Brad responded that no replacement site is required for a mound system.

John Roe asked if a calculation had been performed of the drainage area. Brad responded that he had not, that it was intermittent drainage. John believes that there is a lot of water on the site and, while not a consideration in this subdivision hearing, recommends moving the house. Brad said that the house will be built on a slab and that the drainage swale above the house site will be moved.

**Paul Kristensen made the motion to close the hearing and reopen the Planning Commission meeting, Lee seconded, all approved.**

**At 7:20 Lee made a motion that the Potwin subdivision be approved and Sue seconded. The motion carried unanimously.**

**Preliminary Review****Applicants: Kebalka, Robert & Myra****RE: Subdivision of a portion of Parcel ID N14130R into 2 lots****Proposed Lot 1 = 1.62 acres****Proposed Lot 2 = remaining acreage**

Applicant Representative: Larry Swanson, licensed surveyor.

On the preliminary subdivision plat dated 5-4-21, Larry stated that he removed the 1979 subdivision line from the survey, but he shows it on a small parcel map in the upper right hand corner. John Roe stated that it was well represented.

Larry stated that the 50 ft. right of way to the house does not extend to the “staging area” to the right. He said that there is not enough room on that steep lot for a 50 ft. ROW and that the owner has no intention of subdividing that piece. John Roe stated that the subdivision could be approved as long as a provision was made that that area not be subdivided in the future using the narrow access.

Larry stated that the advanced septic system is designed to handle the needs of the site. Larry also stated that he had completed Margy’s checklist and has no outstanding requirements as far as he knows.

**At 7:30PM John Roe made the motion that the preliminary survey and application be approved as submitted with the condition that the survey note the narrow ROW to the staging area not be used for future subdivision access. Lee seconded. All approved.**

**A site visit is planned for Sunday, June 6, 2021 at 10:00AM. Parking is tight, but there is space for three cars in a turnout across Route 14 along the river.**

#### **Preliminary Review**

**Applicants: Robert & Joyce Dion**

**RE: Further subdivision of R16165R Lot 1 4.22 acres**

**Proposed Lot 1 = 2.72 acres**

**Proposed Lot 2 = 1.44 acres**

**Location: 1644 Downer Road**

Hearing Participants: Brad Ruderman, PE and Bob and Joyce Dion. Brad Ruderman stated that the ROW to Lot 4 is across Lots 1 & 2 with no changes. John Roe asked about setting pins to identify the boundaries. Brad said that he would set stakes prior to the site visit.

**John Roe made the motion to accept the preliminary subdivision application and to proceed to final hearing on June 8, 2021. Lee seconded the motion and it carried unanimously. A site visit is planned for Sunday, June 6, 2021 at 9:00AM.**

The minutes of the April 20, 2021 were reviewed and approved without changes.

The next meeting will be Tuesday, May 18 at 7:00PM for continued review of the Energy Chapter and Implementation Plan. (See Tory’s email dated April 30<sup>th</sup>.)

**John Roe made the motion to adjourn at 7:57PM, Paul Kristensen seconded and the motion carried unanimously.**

Submitted by,  
Susan Sellev